

Board of Adjustment

Staff Report

CASE NUMBER: BA17-039 (PLN2017-00355)
STAFF PLANNER: Lisa Davis, Planner II
LOCATION/ADDRESS: 630 S Saguaro Way
COUNCIL DISTRICT: District 5
OWNER: Fountain of the Sun Phase 3 Parcel 10 HOA
APPLICANT: Wayne Prowse and Nancy Andert

REQUEST: *Requesting a modification of an existing Planned Area Development (PAD) after initial construction, to allow expansion of an existing garage structure in the RM-2-AS-PAD district.*

SUMMARY OF APPLICANT'S REQUEST

The applicant is requesting a modification of the development standards of a PAD overlay district to allow for a minor extension to an existing garage. This will allow a 102-square foot (SF) addition to the garage to create a two-car garage. The home is located within the Fountain of the Sun development master plan, lot 118 of phase 3 parcel 10 (Village Green). This is an existing condominium project.

STAFF RECOMMENDATION

Staff recommends **approval** of case BA17-039, *conditioned upon the following:*

- 1. Compliance with the site plan and elevations submitted, except as modified by the conditions listed below.*
- 2. Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.*
- 3. The garage shall be architecturally compatible with the home.*

SITE CONTEXT

CASE SITE: Existing multiple residence – Zoned RM-2-AS-PAD
NORTH: Existing multiple residence – Zoned RM-2-AS-PAD
EAST: Existing multiple residence – Zoned RM-2-AS-PAD
SOUTH: Existing multiple residence – Zoned RM-2-AS-PAD
WEST: Existing multiple residence – Zoned RM-2-AS-PAD

STAFF ANALYSIS

Fountain of the Sun was originally developed in the County with the golf course amenity. It was annexed into the city and comparable zoned for the 560+ acre project, Z86-048, including a PAD overlay. The purpose of the PAD overlay was to allow deviations from the Mesa Zoning Ordinance (MZO) requirements related to lot coverage, setbacks, and access in a master planned community. In this portion of the PAD the buildings cover 100% of the lot. The condominium project, Village Green, was constructed in the mid-80's.

The MZO Section 11-22-5. E. allows for minor modification of existing buildings in a PAD through approval by the Board of Adjustment. The Board must determine that the requested modification is consistent with the purpose and intent of the approved development plan.

The proposed modification is to make an addition to an existing garage. The garage is proposed to widen from 14.3 feet to 20 feet; the same width as a typical two-car garage. The proposed expansion is to add 5.67 feet x 18.5 feet of garage or 102 square feet (SF). The addition will maintain the same setback from the street.

The proposed garage would be located on common property owned by the Fountain of the Sun Homeowner's Association. The HOA has provided a letter authorizing the construction of the garage on HOA owned property. The homeowner has also received approval from the Fountain of the Sun Homeowner's Association to construct the proposed garage (letter from the Board attached).

The original intent of the approved development plan was to allow deviations from Code requirements related to lot coverages, setbacks, and access that would sustain a golf course oriented development. Garages in this portion of the development range from 12' to 16' in width and have setbacks that range from 4' to more than 20'. A similar request was approved at 630 S Palo Verde in 2008, ZA08-086, for the expansion of the garage from 14.3' wide to 19.3' wide.

Staff is conditioning the approval of the proposed garage to be constructed to match the architecture of the dwelling, and remain architecturally compatible with other homes in the subdivision. The proposed modification to the garage will make it more functional and useful and thus further the intent of the PAD. The additional garage width is consistent with other garages in the same subdivision.

When the Zoning Ordinance was updated in 2011, the required parking standard including minimum garage dimensions for residential units to have an interior dimension for a garage of 20-ft wide by 22-ft deep. The proposed enclosure by the applicant would result in a 19- to 20-ft wide garage that is about 22-ft deep. The present garage is only 14.3 feet wide. Expanding the width of the garage to make it a typical two-car garage will bring the site into greater conformance with the MZO.

FINDINGS

1. The condominium was constructed in the mid-1980s with a single car garage that does not meet current interior dimensions for a garage.
2. The minor extension of 5.6 feet to the width of the existing garage structure to make it 20' wide will bring the width of the garage closer to conformance of the MZO for garage size.
3. The exterior elevation of the proposed garage will have the same appearance as a typical 2 car garage.
4. The expanded garage to create a typical two car garage is consistent with the present standards and will be consistent with the purpose and intent of the adopted plan for Fountain of the Sun.

ORDINANCE REQUIREMENTS

Zoning Ordinance, Section 11-22-5: Review of Plans

E. Conformance with Approved Plan - **Modification after Initial Construction.**

When the project has been completed, the use of the land and the construction, modification, or alteration of any buildings or structures within the development shall remain in conformance with the approved development plan except that any minor extension, alteration, or modification of existing buildings or structures may be reviewed and approved by the Zoning Administrator Hearing Officer or Board of Adjustment in accordance with Chapter 67 Common Procedures, of this Ordinance if the request is found to be consistent with the purpose and intent of the approved development plan.

Zoning Ordinance, Section 11-32-4: Parking Area Design

F. Minimum Dimensions for Residential Enclosed Garages.

Enclosed garages serving residential uses shall be constructed to meet the following minimum inside dimensions.

1. A single-car garage shall be at least 10 feet wide and 22 feet long.
2. A double-car garage shall be at least 20 feet wide and 22 feet long.