

Staff Summary Report

Development Review Commission Date: 07/29/08

Agenda Item Number: ____

SUBJECT: Hold a public hearing for a Zoning Map Amendment and Planned Area Development Overlay for 6th & WILSON CUSTOM LOTS, located at 430 W. 6th Street.

DOCUMENT NAME: DRCr_6th&WilsonCustomLots_072908

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **6th & WILSON CUSTOM LOTS (PL080154)** (Joseph Lewis, Sunny Tempe Investments, property owner; Barry Goldstein, Vincent Goldstein Architect, applicant) consisting of a planned area development for four new lots for three-story custom homes, ranging from 2,000-2,800 s.f. within a 1,114 s.f. building footprint on four 2,800 s.f. lots totaling .27 net acres, located at 430 W. 6th Street in the R-3 Multi-Family District. The request includes the following:

ZON08005 – (Ordinance No. 2008.29) Zoning Map Amendment from R-3 Multi-Family to R-1 PAD Single-Family.

PAD08009 – Planned Area Development Overlay for four new single-family lots with development standards to allow for future custom homes on 2,800 s.f. lots, with a 40-foot building height, 50% lot coverage, 25% landscape area, 5-foot front, side and street side-yard setbacks and a 15-foot rear yard setback.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

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

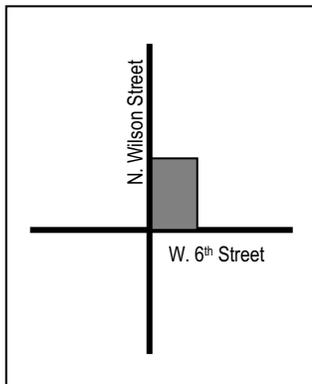


LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Continue until August 12th at the request of the applicant

ADDITIONAL INFO:



Gross/Net site area	.27 acres
Total Building area	4,456 (total of all four custom home first floor footprints)
Lot Coverage	50 % (50% max. allowed in R-3, proposed PAD to match)
Density	15 du/ac (20 du/ac allowed in R-3, proposed PAD to decrease)
Building Height	40 ft (30 ft max. allowed in R-3, proposed PAD to increase)
Building setbacks	5' front, 5' side, 5' street side, 15' rear (20', 10', 10', 15' min. allowed in R-3, PAD proposed changes)
Landscape area	25% (25% min. required in R-3, PAD to match)
Vehicle Parking	8 spaces (8 min. required) provided in garage

A neighborhood meeting was held on June 9th, the applicant also met with the Riverside Sunset Neighborhood Association on July 2nd. The Development Review Commission heard the request and continued this item from the July 8th public hearing to July 29th. The applicant is requesting a continuance until August 14th.