

# Staff Summary Report



City Council Date: 09/11/08

Agenda Item Number: 31

**SUBJECT:** Request for an Amended Final Subdivision Plat for GREENWOOD APARTMENTS located at 4502 S. Hardy Drive.

**DOCUMENT NAME:** 20080911dsdk03

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **GREENWOOD APARTMENTS (PL070267)** (Jerald Alford, Monarch Group, owner / John Gravatt, Terrascape Consulting LLC, applicant) consists of modification to an existing subdivision plat to combine remnant parcels to the two main properties to conform with previous conditions of approval for the existing multi-family development of approximately 277,536 s.f. on 16.33 net acres, located at 4502 S. Hardy Drive in the R-3 Multi-Family Residential Limited District. The request includes the following:

**SBD08017** – Amended Subdivision Plat to combine remnant parcels into two main properties and modify water easements for new development.

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

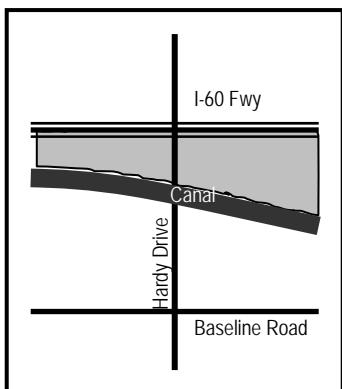
**REVIEWED BY:** Lisa Collins, Development Services Planning Director (480-350-8989)  
Chris Anaradian, Development Services Department Manager (480-858-2204)

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions

<b>ADDITIONAL INFO:</b>	General Plan	Residential up to 25 du/ac
Zoning	R-3 Multi-family up to 20 du/ac	
Number of Lots	2, one on west and one on east side of Hardy Drive	
Gross/Net site area	16.33 acres (6.8 west side and 9.53 east side)	
Total Building area	277,536 s.f. (87,888 s.f. west side and 189,648 s.f. east side)	



A neighborhood meeting is not required with this application.

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

- ATTACHMENTS:**
1. Location Map
  2. Aerial Photo
  3. Letter of Explanation
  - 4-5. Site plans
  - 6-8. Subdivision Plat
  9. Existing Parcel Map

## **COMMENTS:**

This site is located between the I-60 freeway to the north and the Western Canal to the south, and is comprised of two properties straddling the west and east side of Hardy Drive. The property was originally platted for townhomes in 1983 and then developed in as apartments, with a condition of approval that the Subdivision Plat be amended to reflect the change in product type. R-3 zoning allows either townhomes or apartments, up to 20 dwelling units per acre (du/ac). There is no historic record of the condition to amend the plat being recorded. The current owner is adding two new buildings, one to each of the lots, at the far ends, replacing the tennis court and storage yard. The addition of these buildings would add 26 new one-bedroom apartments, both two-story buildings matching the existing two-story buildings on site. The Development Plan Review for two new two-story apartment buildings with enhanced landscape treatment was approved by the Development Review Commission on April 8, 2008. As a condition of approval for the new buildings, the applicant needs approval for an Amended Subdivision Plat, to combine remnant parcels on the east lot, and record what has already been built as one lot on each side of Hardy Drive. For further processing, the Amended Subdivision Plat must be approved by the City Council and recorded with Maricopa County. The Subdivision Plat will conclude the planning entitlements for this project, pending building permit review. Staff recommends approval of the request subject to one condition.

## **PROJECT ANALYSIS**

### **Site Plan**

The existing west parcel runs parallel to the freeway and the canal in an elongated triangular shape, the widest end facing Hardy and the narrowest end being at the far west. The existing east parcel also runs parallel to the freeway and canal, but is not as elongated, with a remnant parcel at the far east end, that interferes with the proposed east apartment building. Both sites required additional water easements for an existing large water line. The site meets the parking and circulation requirements.

### **Conclusion**

Based on the information provided by the applicant and the above analysis, staff recommends approval of the requested Amended Subdivision Plat. This request meets the required criteria and will conform to the conditions.

## **REASONS FOR APPROVAL:**

1. The site has access to a public street and meets the technical standards of the City Code, Chapter 30, Subdivisions.
2. The Subdivision Plat fulfills conditions of the approved Development Plan Review.

## **CONDITIONS OF APPROVAL:**

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before September 11, 2009. Failure to record the plan within one year of City Council approval shall make the plan null and void.

