ACTION: Request for a Development Plan Review consisting of a site plan, landscape plan and building elevations for nine new townhomes, and three Use Permit Standards for reductions of the front, side and rear yard setbacks for MCKEMY TOWNHOMES located at 647 West 19th Street. The applicant is Rick Hamilton.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: MCKEMY TOWNHOMES (PL130279) is a proposed new multi-family development on a vacant lot at the south east corner of 19th and McKemy streets. The two and three bedroom townhome units will be for sale product on fee simple lots sharing common landscape area, retention and pool amenities. Parking is accessed from the alley and includes secured garages. The proposed site configuration requires reduction of the front, side and street side yard setbacks. The .56 acre site is zoned R-3 Multi-Family. The request includes the following:

ZUP13107 Use Permit Standard to reduce the front yard setback from 20’ to 16’
ZUP13108 Use Permit Standard to reduce the side yard setback from 10’ to 8’
ZUP13109 Use Permit Standard to reduce the street side yard setback from 15’ to 12’
DPR13219 Development Plan Review including site plan, building elevations, and landscape plan

Property Owner Roger Phillips, PG REO, LLC
Applicant Rick Hamilton, Hamilton Architecture
Zoning District R-3, Multi-family Residential Limited District
Density 16 du/ac (20 du/ac allowed)
Units 9 units (11 units maximum allowed)
Gross/Net site area .56 acres
Total Building area 11,800 s.f
Lot Coverage 48 % (50% maximum allowed)
Building Height 26 ft (30 ft maximum allowed)
Building Setbacks 16 ‘ front, 8’ side, 12’ street side, 10’ rear (20’, 10’, 15’, 10’ min.)
Landscape area 25% (25% minimum required)
Vehicle Parking 23 spaces (23 min. required, 29 max allowed)
Bicycle Parking In garages

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: Diana Kaminski, Senior Planner
COMMENTS:
This site is located on the south east corner of 19th and McKemy streets: Clark Park is to the north of 19th Street, Wendy’s restaurant is to the south of the alley adjoining this lot, an apartment community called The Place of Tempe is to the east, and single-family residences are located west of McKemy Street. Based on aerial photography, the surrounding area developed between 1960 and 1980; this site has remained vacant. The proposed development would provide a transition between the single family residences to the west and the apartment community to the east.

This request includes the following:
1. Three Use Permit Standards for reductions to the setbacks.
2. Development Plan Review which includes: site plan, landscape plan and building elevations for nine (9) two-story townhomes on individual lots with shared common amenities, within 11,800 s.f. of building area on .56 acres.

The applicant is requesting the Development Review Commission take action on the items listed above. For further processing, the applicant will need approval for a Subdivision Plat, to create nine individual lots for the townhome units.

PUBLIC INPUT
- Neighborhood meeting is not required
- At the writing of this report, there has been no public input regarding this case.

PROJECT ANALYSIS

USE PERMIT STANDARDS
The proposed use requires a Use Permit Standards to reduce the front, side and street side yard setbacks by up to 20% of the R-3 Multi-family zoning development standards. This lot is located on a corner, with an alley to the south; the shallow depth of the lot makes on site circulation difficult for multi-family uses. Providing fire access to the multi-story units required relocation of refuse containers from the alley onto the property to create a fire lane. Location of existing water and sewer utilities and requirements for retention and for undergrounding the overhead electrical utilities all impact the location of structures and landscape. The site is zoned multi-family, and could have up to 11 units; but due to the lot size and orientation it is challenged to meet development standards without requesting relief on setbacks for 9 townhome units designed as a for-sale product. The Use Permit Standard allows for slight deviations from the code to accommodate infill development on lots that need additional room to accommodate site requirements and design intentions.

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

1. The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code. The proposed townhome use will activate the vacant lot, providing eyes on the street and public park as well as on the alley side to the south. The modification to the street side and front setbacks will bring the buildings closer to the street, engaging in a more community-oriented design with front porches. The side yard setback is adjacent to the apartment. Single family developments have 5’ side yard, and multi-family have 10’, with an allowance for balconies within 5’ of the property line. The existing apartments are very close to the property line: an 8’ side yard appears in character with the area.

