

# Staff Summary Report

Development Review Commission Date: 05/08/2007

Agenda Item Number: 10

**SUBJECT:** Hold a public hearing for a Planned Area Development Overlay for NEWTOWN ROOSEVELT located at 1029 South Roosevelt Street.

**DOCUMENT NAME:** DRCr\_NewTown\_050807

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **NEWTOWN ROOSEVELT (PL070036)** (Allen Carlson, Executive Director, Newtown CDC, owner and applicant) for the development of two (2) single-family units, located at 1029 South Roosevelt Street, in the R-2, Multi-Family Residential General District, including the following:

**PAD07012 – (Ordinance No. 2007.26)** Planned Area Development Overlay to modify development standards for +/- 1782 s.f. of building area on +/- 0.195 acres.

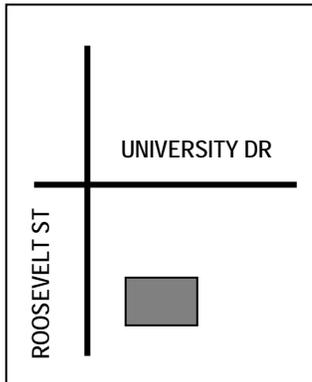
**PREPARED BY:** Sherri Lesser, Senior Planner (480-350-8486)

**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989) 

**LEGAL REVIEW BY:** N/A

**RECOMMENDATION:** Staff – Approval subject to conditions (1-3)

**ADDITIONAL INFO:**



Gross/Net site area	+/- 0.195
Lot 1 site area	3516 s.f.
Lot 2 site area	3886. 94 s.f.
Building Height	+/- 15 ft
Building Area	+/-1782 s.f.
Building setbacks:	
Lot 1	29 ft. front; 10 ft rear; 5 ft side; 10 ft side
Lot 2	10 ft. front; 5 ft rear; 10 ft side; 35 ft side

The Newtown Develop Corporation is proposing a Planned Area Development Overlay for an existing multi-family site to facilitate the subdivision of the site into two (2) single family lots. Once subdivided, the two existing houses on the property will be sold separately through the Community Land Trust program. Staff recommends approval of the PAD. A neighborhood meeting was held on April 10, 2007; to date no public comment has been received.

**CONTENTS:**

1. List of Attachments
- 2-3. Comments; Reasons for Approval; Conditions of Approval
4. History / Zoning & Development Code Reference

**ATTACHMENTS:**

- A. Ordinance 2007.26
- B. Location Map
- C. Aerial Photo
- D. Applicant's Letter of Intent
- E. Planned Area Development Overlay Cover Sheet
- F. Site Plan Sheet

**COMMENTS:**

The applicant is requesting approval of a Planned Area Development Overlay for an existing R-2, Multifamily Residential Zone Property. The property is has two existing dwellings that will be sold, through the Community Land Trust program, to individual property owners once the property is formally subdivided. The Newtown Community Land Trust is affordable home ownership program which rehabilitates dwellings and sells the properties to income qualified buyers at below market price. The buyer is purchasing the improvements on the property (dwelling) and enters into a ninety-nine (99) year renewable lease. The land always remains under the ownership of the Community Land Trust to keep it an affordable property.

**Project Analysis**

The site is south of University Drive on the east side of Roosevelt Street in the Mitchell Park Neighborhood Association. Currently, the site has two (2) - nine hundred (900 s.f) square foot dwellings on .195 acres. The future subdivision will provide for two 3515 s.f lots. The houses were originally built in the 1960's and 1970's with a variance granted to create the thirty (37) foot lot width and dedication of ten feet on the east end of the property to the city for an alley. The existing alley to south was paved for access to the second unit.

The architectural design of the houses is character with the neighborhood. The Newtown Corporation is rehabilitating the homes and bringing all electrical in compliance with current code.

**Planned Area Development Overlay**

The project seeks an overlay to reduce the minimum lot size requirements and required setbacks for both lots; see table below for proposed development standards. The PAD Overlay is necessary to facilitate the reuse of this site as an affordable owner- occupied housing development.

Standard	R-2	PAD Overlay Lot 1	PAD Overlay Lot 2
Minimum Lot Area	3600 sf	3500 sf	3500 sf
Building Height Maximum	30 ft	30 ft	30 ft
Building Height Step-Back Required Adjacent to SF or MF District	Yes	Yes	Yes
Maximum Lot Coverage (% of net site area)	45%	45%	45%
Minimum Landscape Area (% of net site area)	15%	15%	15%
Setbacks (overall project)			
Front Building	20 ft	20 ft	9 ft
Parking (maneuvering)	20 ft	20 ft	9 ft
Side Building	10 ft	4 ft 9 ft	7 ft 35 ft
Rear	15 ft	10 ft	5 ft

**Public Input**

The applicant held a neighborhood meeting on April 10, 2007 at 6:00 pm. According to the applicant a majority of the people were interested in the upgrades to the dwelling and favored the project as an owner-occupied project in the community. To date, staff has received no input from the public regarding this request.