**HISTORY & FACTS:**

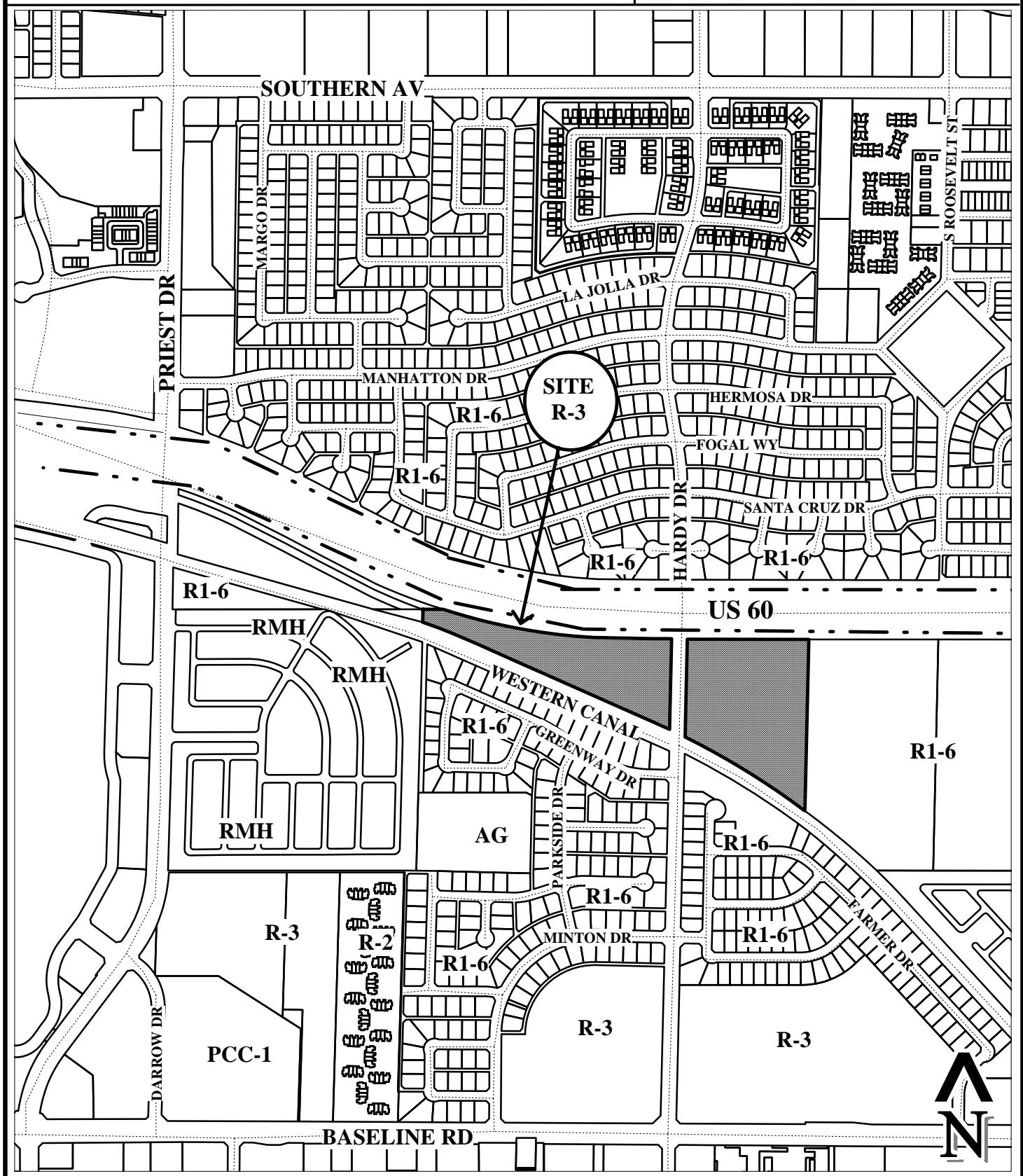
January 25, 1979	City Council approved a zoning map amendment from R1-6 Single-Family Residential District to R-2, Multi-Family Residential District and a Final PAD and Subdivision for Hardy Manor, located at 4412 S. Hardy Drive on the west side of Hardy Drive. (Ord. 808.87) This request also included eight variances pertaining to the townhome proposal.
April 10, 1980	City Council approved a zoning map amendment from R1-6 Single-Family Residential District to R-2, Multi-Family Residential District and a Final PAD and Subdivision for Tierra Verde II, located at 4401 S. Hardy Drive, on the east side of Hardy Drive. (Ord 808.143) This request also included seven variances pertaining to the townhome proposal.
December 14, 1982	Planning and Zoning Commission recommended approval of two requests by Butterfield Corporation for zoning map amendments from R-2 to R-3 Multi-Family, for the 7.583 acre parcel located at 4500 S. Hardy Drive on the west side and the 9.918 acre parcel located at 4501 S. Hardy Drive on the east side of Hardy Drive. The number of units proposed were 100 and 170, for a density of 13.45 du/ac and 17.14 du/ac on the west and east sites respectively.
February 2, 1983	Design Review Board approved building elevations, site plan and landscape plan for apartments located at 4401 and 4400 S. Hardy Drive, on the west and east sides of Hardy Drive, located within the R-3 Multi-Family District. (DR-83.11 and DR-83.12)