2. Any significant increase in vehicular or pedestrian traffic. The vacant lot has not had any traffic, the new development will generate more traffic, however, the proposed density is less than the allowed density for this half acre lot. As individual townhomes there are private garages for each unit, and additional outdoor parking for guests. All of the vehicular access is from the alley, separating pedestrians from vehicular traffic. The existing apartment community uses the alley for parking access, and there are commercial uses to the south that would be unaffected by the residential traffic; therefore this is not an increase in traffic beyond what would be expected for this area.
3. **Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.** During construction there may be nuisances to the adjacent apartment community. After completion of the project, the eastern most unit would be 2' closer to the apartments than the development setbacks of the code. Newer construction is designed for energy efficiency, providing more insulation that serves to buffer noise, vibration or heat from the unit constructed. The construction materials are similar to the surrounding area and do not have excessive glazing that would impact glare. The changes to setbacks should not create nuisances within the environment exceeding the existing ambient conditions, and may mitigate existing nuisances from the vacant lot (dust, loitering, trash, noise travel from commercial area and arterial street).

4. **Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not 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 proposed modifications to the development standards allows the buildings to be placed closer to the street corner. There is not significant open space within the development, but there is a pool amenity similar to the apartment community next door. With the removal of the public pool from Clark Park, the proposed project will enhance the quality of life for residents, provide infill on a site that has historically been undevelopable, and revitalize the neighborhood with a new housing product; all supporting the goals and objectives of the General Plan.

5. **Compatibility with existing surrounding structures and uses.** The proposed design is similar to materials and colors found within the immediate area, the site plan is similar to the apartment community to the east, with a pool along the street front. The building height is within the allowable height of single family, multi-family and commercial, keeping in character with the massing of other buildings in the area. The reduction in setbacks is allowable to all property owners, and provides the opportunity for updated properties that revitalize the neighborhood. The proposed reduction in setbacks is compatible with allowed changes in setbacks within the area.

6. **Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.** The proposed project is a town-home design intended for individual sale of units, with a common Home Owners Association. This additional governing authority will require enforcement of the CC&Rs for the common area landscaping and amenities. If units are leased out by absentee owners, the accountability would be greater than a single family residence, because of the adjacent units interest in maintaining the quality of life of the residents. The units are designed to have eyes on the streets, with views of the park and alley; this enhances the surveillance and security of the public areas and may reduce nuisances caused by vacant lots with lack of activity. The proposed setbacks bring the front porches closer to the street, for more interaction with neighbors taking walks, increasing the sense of community on this block.

**DEVELOPMENT PLAN REVIEW**

**Site Plan**
The site plan provides a north-south residential product with views of Clark Park, and surveillance of the alley from upper floor windows. The parking is accessed from McKemy Street at the alley; there are no driveways interfering with pedestrian activity on either McKemy or 19th streets. Parking is a combination of single and double car garages in a unique configuration that reduces the visual impact of the garages by clustering 3 into one shared driveway, reducing paving area and maximizing the use of the drive area, which could function as a courtyard for small community gatherings. Additional parking is provided adjacent to the garages for guests. The units have front porches with access to the street front, or pool amenity area, depending on unit location. The site design maximizes solar protection with shade to the north, east and west sides by trees and overhangs, and garages on the south side buffering the main living area on the first floor.

**Building Elevations**
The building design is a southwestern style with elements of Spanish Colonial and Mission style architecture, in a more contemporary form. The building has a combination of pitched tile roof and flat roof with parapet and low pitch gable ends. The building detailing includes clustered red tile canales and exposed rafter tails, arched balcony openings and garage doors, and painted balcony railings. The east and west elevations are broken up in massing with depth of facades and variations in roof lines. The north and south elevations emphasize the horizontal form with a unified patio eave line and...
consistent banding of windows. The individuality of the units is defined by the changes in color and in the variation in the
location of the units, which undulate in and out along the north and south sides of the lot. The overall affect is a cluster of
small homes creating a unified community with some differentiation. Staff had advised to alter the roofline on a few of the
units, offering a slightly higher interior ceiling or taller parapet, which would further differentiate the units as unique homes,
and break up the long horizontal band. The applicant has indicated that variation is provided in the elevation depth change,
that from street view will create a varied roof appearance without physically changing the structural elements of the building.
However, due to the high visibility of the project from the public park, this development will be seen from a distance greater
than at the street front, where the site lines will reduce the difference in elevation depth change, and flatten the roofline. Staff
has conditioned that the roofline be provided with more variation, within the allowable limits of the building height for this
zoning.

