ACTION: Request a Use Permit to allow a second-story addition for a single-family residence for the ALAM RESIDENCE, located at 1112 East Lodge Drive. The Applicant is Md. Shamsul Alam. (PL190260)

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: ALAM RESIDENCE (PL190260) is a proposed single-family second-story addition on Lot 1559 of the Tempe Gardens 14 subdivision, located on the north side of East Lodge Drive adjacent to South Terrace Road in the R1-6, Single-Family Residential District. The request includes the following:

ZUP190070 Use Permit to allow a second story addition for a sing-family residence.

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Alam Family Trust</th>
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</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Md. Shamsul Alam</td>
</tr>
<tr>
<td>Zoning District(s)</td>
<td>R1-6</td>
</tr>
<tr>
<td>Site Area</td>
<td>8,100 s.f.</td>
</tr>
<tr>
<td>Total Bedrooms</td>
<td>6</td>
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<tr>
<td>Total Bathrooms</td>
<td>4.5</td>
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<tr>
<td>Building Area</td>
<td>3,348 s.f.</td>
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<tr>
<td>New Addition</td>
<td>1,983 s.f.</td>
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<td>Lot Coverage</td>
<td>41.3% (45% max. required)</td>
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<tr>
<td>Building Height</td>
<td>29'-3 3/8&quot; (30'-0&quot; maximum allowed)</td>
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<tr>
<td>Building Setbacks</td>
<td>21'-8&quot; front, 8-6&quot; east side, 7'-11 ¾&quot; west side, (20'-0&quot;, 5'-0&quot;, 5'-0&quot; min. required)</td>
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<tr>
<td>Vehicle Parking</td>
<td>2 spaces (2 min. required)</td>
</tr>
</tbody>
</table>

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Blake Schimke, Planning Technician (480) 350-8245

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Blake Schimke, Planning Technician
Reviewed by: Steve Abrahamson, Principal Planner
COMMENTS
The ground floor of the residence includes a master bedroom with an ensuite bathroom and closet, three additional bedrooms, two bathrooms, a kitchen, storage areas, a powder room, a sitting room, and a central living area and family room. The second floor includes an office, a game room with a kitchen, 2 more bedrooms and a bathroom.

PUBLIC INPUT
To date staff has not received any public comment regarding the proposed second story addition.

USE PERMIT
The proposed design and use require a Use Permit to allow a second story addition to a single-story single-family residence within the R1-6, Single-Family Residential district.

Section 6-308 E Approval criteria for Use Permit (in italics):

1. Any significant increase in vehicular or pedestrian traffic; the proposed second-story use is not expected to increase vehicular or pedestrian traffic more than what is expected from a single-family use which is the intent of this application.

2. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions; the proposed second-story use is intended for a single-family use and will not generate emissions greater than ambient conditions that would otherwise case a nuisance to the neighborhood.

3. Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city’s adopted plans or General Plan; the addition will provide additional living space and is expected to add value to not only the property itself but the surrounding neighborhood as well.

4. Compatibility with existing surrounding structures and uses; there are several split-level homes in this neighborhood two of which are directly adjacent to this home.

5. Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public; the second-story use is intended for a single-family use and is not expected to cause any disruptive behavior.

REASONS FOR APPROVAL:
Based on the information provided by the applicant, the public input received, and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL:

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.

2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.

CODE/ORDINANCE REQUIREMENTS:
The bulleted items refer to existing code or ordinances that planning staff observes are pertinent to this case. The bullet items are included to alert the design team and assist in obtaining a building permit and are not an exhaustive list.
• The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.

• Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through http://www.tempe.gov/zoning or purchase from Development Services.

• Any intensification or expansion of use shall require a new Use Permit.

HISTORY & FACTS:
December 12, 1972 Building Permit issued for a single-family residence.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 3-102 Permitted Uses in Residential Districts
Section 3-420 Single-Family Residential Second Story Addition or Rebuild
Section 4-202 Development Standards for Residential Districts
Section 6-308 Use Permit
DEVELOPMENT PROJECT FILE
for
ALAM RESIDENCE
PL190260

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
5. Floor Plan
6. Building Elevations
7. Renderings
Alam Residence  PL 190260

- Commercial Shopping and Services (CSS)
- Planned Commercial Center Neighborhood (PCC-1)
- Residential/Office (RO)
- Agricultural (AG)

Single-Family Residential (R1-15)
Single-Family Residential (R1-8)
Single-Family Residential (R1-6)
Multi-Family Residential (R-2)
We are asking for this use permit for the addition of a second story to an existing single story residential home. There will be a small addition to the first floor consisting of a full bathroom, half bath, closet, sitting room and new entry porch. The second floor addition will have a small office space, two bedrooms, bathroom and game room area. All additions are being made within the allowable setbacks, lot coverage requirements and height restrictions per City of Tempe zoning code.

**Specific concerns per Use Permit application.**

1. **Any significant vehicular or pedestrian traffic in adjacent areas;**

   There will be no additional impact to the traffic in the area. The few clients Mr. Alam will see at home will come and go during business hours when the majority of the other residents are themselves at work.

2. **Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.**

   This is a residential home that will have no impact on any of these conditions beyond that of any typical household.

3. **Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is conflict with the goals, objectives or policies of the cities adopted plans for General Plan.**

   This addition will add to the neighborhood as well as property values and in no way contribute to any deterioration. The increased square footage along with the new façade and increased street appeal will enhance the neighborhood and add to local property values.

4. **Compatibility with existing surrounding structures and uses.**

   There are many Tri-level homes currently on Lodge Dr. as well as a variety of two story homes within the existing neighborhood. This home will add to the architectural diversity of the neighborhood and be tied in with materials already consistent with the surrounding homes.

5. **Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.**

   This is a residential home that will have no impact on any of these conditions beyond that of any typical household.

Thank you for your consideration.

Sincerely,

(Md. Shamsul Alam)