February 2, 1983	City Council held a special meeting and introduced and heard a request for a zoning amendment from R-2 to R-3 located on the west and east sides of Hardy Drive.
February 24, 1983	City Council approved the request of Butterfield Corporation for zoning map amendments from R-2 to R-3 Multi-Family, for the 7.583 acre and 9.918 acre parcels located on the west and east sides of Hardy Drive. This hearing had a legal protest and required a supermajority vote of Council to approve. Residents to the south were concerned with the increased density and increased traffic. Density allowed in R-2 was 10 du/ac, density allowed in R-3 was 20 du/ac, and the proposal had a density of 13.45 du/ac and 17.14 du/ac on the west and east sites respectively.
November 23, 1983	Board of Adjustment approved a variance to increase the fence height from 6' to 12' to enclose a tennis court at 4400 S. Hardy Drive.
August 5, 1997	Hearing Officer approved a variance to increase the maximum allowable height for a masonry/ornamental iron fence for a portion of the required front yard setback from 4' to 8' and a variance to increase the maximum allowable height for a wall for a portion of the area behind the required front yard setback from 6' to 8'.
April 22, 2008	Development Review Commission approved the request for the addition of two new two-story apartments on an existing multi-family development for a total of approximately 277,536 s.f., on 16.33 net acres, located on both sides of Hardy Drive, subject to conditions.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