Landscape Plan
The proposed plant palette is a simple combination that unifies the two streets with Swan Hill fruitless olive and smaller
Caesalpinia patio trees along the east side. Due to the utilities within the alley, trees are not able to be added to the south
side, but rows of Muhlenbergia clumping grass break up the parking areas along the alley. The east side has a combination
of yellow flowers on the trees, purple flowers from the Ruellia, and a new hybrid Tecoma that is ASU colors maroon and gold
called ‘Sparky’. The street front has Rosemary, Muhlenbergia and Gold Lantana; plants are limited by the distance to the
sidewalk to a two foot height, providing clear visibility from the units to the streetfront. More variety is provided along the
western side, where there is more room and depth to add plants with some height up along the building. The design
proposes 5’ square planter pots for the trees: staff has conditioned that all street trees be planted in the ground, to assure
strong root growth and encourage a street tree with shade for the sidewalk areas. Potted trees are acceptable in urban
settings where underground utilities prohibit direct ground planting, but is not ideal for sustaining mature tree growth, as
intended with a street tree design. The conceptual landscape design also has underground storage tanks within the planting
area: a condition has been added to relocate the storage tanks to the parking area on the south side (out of the alley) to
eliminate conflicts between retention requirements and vegetation growth.

Section 6-306 D Approval criteria for Development Plan Review (in italics):

1. **Placement, form, and articulation of buildings and structures provide variety in the streetscape**; the buildings are located
   close to the street corner, and undulate back away from the street where the pool is located, and then out again,
   providing variation in the building elevations along the north side. A similar articulation is seen from the south side, with
   three different set backs of the garages from the alley side create significant depth and interest. The east and west sides
   are relatively long and straight, without much articulation horizontal variation but creates interest through vertical
   variation in the roof line and the placement of windows.

2. **Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade
   for energy conservation and human comfort**; the building will comply with energy code requirements; windows are
   located to maximize interior lighting, garages are located on the south side, buffering the interior from heat gain. The
   north side has covered balconies and the west side is protected by a row of street trees, shading the west elevation.

3. **Materials are of a superior quality, providing detail appropriate with their location and function while complementing the
   surroundings**; materials are similar to other buildings in the area, but higher quality in the energy efficiency of the building
   envelope and architectural systems. The elevations provide unique detailing with exposed rafter tails along the pitched
   roof portions, parapet structure along the flat roof elements, railings along front porches for light into the covered
   balconies and patios, arched doorways ever garages and a combination of clerestory, decorative and picture windows
   for variations in the fenestration types.

4. **Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings**; the
   proposed massing is broken up vertically to accent each unit individually, while horizontal roofing ties the building
   together. The structure is less than 30’ tall and is smaller in scale and massing to the apartments to the east. The break-
   up of the building elements helps transition the neighborhood from the predominantly single-story single-family to the
   west and the multi-story multi-family to the east.
5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the elevations change within the horizontal plane undulating back and forth between units, articulated by paint differentiation and a strong horizontal patio roofline. The use of windows and balcony railings create movement along the façade, breaking up the massing and creating a sense of movement. The building location and front patio design enhances the pedestrian experience at the street front.

6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the building façade uses traditional Mission style detailing with arched openings over enclosed porches and balconies, tile roof with exposed rafter tails accented with a contrasting color to the tile and stucco, and decorative detailing at the pitched gable roof ends. The building uses a combination of pitched roof and flat parapet roof design.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site is located close to Orbit and Bus lines within the neighborhood and along Broadway road.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the design emphasis is on pedestrian orientation to the park and vehicles are kept on the alley side, reducing vehicle/pedestrian conflicts.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the plans provide eyes on the streets and alleyway, utilize appropriate landscape for surveillance of the surrounding area, and will have commonly held and maintained areas. The pool area at the street front encourages more outdoor activity to support safety of the area.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape is provided along the two street fronts, and along the east side. Shrubs are located on the alley side, creating a more pleasant “back of house” environment than what most multi-family parking areas provide.