**General Plan Analysis**

This proposal in its surroundings is consistent with the General Plan 2030 Projected Land Use map designation of residential and is in line with goals of the Land Use and Housing Elements to encourage affordable housing.

## **Conclusion**

Staff recommends approval of the request for the Planned Area Development Overlay.

## **REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use for this site.
2. The Planned Area Development Overlay provides the flexibility of modifying development standards for the R-2, Multi-Family District through the establishment of the site specific standards. In this case the development standards for the reduced lot area and setbacks will facilitate the reuse of the site as an affordable single family owner occupied development.
3. Incorporating the P.A.D., the project will meet the development standards required under the Zoning and Development Code.

## **PAD07012**

### **CONDITIONS OF APPROVAL:**

1. Record final subdivision plat on or before **May 31, 2009** of the Planned Area Development Overlay or the Planned Area Development Overlay for these lots will expire; and shall revert to the previous designation through a formal hearing at City Council.
2. Obtain approval of a new subdivision plat to create two lots and process through City Council.
3. The Planned Area Development Overlay for Newtown Roosevelt shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department. Complete this process prior to issuance of building permits.

### **HISTORY & FACTS:**

Circa 1970. The Board of Adjustment approved a variance to reduce the required lot width to 37 feet.

### **ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-305, Planned Area Development (PAD) Overlay districts.

ORDINANCE NO. 2007.26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF THE ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

\*\*\*\*\*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

**Section 1.** That the Zoning Map of the City of Tempe, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and Section 2-107, is hereby amended by removing the below described property from the R-2 and designating the property as R-2-PAD with a Planned Area Development Overlay, on .195 acres.

LEGAL DESCRIPTION

Lot 8 Block 8, Goodwin Homes, According to Book 7 of Maps, Page 14, Records of Maricopa County Arizona, except the east 10 feet thereof.

**Section 2.** Further, those conditions of approval imposed by the City Council as part of case **PAD070012 – Newtown Roosevelt** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

**Section 3.** Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Mayor

ATTEST:

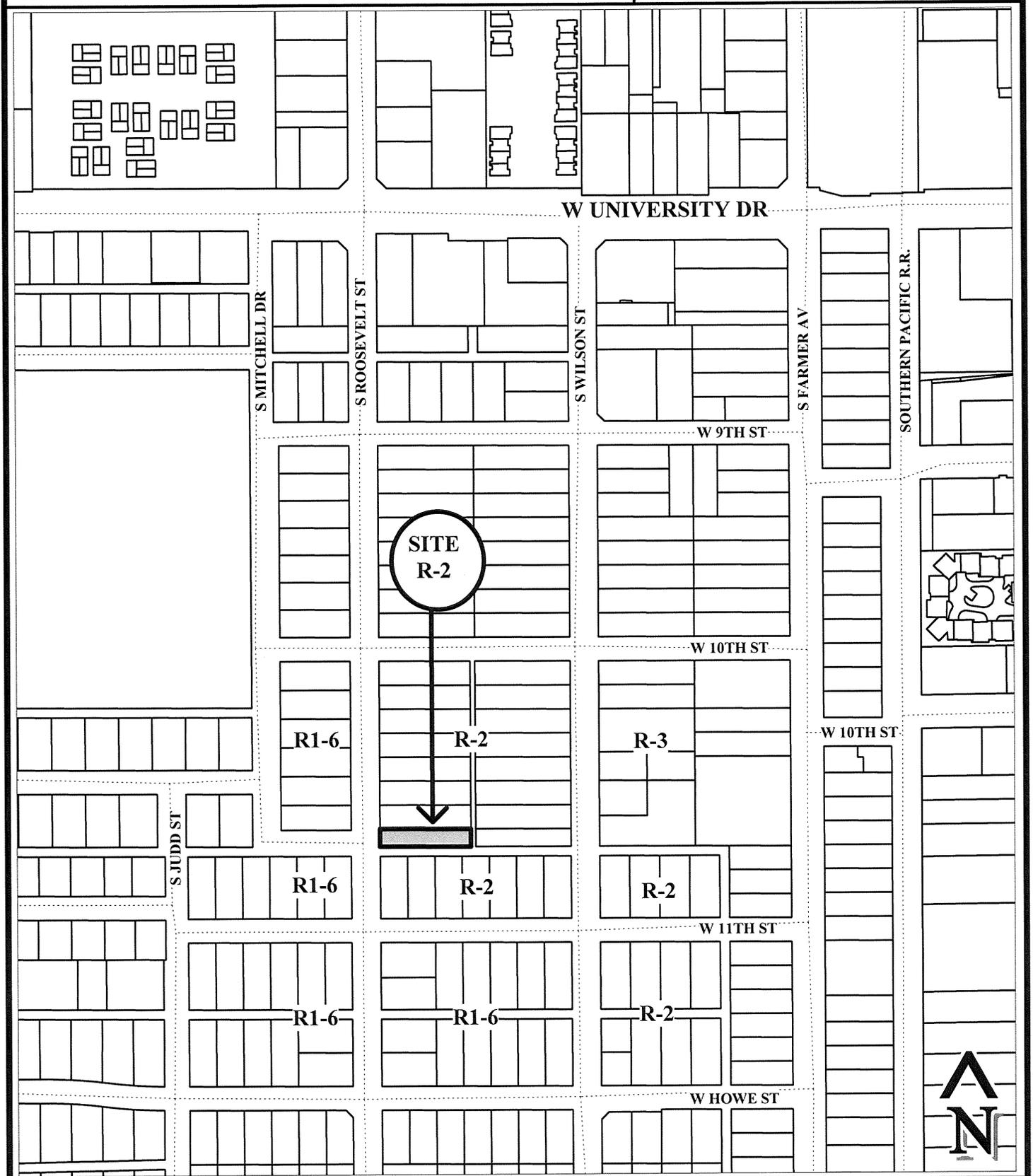
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

