

Staff Summary Report



Hearing Officer Hearing Date: April 3, 2007

Agenda Item Number: 8

SUBJECT: This is a public hearing for a request by the **MACKINNON RESIDENCE (PL070098)** located at 2026 North Campo Allegre Drive for one (1) use permit.

DOCUMENT NAME: 20070403dssl03

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **MACKINNON RESIDENCE (PL070098)** (Stephen MacKinnon, applicant/property owner) located at 2026 North Campo Allegre Drive in the R1-6, Single Family Residential District for:

ZUP07034 Use Permit to allow an accessory building (study).

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

REVIEWED BY: Steve Abrahamson, Senior Planner (480-350-8359)

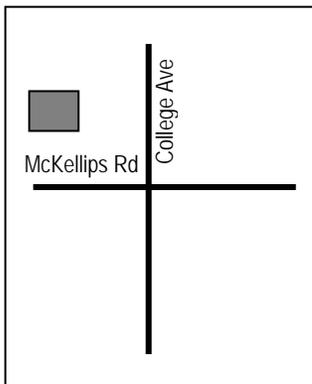
FINAL REVIEW BY: Lisa Collins, Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-3

ADDITIONAL INFO: The Mackinnon Residence is requesting a use permit for a detached accessory building (study/carport) to be located behind the main residence. Staff recommends approval of the use permit; it is compatible with the existing residence and complies with the approval criteria for a use permit. To date, no public input has been submitted for this request.



ATTACHMENTS:

1. List of Attachments
 2. Comments; Reason for Approval; Conditions of Approval
 3. History & Facts/Description; Zoning & Development Code Reference
-
- A. Location Map(s)
 - B. Aerial Photo(s)
 - C. Letter of Intent
 - D. Site plan
 - E. Floor Plan
 - F. Elevations
 - G. Staff Photograph(s)

COMMENTS:

The Mackinnon Residence is requesting a use permit for a detached accessory building (study/carport) to be located behind the main residence. The site is located at 2026 North Campo Allegra Drive in the R1-6, Single Family Residential District. The proposed building will be used as a study, with a carport. Staff recommends approval of the request in that it is compatible with the existing residence and complies with the approval criteria for a use permit.

To date, no public input has been submitted for this request.

Use Permit

The Zoning and Development Code requires a use permit for a detached accessory building that exceeds eight (8) feet in height and/or two hundred (200) square feet in area. The structure will be compatible with the existing residence and complies with the approval criteria for a use permit.

Conclusion

Staff recommends approval of the use permit, subject to conditions of approval.

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust vibration or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITION(S) OF APPROVAL:

1. Obtain all necessary clearances from the building safety division.
2. Detached structure to be compatible in design with main dwelling; colors to match existing dwelling.
3. The detached accessory building shall not be used as a separate living unit. Only one residential unit allowed in the R1-6 single family zoning district.