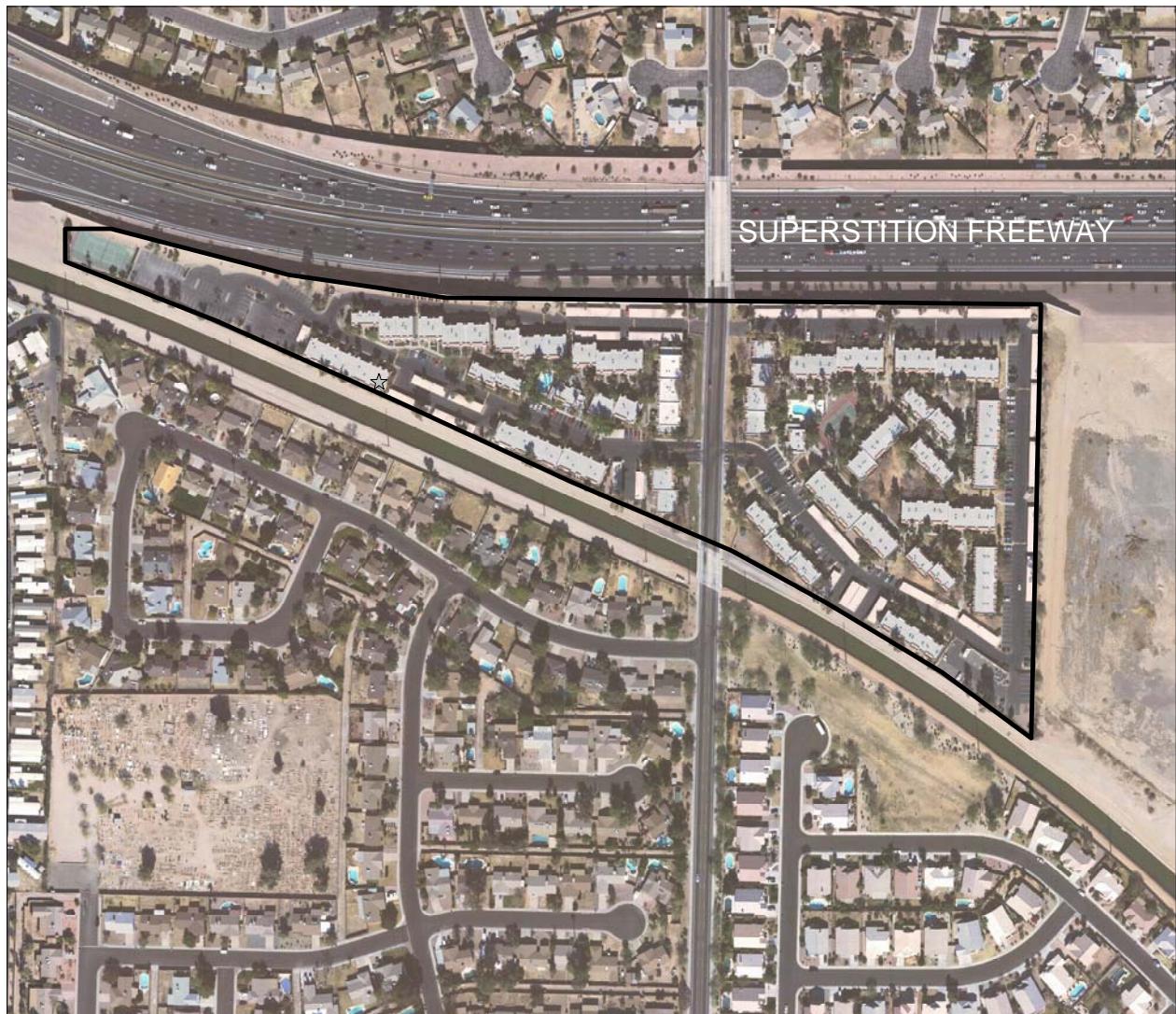
Section 6-307, Subdivisions

## GREENWOOD APARTMENTS

PL070267



Location Map



GREENWOOD APARTMENTS (PL070267)



April 28, 2008

**Development Services Department**

31 East Fifth Street  
Tempe, AZ 85281

**Re: Planning – Subdivision Plat**

APN 123-54-108A & 123-54-108B  
South Hardy Drive  
City of Tempe  
*TSC No. AZ0132*

To Whom It May Concern:

Monarch Greenwood Venture, L.P. is proposing additional structures and associated site improvements at their existing apartment complex located on the above referenced parcels. As part of the building expansion, it is proposed to consolidate the two independent parcels into a single lot by virtue of a subdivision plat.

The purpose of the site expansion is to provide additional market-rate housing opportunities for Tempe residents and College Students. In addition to the proposed structures, there will also be other ancillary site improvements such as lighting and landscaping. These improvements will give the site an updated feel and will also improve the safety and security within the existing apartment complex.

There will also be upgrades to the site amenity package to give the complex a greater sense of community. The project will continue to have access to a public street, will comply with City subdivision codes and will facilitate new development within Tempe. Cumulatively, these site improvements and building upgrades will promote an environment that is suitable for all age groups within the Tempe community.

Very truly yours,

**Terrascape Consulting, LLC**

John Gravatt  
Managing Member

Enclosure

M:\AZ0132 GREENWOOD VILLAGE APARTMENTS\ADMIN\CORRESPONDENCE\AZ0132\_GREENWOOD DSD SUBMISSION\_042808.DOC

CIVIL ENGINEERING & URBAN PLANNING

1102 East Missouri Avenue  
Phoenix, Arizona 85014



[terrascapeconsulting.com](http://terrascapeconsulting.com)