NEWTOWN ROOSEVELT

PL070036



Location Map



April 9, 2007

City of Tempe  
Development Services Department  
31 East Fifth Street  
Tempe, AZ 85280-5002

RE: PAD Overlay District - 1029 S. Roosevelt

- A. Newtown is requesting a PAD Overlay to allow a Subdivision/Condo lot split for 1029 S. Roosevelt Street, Tempe, AZ 85281 - Parcel # 124-69-110. The parcel currently has two dwellings on it and is approximately 7,030 s.f. The dwellings have been used as rental units for the past number of years. The lot split would create two lots of approximately 3,515 s.f., one for each dwelling. The creation of two separate parcels is necessary in order for Newtown to sell each of the homes through its Community Land Trust program.
- B. The PAD Overlay will accommodate an innovative residential project - to create two permanently affordable owner-occupied homes in a residential neighborhood. Newtown is currently rehabilitating each of the dwellings (including bringing electrical up to current code, etc.). When completed, the homes will be sold to income-qualified buyers (below 80 % of Area Median Income) through Newtown's Community Land Trust program. The buyers will purchase the improvements (homes) only and enter into a 99-year renewable lease with Newtown for the land. The ground lease ensures that the homes remain owner-occupied and if sold in the future will remain affordable to other low- and moderate-income families.
- C. The requested PAD Overlay is in line with the goals of the Land Use and Housing Elements in the Tempe General Plan 2030 and will help fulfill a number of the Plan's objectives and strategies; i.e.,
- Provide flexibility in lot size
  - Encourage affordable housing
  - Increase the homeownership rate
  - Protect owner-occupancy and provide permanent affordability through Newtown's Community Land Trust program

Thank you in advance for your review and consideration of the request.

Sincerely

A handwritten signature in black ink, appearing to read "Allen L. Carlson".

Allen L. Carlson  
Executive Director

# PLANNED AREA DEVELOPMENT OVERLAY FOR NEWTOWN ROOSEVELT

### GENERAL NOTES

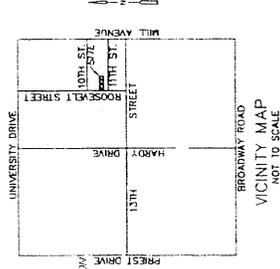
- 1.) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 2.) LOT CORNERS TO BE SET WITH 1/2" REBAR, RLS# 31027
- 3.) ALL NEW AND EXISTING, AS WELL AS ON SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) PLACED OR REPLACED IN THEIR CURRENT LOCATION(S).

### STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN HEREON.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007 BY  
 \_\_\_\_\_ NEWTOWN COMMUNITY DEVELOPMENT CORPORATION COMMUNITY LAND TRUST OWNER

### OWNER

NEWTOWN COMMUNITY DEVELOPMENT CORPORATION  
 511 8F ST UNIVERSITY DRIVE, SUITE 4  
 TEMPE, AZ 85281  
 PH: 480-517-1389



### ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007 BY

BY \_\_\_\_\_ NEWTOWN COMMUNITY DEVELOPMENT CORPORATION COMMUNITY LAND TRUST OWNER

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

### APPROVALS

BY: \_\_\_\_\_ DEVELOPMENT SERVICES MANAGER

NEWTOWN ROOSEVELT  
 1029 S. Roosevelt Tempe, AZ 85281.

**NEWTOWN**  
 Community Development Corporation

MUDDER SURVEYING P.L.C.  
 5115 N. 40TH PLACE  
 SCOTTSDALE, ARIZONA 85250  
 (480) 964-0000 FAX (480) 971-8774



REC07003

SBD07002

DS070116

SHEET 1 OF 2

REC07003

SBD07002

DS070116