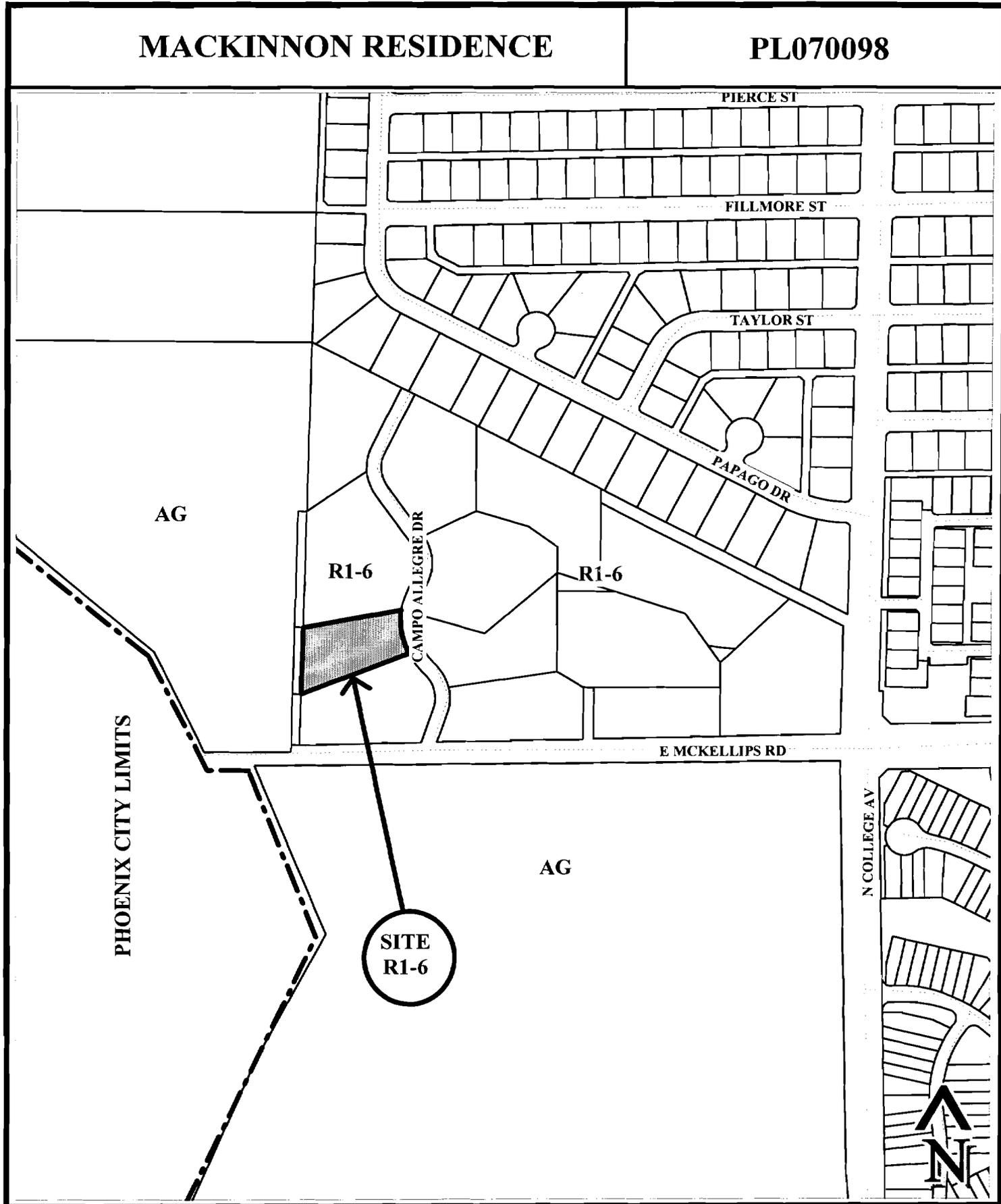
HISTORY & FACTS: No pertinent information, home was built in the 1930's and the City does have a Building Permit for the existing house.

DESCRIPTION: Owner – Stephen MacKinnon
Applicant – Stephen MacKinnon
Existing zoning – R1-6, Single Family Residential District
Lot Size – 32,988 s.f. / .75 Acres
Existing Home Area – 1,497 s.f.
Proposed Accessory Building – 668 s.f.
Maximum Lot Coverage – 45%
Proposed Lot Coverage – 7%

ZONING AND DEVELOPMENT CODE REFERENCE: Section 3-401- Accessory Buildings, Uses and Structures
Section 6-308 – Use Permits

MACKINNON RESIDENCE

PL070098



Location Map



MACKINNON RESIDENCE (PL070098)

Proposed detached carport and study
2026 N. Campo Alegre Dr.
Tempe, Arizona 85281

March 4, 2007

I am requesting a use permit to construct a carport and study room to the south side of an enclosed garden and pool area on the property.