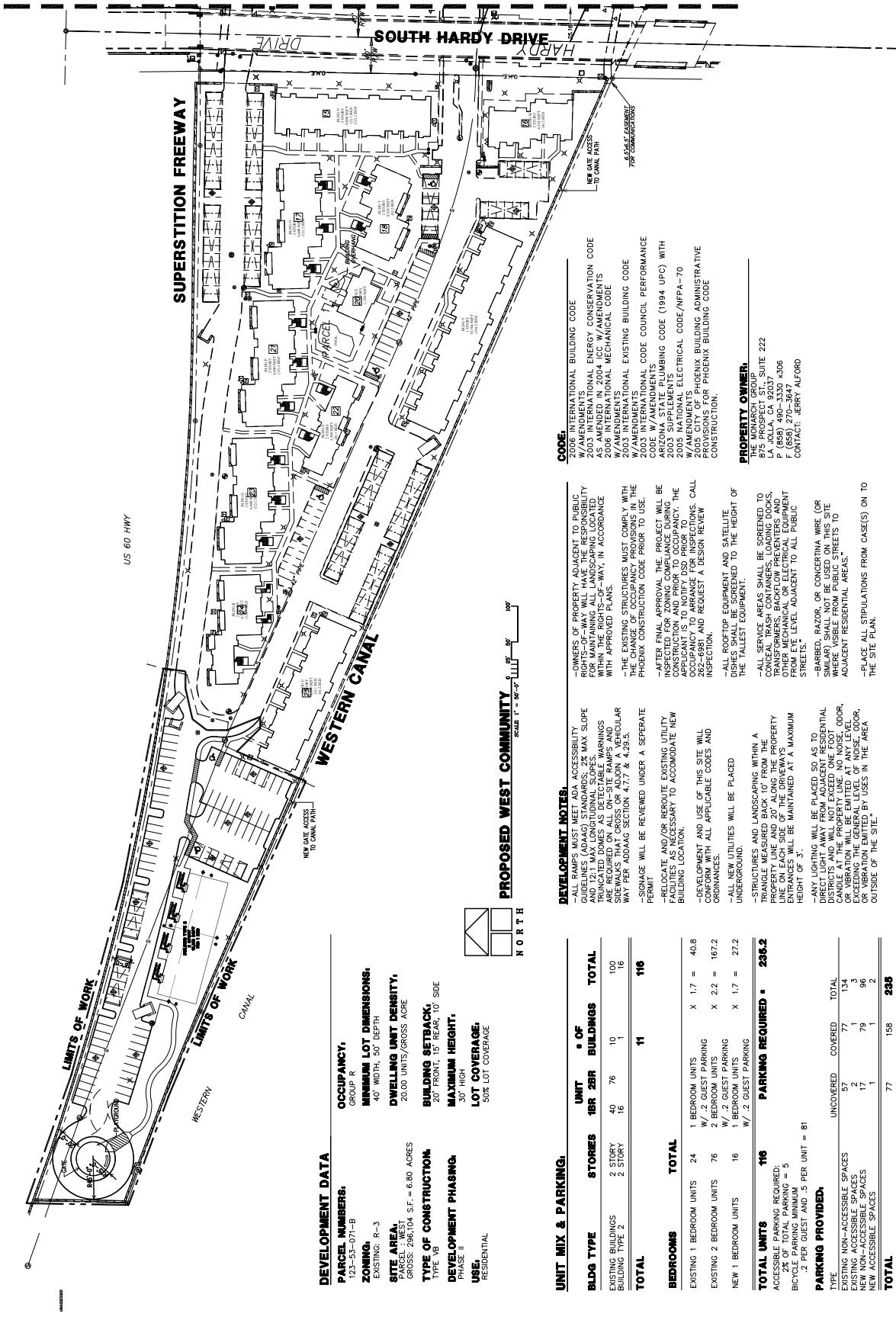


ATTACHMENT 3

T (602) 297-8732  
F (602) 230-8458

Contractor must notify off dimensions of project with this work.  
On or before proceeding with this work, Contractor shall advise Owner of the location of all existing structures, utility lines, and other features of the property. The contractor shall not proceed with any work until the owner has been advised of the location of all existing structures, utility lines, and other features of the property. The contractor shall not proceed with any work until the owner has been advised of the location of all existing structures, utility lines, and other features of the property. The contractor shall not proceed with any work until the owner has been advised of the location of all existing structures, utility lines, and other features of the property. The contractor shall not proceed with any work until the owner has been advised of the location of all existing structures, utility lines, and other features of the property.

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Contractor must notify offerees of project dimensions of project before proceeding with this work.  
On or before the date of the first public hearing on the application, the developer shall provide the City with a copy of the letter from the contractor to the offerees. That letter shall state that the contractor has been advised of the offerees' right to file a complaint with the City if they believe that the contractor has violated the offerees' rights under the Offerees Protection Act.

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## CORE

DEVELOPMENT DATA	
PARCEL NUMBERS:	123-54-108-C
ZONING:	R-3
EXISTING: R-3	
SITE AREA:	0.53 ACRES
PARCEL AT LEAST 10,000 SF. = 0.53 ACRES	
GROSS: 41,539 SF. = 0.53 ACRES	
TYPE OF CONSTRUCTION:	TYPE VB
DEVELOPMENT PHASING:	PHASE II
USE:	RESIDENTIAL

## UNIT MIX & PARKING:

BLDG TYPE	STORIES	BEDROOMS	TOTAL		# OF BUILDINGS	TOTAL
			1 BR	2 BR		
EXISTING BUILDINGS	2 STORY	40	130	13	1	170
BUILDING TYPE I	2 STORY	10	10	1	12	12
<b>TOTAL</b>		<b>14</b>		<b>192</b>		