11. Lighting is compatible with the proposed building and uses, and does not create negative effects; lighting will comply with code requirements, and will provide more ambient light to the area, increasing safety.

Conclusion
Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit Standards and the Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:
1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Use Permit Standards and Development Plan Review.
CONDITIONS OF APPROVAL:
EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General
1. An Encroachment Permit must be obtained from the Engineering Department prior to submittal of construction documents for building permit.

2. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

Site Plan
3. Provide 5’-6” wide public sidewalk along both streets, or as required by Traffic Engineering Design Criteria and Standard Details.

4. Provide service yard and mechanical yard or parapet walls that are at least the height of the equipment being enclosed. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.

5. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.

6. Alley to be paved the full width from McKemy Street east to connect to the existing paving for the adjacent parking area.
   a. Driveway entrance on McKemy Street to comply with Public Works Traffic Engineering standard details.
   b. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.

7. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.

8. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3” or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations
9. The materials and colors are approved as presented:
   Concrete Tile – Eagle 4530 weathered Adobe
   Trim Color #1– Benjamin Moore HC-109 Sussex Green (mid-tone olive)
   Trim Color #2 Benjamin Moore 1239 Rural Earth (chocolate brown)
   Field Color #1– Olympic C27-5, Rusty Nail (medium terracotta)
   Field Color #2– Benjamin Moore HC-38 Decatur Buff (light gold)
   Jeld Wen green tinted low-E rated tempered glass in vinyl windows
   Painted steel – #2 Benjamin Moore 1239 Rural Earth (chocolate brown)
   Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

11. Provide building roofline elevation change between units or building sections to provide variation to the structure, within the allowable 30’ building height of the R-3 zoning district. Variation shall be provided with sufficient depth to not appear as a false storefront façade.
12. Conceal roof drainage system within the interior of the building or provide architectural detailing to integrate drainage into the design of the structure.

13. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

14. Locate the electrical service entrance section (S.E.S.) inside the building or concealed from public view.

**Landscape**

15. The plant palette is approved as proposed and specified on the landscape plan. With the following exceptions:
   a. Trees along street front are to be planted directly into the ground, not kept in pots within the right of way.
   b. Trees shall be 1 1/2" caliper minimum trunk diameter.
   c. Retention basins shall be located underneath parking area (outside of the alley), to allow landscape areas to function for optimal tree growth and survival without impact to retention systems.
   d. Any additions or modifications may be submitted for review during building plan check process.

16. Irrigation notes:
   a. Provide dedicated landscape water meter.
   b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
   c. Locate valve controller in a vandal resistant housing.
   d. Hardwire power source to controller (a receptacle connection is not allowed).
   e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.

17. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

18. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

19. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.

20. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

**Signage**

21. Provide addresses on the building elevation facing the street to which the property is identified (19th Street) and on the alley side, do not place numbers on the McKemy elevation.
   a. Conform to the following for building address signs:
      1) Provide street number only, not the street name
      2) Compose of 8" high, individual mount, metal characters.
      3) Self-illuminated or dedicated light source.
      4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
      5) Do not affix number or letter to elevation that might be mistaken for the address.
   b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
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.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

- 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 www.tempe.gov/zoning or purchase from Community Development.

- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

- STANDARD DETAILS:
  - Access to refuse enclosure details an all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.

- BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

- SECURITY REQUIREMENTS:
  - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
  - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
  - Provide method of override access for Police Department and Fire Department to controlled access areas including pool or other gated common areas.

- FIRE:
  - Clearly define the fire lanes. Sign alley for no parking. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
• ENGINEERING:
  • Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
  • Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  • Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  • Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
  • 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

• REFUSE:
  • Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs are allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.

• DRIVEWAYS:
  • Construct driveways in public right of way in conformance with Standard Detail T-320.
  • Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

• LIGHTING:
  • Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
  • Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

HISTORY & FACTS:

1930-1949 Aerial photography indicates the site was native desert until removal of vegetation in the 1940s.