The intent is to build a discrete structure that compliments the architecture of the home and maintains the unique character of the neighborhood. We currently have two vehicles and wish to protect them from the elements with a carport which will place them out of the view of the street and neighbors. Behind the carport to the west, the intent is to build a study that will open up to the north on a cactus garden and an existing swimming pool. The net effect will enlarge to some degree the fenced garden on the property. The new carport cum study structure will be less in height than the roof of the main house and will for the most part not be visible from the road.

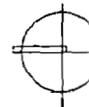
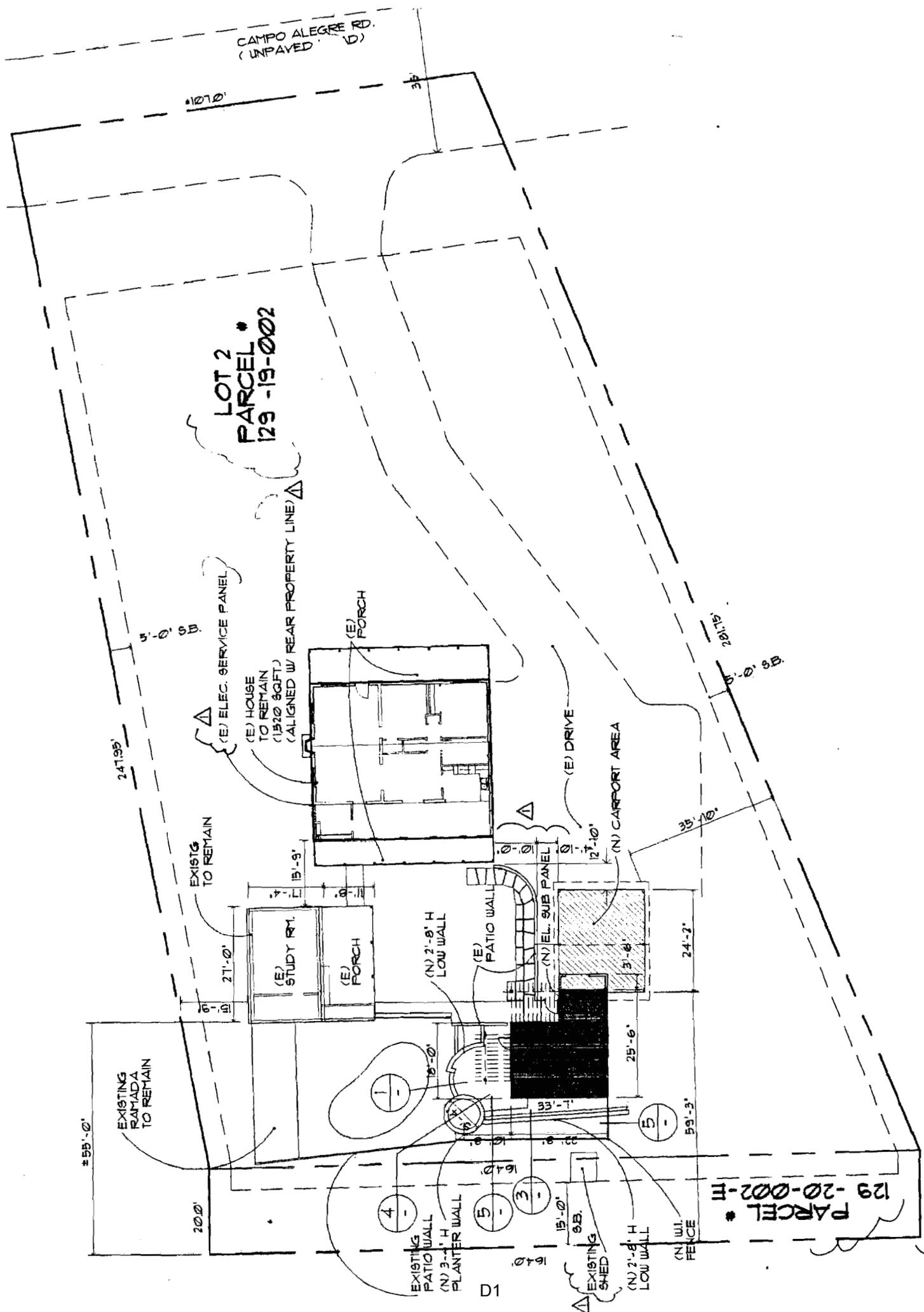
I have owned this property since 1972, buying the additional parcel (129-20002-E) from Salt River Project in the 1980s. My wife and I are Professors at A.S.U. and recently married. We are in the process of putting two households together and two libraries. Hence there is a need for new structure (660 sq. feet) to serve as a study from which to conduct research and teaching work. The addition of the adjoining carport is an upgrade which I can now afford and which will improve the overall appearance of the property.