BEDROOMS	TOTAL		PARKING REQUIRED ■	373
	EXISTING 1 BEDROOM	NEW 1 BEDROOM		
EXISTING 1 BEDROOM	1	40	1 BEDROOM UNITS	X 1.7 = 68
			W/ 2 GUEST PARKING	
EXISTING 2 BEDROOM	1	130	2 BEDROOM UNITS	X 2.2 = 286
			W/ 2 GUEST PARKING	
NEW 1 BEDROOM	1	10	1 BEDROOM UNITS	X 1.7 = 19
			W/ 2 GUEST PARKING	
<b>TOTAL UNITS</b>	<b>180</b>		<b>PARKING REQUIRED ■</b>	<b>373</b>

## PARKING PROVIDED:

TYPE	UNCOVERED			COVERED	TOTAL
	EXISTING NON-ACCESSIBLE SPACES	EXISTING ACCESSIBLE SPACES	NEW NON-ACCESSIBLE SPACES		
EXISTING NON-ACCESSIBLE SPACES	169	3	3	2	342
EXISTING ACCESSIBLE SPACES	3	13	13	19	52
NEW NON-ACCESSIBLE SPACES	0	0	0	0	0
<b>TOTAL</b>	<b>185</b>			<b>189</b>	<b>381</b>

## DEVELOPMENT NOTES:

-ALL RAMPS MUST MEET ADA ACCESSIBILITY STANDARDS AND BE LOCATED ON MAX SLOPE AND 12' MAX LENGTH. CONCRETE SURFACES ARE REQUIRED TO BE DETECTABLE. WARNINGS ARE REQUIRED ON ALL ON-SITE RAMPS AND SIDEWALKS THAT CROSS SECTION A, SECTION B AND SECTION C. SIDEWALKS ARE TO BE 4' 7 1/2" & 4' 2 1/2" WIDE.

-SIGNAGE WILL BE REVIEWED UNDER A SEPARATE PERMIT

-RELOCATE AND/OR REROUTE EXISTING UTILITY FACILITIES AS NECESSARY TO ACCOMMODATE NEW BUILDING LOCATION.

-DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

-ALL NEW UTILITIES WILL BE PLACED UNDERGROUND.

-STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK TO FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

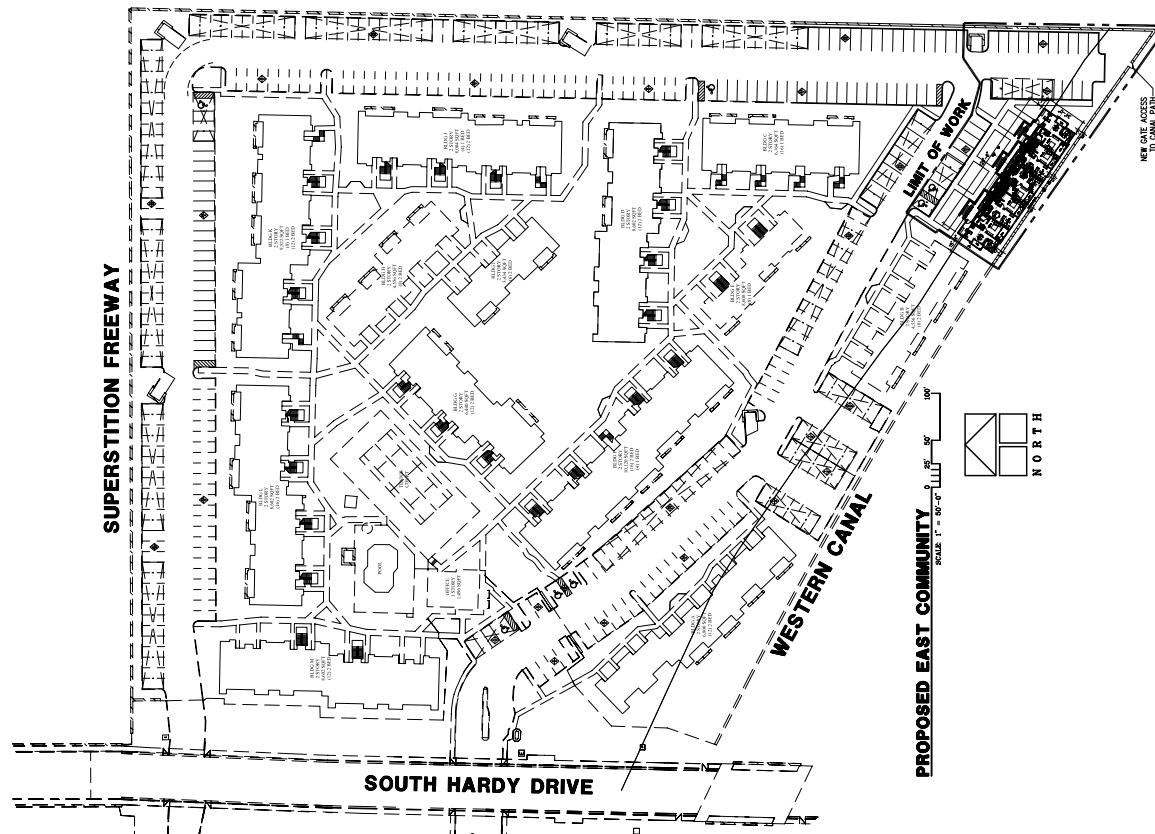
-ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS AND NOT CAUSE ANY NOISE, ODOR, OR VIBRATION TO BE EMITTED AT ANY LEVEL, EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.