1969 Aerial photography shows single family houses to the west of McKemy and the apartments to the east of this lot.

1979 Aerial photography shows commercial development to the south and the development of Clark Park and swimming pool.

This site has never been developed.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
Section 6-308, Use Permit
DEVELOPMENT PROJECT FILE
for
McKEMY TOWNHOMES

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3-4. Letter of Explanation
5. Site Plan (AS-101)
6-7. Floor Plans (AS-103-104)
8. Roof Plan (AS-107)
9. Photometric Plan (E1.2)
10. Conceptual Landscape Plan (L-1)
11. Elevations (A-201)
12. Color Elevations (A-202)
13. Color Materials (scanned, originals available at hearing)
14. Building Sections (A-301)
15. Preliminary Grading & Drainage
Location Map

ATTACHMENT 1
Letter of Explanation

November 15, 2013

Use Permit Application
To reduce front, rear and street side setbacks by 20% each.

Project: McKemy Townhomes
Project Address: 1927 South McKemy Drive, Tempe Arizona 85281

The proposed project involves nine residential townhomes to be built on a vacant lot. The lot is located on the corner of 19th street and McKemy drive. There will be (7) three bedroom units and (2) two bedroom units. Vehicular access will be from the alley to the south. Every unit will have a garage, which will be oriented to the southern portion of the parcel. There will be a small community pool for the residents, which is located at the north side of the site. The pool is fenced in for privacy and safety. There are generous overhangs on the south facing façade to shade the lower floor from the sun. There are covered balconies for every unit on both floors on the north side for a shady place to enjoy the weather. The buildings and landscape are appropriately scaled for the building type. The primary building materials are painted stucco and a tile roof with some painted metal accent railings. These materials are a great fit for this Tempe neighborhood. The mass of the building is broken up to add variety and appeal. This creates an appropriate human scale at the street and sidewalk. The building elevations have overhanging roofs at both floors and balconies, which clearly defines the levels or stories. The base of the townhomes projects out further than the second story, providing a grounded building image. The windows and doors in the project elevations are placed to create a nice rhythm and are proportionally appropriate for the scale of the building. The overhead power line at McKemy will be placed underground. The entry locations are well lit as well as the balconies and patios. The project is located near public transportation. The project lighting complies with the night sky ordinance. The setback reduction request includes reducing the north to eight feet, the west to sixteen feet and
the east to twelve feet. This request is being made to allow this project increase the density and meet the parking requirements. The project type fits within the adjacent properties based on the proposed use. There will not be any significant vehicular or pedestrian traffic added based on the size and scope of the project. The proposed density is lower than the maximum allowed per the city zoning code. There will not be any nuisance created because the residential use will be the same as the adjacent properties. The residential use fits well with the goals and objectives of the City of Tempe and is compatible with the surrounding buildings. The project will be a positive contributor to the neighborhood and the general public.

Sincerely,

Richard J. Hamilton R.A.
Principal
Hamilton Architecture pllc
**ROOF PLAN LEGEND**

- **SLOPE**
- **FLAT TILE ROOF SLOPE @ 3/" / 1'-0"**
- **ROOF TOP @ 6'/0" SLOPE TO MIN. ROOF RISE**
- **DIRECTION OF SLOPE**

**ROOF PLAN NOTES:**

- Roof proposed with Polyurethane foam roofing to achieve minimum R-38.2.

**FLAT TILE ROOF. SLOPE @ 3/" / 1'-0"**

- Junction between roof and wall shall be PTU, shall be continuous over entire roof system.
- Provide flashing per roof manufacturer’s standard details at all electrical conduit, HVAC lines, etc.
- Minimum slope at all cricket valleys shall be 1/4" per foot. Do not scale plan for cricket dimensions.
- Provide concrete splash blocks below all scuppers and at all drain leaders in accordance with roofing manufacturer’s requirements.
- Where existing roofing is modified engage qualified installers of the roofing systems to maintain roof warranties. It is the Contractor’s responsibility to verify types and manufacturers of existing roofing systems.

**MECHANICAL**

- Roofing supplier, manufacturer and installer shall review all roofing details and advise architect on any recommended changes. Unless notified otherwise, details will be assumed to have been reviewed and approved by all parties.