The original structure was built in the late 1930s. This is a unique neighborhood in which the parcel sizes are each an acre or more. The properties back into Papago Park. Campo Alegre Dr. remains unpaved (by desire of the neighborhood). The improvements proposed here in the way of a detached carport and study easily fit into the lot and will be constructed to match the stucco walls and roof pattern of the main building. Great care is being taken to keep the existing desert landscaping intact. What is requested is a modest improvement to the existing property.

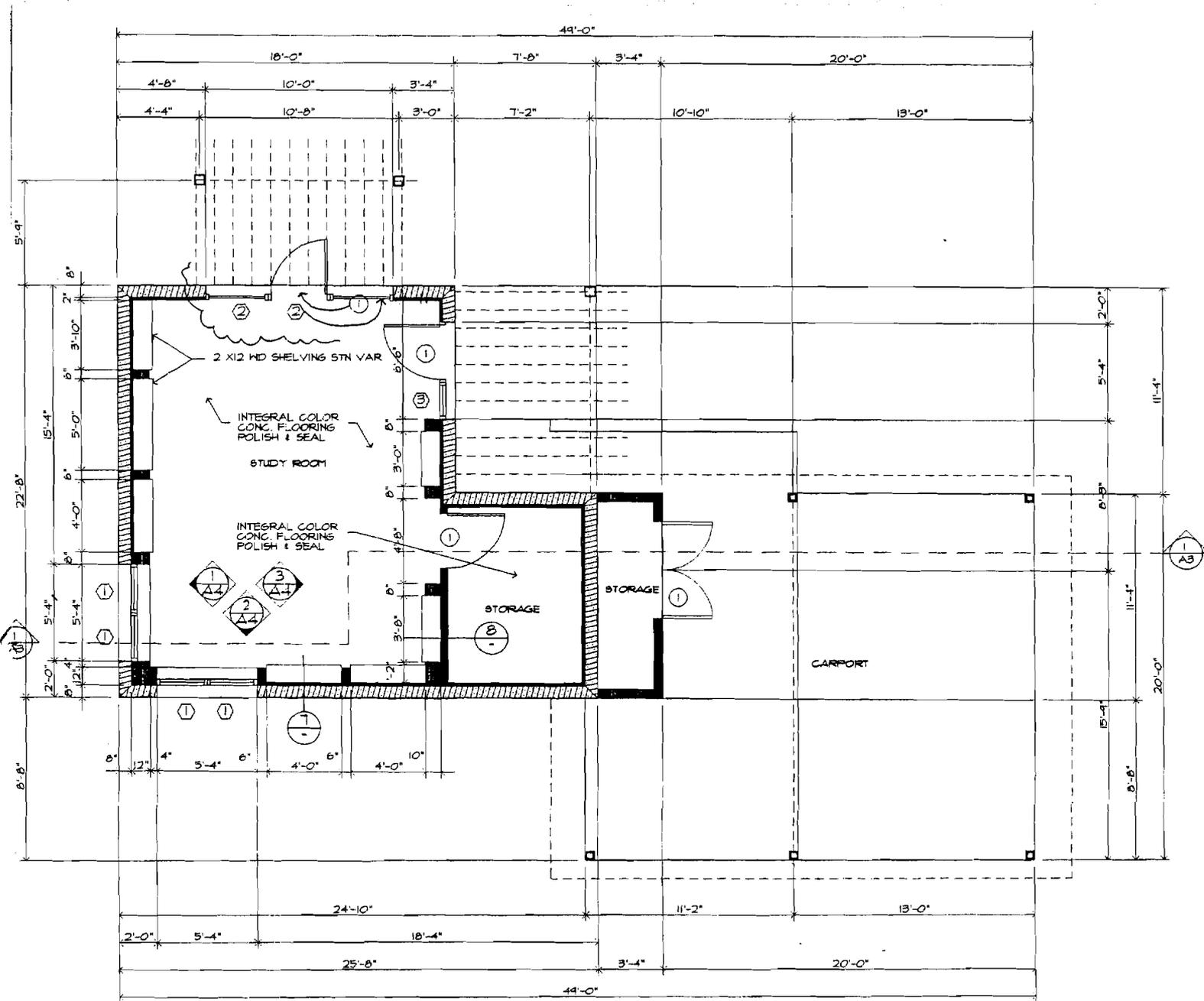
Thank You,



Stephen R. MacKinnon



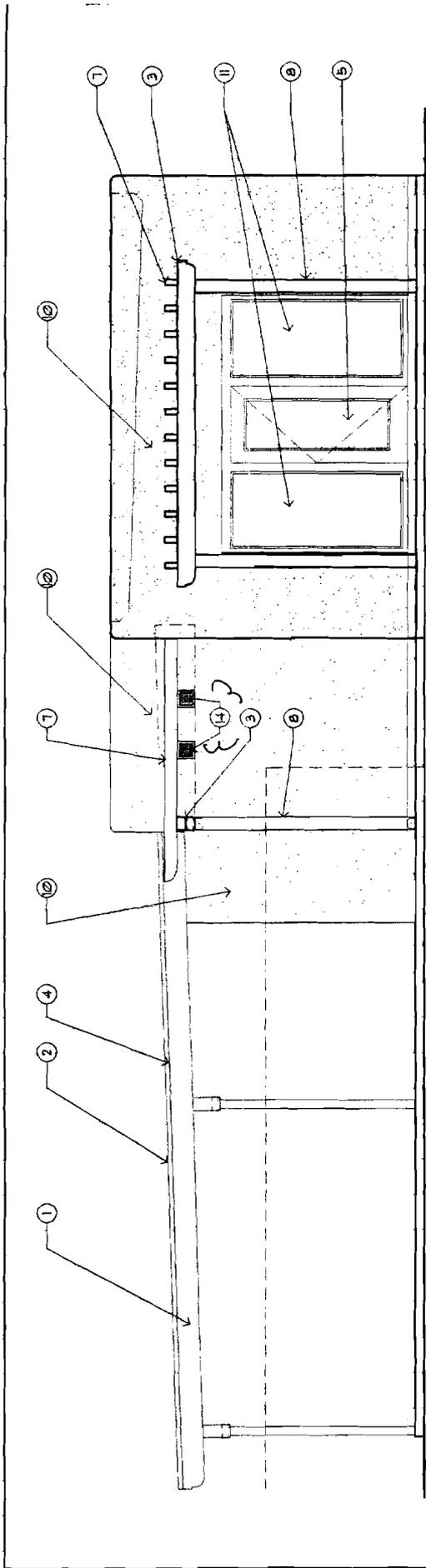
SITE PLAN
SCALE 1" = 20'-0"