-NEW GATE ACCESS TO CANAL PATH

-ALL ROOFTOP EQUIPMENT AND SATELLITE ANTENNAE SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, SCAFFOLDING DOCKS, OTHER EQUIPMENT AND ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.

-BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS TO ADJACENT RESIDENTIAL AREAS.\*

\*PLACE ALL STIPULATIONS FROM CASE(S) ON TO THE SITE PLAN.

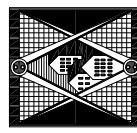


CONTRACTOR must notify offerees of project dimensions of project before proceeding with this work.  
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## PRELIMINARY

THE MONARCH GROUP  
4505, 4505 S. HARDY DR.  
TEMPE, ARIZONA  
875 PROSPECT ST, SUITE 222  
LA JOLLA, CA 92037  
(619)460-3330



WHITEBELL PERRY INC  
102 East Mission Avenue  
Phoenix, Arizona 85014-2784  
(602)265-1691

ARCHITECTURE AND PLANNING

1.10  
0701

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1 Apr 2008  
PROPOSED  
EAST COMMUNITY

# MONARCH AT TEMPE APARTMENTS

A REPLAT OF "TIERRA VERDE UNIT ONE" AS RECORDED IN BOOK 246 OF MAPS, PAGE 46, AND "TIERRA VERDE UNIT TWO" AS RECORDED IN BOOK 246 OF MAPS, PAGE 47, LOCATED IN SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## DEDICATION

KNOWN ALL MEN BY THESE PRESENTS:

THAT MONARCH GREENWOOD VENTURE, L.P., A DELAWARE LIMITED PARTNERSHIP, AS OWNER HAS REPATRIATED UNDER THE NAME OF "MONARCH AT TEMPE APARTMENTS" "TIERRA VERDE UNIT ONE" AS RECORDED IN BOOK 246, OF MAPS, PAGE 46, M.C.R., AND "TIERRA VERDE UNIT TWO" AS RECORDED IN BOOK 246 OF MAPS, PAGE 47, M.C.R., LOCATED WITHIN A PORTION OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF MONARCH AT TEMPE APARTMENTS AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS CONSTITUTING THE LOTS, STREETS, ROADS, AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH ROADS, STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

## OWNER/DEVELOPER

MONARCH GREENWOOD VENTURE, L.P.  
85 PROSPECT STREET, SUITE 222  
LA JOLLA, CA 92037

## BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE BRASS CAP IN HANDLINE MARKING THE SOUTH QUARTER CORNER OF SECTION 33 HAVING AN ELEVATION OF 1191.00, CITY OF TEMPE DATUM.

## BASIS OF BEARINGS

THE BEARING OF SOUTH 01 DEGREES 12 MINUTES 43 SECONDS WEST ALONG THE NORTH-SOUTH MIDSECTION LINE OF SECTION 33, T.N.-R.4, E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN IN BOOK 246 OF MAPS, PAGE 46, M.C.R.

## ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) ss  
ON THIS \_\_\_\_\_ DAY OF 2008,  
BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JERALD A. ALFORD, AS OWNER WHO ACKNOWLEDGED HIMSELF TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING TO THE INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY UNTO SET MY HAND AND OFFICIAL SEAL.

BY: NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_  
MONARCH GREENWOOD VENTURE, L.P., A DELAWARE LIMITED PARTNERSHIP  
BY: JERALD A. ALFORD DATE \_\_\_\_\_

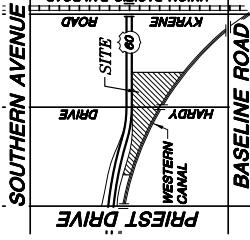
## CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2008; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DAVID S. KLEIN, R.L.S. #2137  
  
EXPIRES 3/31/11

## LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

"TIERRA VERDE UNIT ONE" AS RECORDED IN BOOK 246 OF MAPS, PAGE 46, MARICOPA COUNTY RECORDS, AND "TIERRA VERDE UNIT TWO" AS RECORDED IN BOOK 246 OF MAPS, PAGE 47, M.C.R.