FLOOR PLAN

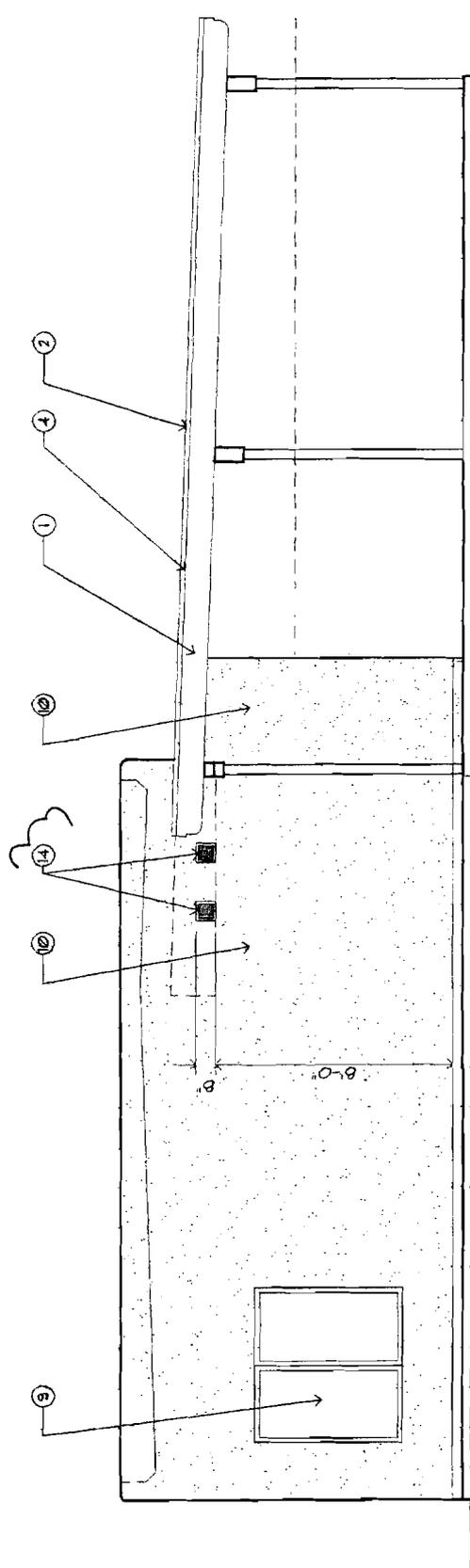
SCALE: 1/4" = 1'-0"

- EXTERIOR WALL
 2X WD FRAMED
 W GWS INSIDE FACE
 STUCCO
 ON PLYUD SHEATHING
 OUTSIDE FACE
- INTERIOR WALL
 2X WD FRAMED
 W GYP W.D. BD.
 (EA. SIDE
 WHERE OCCURS)
- SOUND BATT
 INSUL.
- MASONRY
 WALL



NORTH ELEVATION-CARPORT

SCALE : 1/4" = 1'-0"

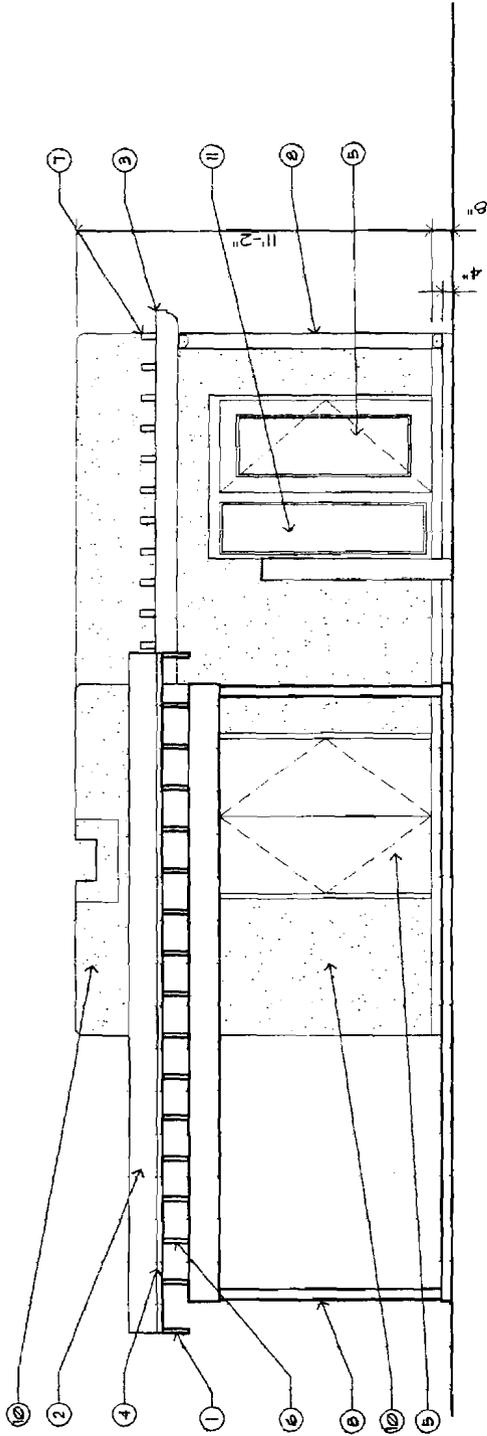


SOUTH ELEVATION-CARPORT

SCALE : 1/4" = 1'-0"

REVISIONS
△ CITY REV. 30 JAN 01
△
△
△

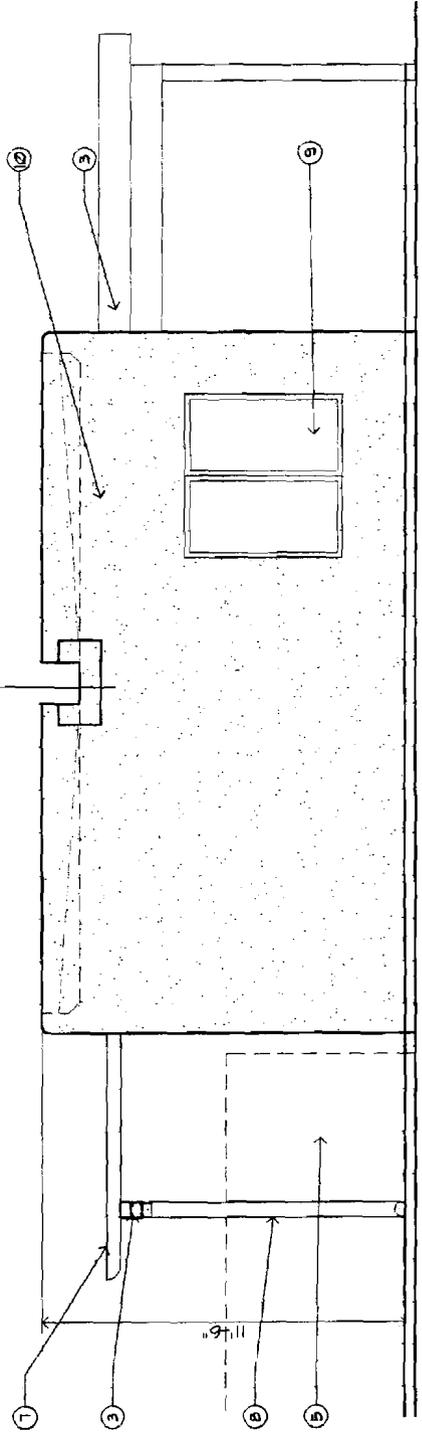
VENTS



EAST ELEVATION-CARPORT

SCALE: 1/4" = 1'-0"

2
A2



WEST ELEVATION-CARPORT

SCALE: 1/4" = 1'-0"