## VICINITY MAP

NOT TO SCALE

## LEGEND

RIGHT OF WAY LINE	-----
PROPERTY LINE	-----
EXISTING EASEMENT LINE	-----
EASEMENT LINE	-----
DEDICATED HEREON	-----
MONUMENT LINE	-----
FOUND CHISELED "+" IN CONCRETE	○
SUBDIVISION CORNER PIN TO BE SET	□
FOUND BRASS CAP IN HAND HOLE	■
ASSESSOR PARCEL NUMBER	A.P.N.
MARICOPA COUNTY RECORDER	M.C.R.

## 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, CAPPED R.L.S. # 42137.
- 3) ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

## FLOOD PLAIN

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C22165H, DATED SEPTEMBER 30, 2005. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

## Superior Surveying Services, Inc.

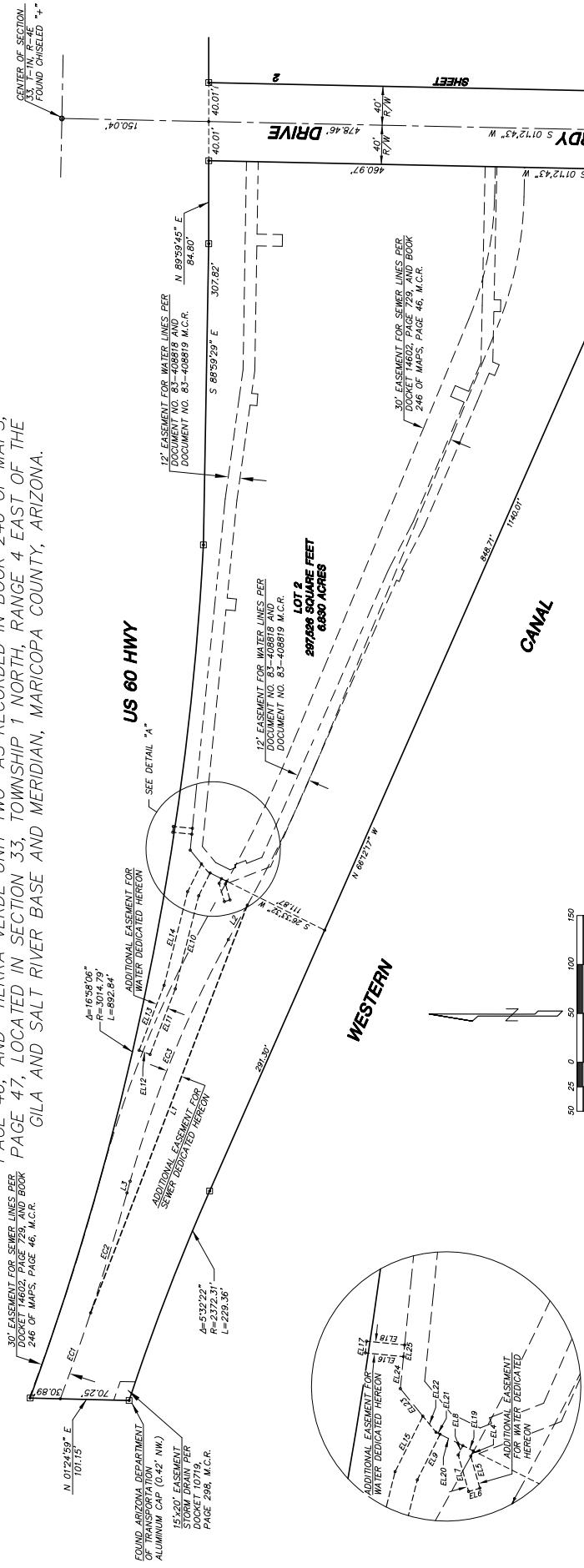
2145 North 23rd Street Phoenix, AZ 85027  
Phone: 602-955-9227 Fax: 602-955-8856  
MONARCH AT TEMPE APARTMENTS  
Tempe, AZ 85282  
SHEET 1 OF 3  
DATE: 3/29/11  
EXPIRES: 3/31/11  
DRAWN BY:   
DATE: 3/29/11  
JOB NO: 20070866

DS070866 SBDO8017 RECO08025



# MONARCH AT TEMPE APARTMENTS

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 GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



# County Parcels