WD TRIM

AL CAP SHEET

(E) WD TRIM

(E) L DRAWINGS,

(E) WD TRIM

WD TRIM

GLE HUNG 10/A4

ATCH (E) STUCCO FINISH

ED C 16 WINDOW

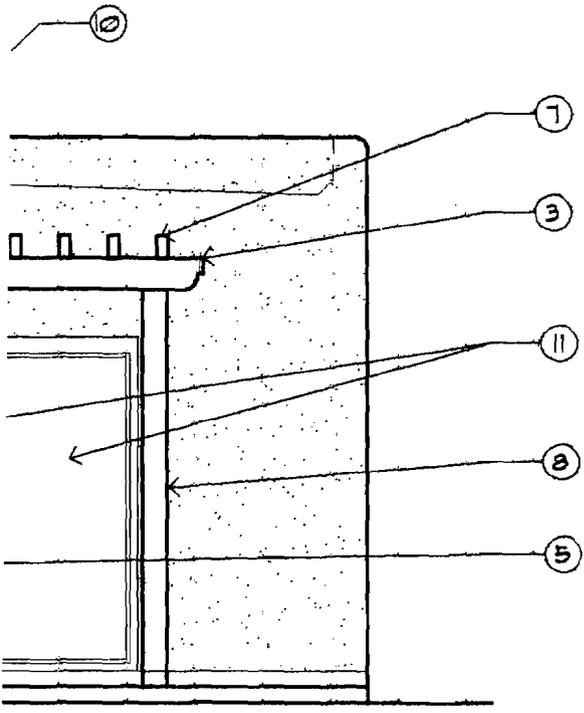
TCH (E) WD TRIM

ED SCREENED VENT
SEE DET 4 /A2

T2

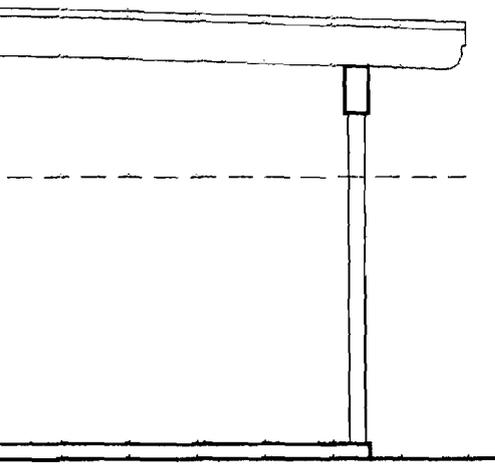


Q. FT.
FT.
H = 1 6Q. FT.



ELEVATION NOTES

- 1 2X FASCIA PAINTED MATCH (E) WD TRIM
- 2 3 PLY BUILT UP ROOF W/ MINERAL CAP SHEET OVER 1/2" CDX PLYWD
- 3 WD BEAM, PAINTED TO MATCH (E) WD TRIM
- 4 CONTINUOUS MTL DRIP EDGE
- 5 WD DOORS FINISHED TO MATCH (E)
- 6 2 X WD RAFTER SEE STRUCTURAL DRAWINGS, PAINTED MATCH (E) WD TRIM
- 7 2 X WD JOIST, PAINTED MATCH (E) WD TRIM
- 8 6X6 WD. POST PAINT MATCH (E) WD. TRIM
- 9 VINYL FRAME, DBL GLAZED, SINGLE HUNG GLASS WINDOW TYP. SEE DET. 9, 10/A4
- 10 STUCCO-TEXTURE & PAINT TO MATCH (E) STUCCO FINISH
- 11 VINYL FRAME, DBL GLAZED, FIXED GLASS WINDOW
- 12 2 PC MTL. FLASHING
- 13 2 X WD BLOCKING, PAINTED MATCH (E) WD TRIM
- △ (14) 8X8 OPENING WITH WOOD FRAMED SCREENED VENT SECURELY FASTEN IN OPENING SEE DET 4 /A2



SCREENED WALL VENTS

VENT CALC:

68 SQ. FT. CEILING AREA

TOTAL SQ. FT. / 125 SF = VENT SQ. FT.

68 SQ. FT. / 125 SQ.FT. = 55 SQ. FT.

4 VENTS @ 6'X6' OPENING EACH = 1 SQ. FT.

SEE ELEVATION FOR LOCATION



MACKINNON RESIDENCE

2026 N. CAMPO ALLEGRA DR.

PL070098

**PROPOSED LOCATION OF ACCESSORY BLDG:
VIEW TO WEST**