**Each detail to be coordinated with PHILLIPS GROUP USA for fabrication, installation**

**CONTRACTOR/ARCHITECT/PREPARER**

- All sheet metal scuppers, sleeves, etc., penetrating roofing or parapets to which roofing must attach shall be a minimum of 20 gauge, all soldered construction, with minimum 3" wide flanges.

**ATTACHMENT 8**

**McKemy Townhomes**

1927 South McKemy Street
Tempe, Arizona 85281
ELEVATION OF MIDDEN NOTES:
A. All exposed masonry walls shall be of masonry type indicated for wall above floor line.
B. Sidewalks at building and structures shall match finish floor at doors and slope away.
C. Paint all exposed metal that is not specified to receive factory finish.
D. All exposed flashing shall be factory finished.
E. See plans and schedule for door and window types and sizes.

ELEVATION KEYNOTES:
1. Western 1 coat stucco.
4. Trim color #1.
5. Trim color #2.
6. Field color #1.
7. Field Color #2.
8. Indicates fully screened roof mounted mechanical unit beyond.

SECTION ELEVATION LEGEND:
- Smooth Stucco Finish
- Fully Screened Roof Mounted Mechanical Unit.

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

ATTACHMENT 11
PRELIMINARY GRADING & DRAINAGE PLAN FOR McKEMY TOWNHOMES
647 W 19TH ST
TEMPE ARIZONA 85204
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION A-A

SECTION B-B

19TH STREET
MCKEMY STREET

Epsilon Design Group
13765 W. Auto Dr., SUITE 119
Goodyear, Arizona  85338
623-882-9928

OCTOBER 31, 2013

MARCUS REED
MAHDI SADEK, P.E.

PRELIMINARY GRADING & DRAINAGE PLAN
FOR McKEMY TOWNHOMES
647 W 19TH ST
TEMPE ARIZONA 85204
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION A-A

SECTION B-B

19TH STREET
MCKEMY STREET

Epsilon Design Group
13765 W. Auto Dr., SUITE 119
Goodyear, Arizona  85338
623-882-9928

OCTOBER 31, 2013

MARCUS REED
MAHDI SADEK, P.E.

PRELIMINARY GRADING & DRAINAGE PLAN
FOR McKEMY TOWNHOMES
647 W 19TH ST
TEMPE ARIZONA 85204
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION A-A

SECTION B-B

19TH STREET
MCKEMY STREET

Epsilon Design Group
13765 W. Auto Dr., SUITE 119
Goodyear, Arizona  85338
623-882-9928

OCTOBER 31, 2013

MARCUS REED
MAHDI SADEK, P.E.

PRELIMINARY GRADING & DRAINAGE PLAN
FOR McKEMY TOWNHOMES
647 W 19TH ST
TEMPE ARIZONA 85204
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION A-A

SECTION B-B

19TH STREET
MCKEMY STREET

Epsilon Design Group
13765 W. Auto Dr., SUITE 119
Goodyear, Arizona  85338
623-882-9928

OCTOBER 31, 2013

MARCUS REED
MAHDI SADEK, P.E.

PRELIMINARY GRADING & DRAINAGE PLAN
FOR McKEMY TOWNHOMES
647 W 19TH ST
TEMPE ARIZONA 85204
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION A-A

SECTION B-B

19TH STREET
MCKEMY STREET

Epsilon Design Group
13765 W. Auto Dr., SUITE 119
Goodyear, Arizona  85338
623-882-9928

OCTOBER 31, 2013

MARCUS REED
MAHDI SADEK, P.E.

PRELIMINARY GRADING & DRAINAGE PLAN
FOR McKEMY TOWNHOMES
647 W 19TH ST
TEMPE ARIZONA 85204
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION A-A

SECTION B-B

19TH STREET
MCKEMY STREET

Epsilon Design Group
13765 W. Auto Dr., SUITE 119
Goodyear, Arizona  85338
623-882-9928

OCTOBER 31, 2013

MARCUS REED
MAHDI SADEK, P.E.

PRELIMINARY GRADING & DRAINAGE PLAN
FOR McKEMY TOWNHOMES
647 W 19TH ST
TEMPE ARIZONA 85204
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION A-A

SECTION B-B

19TH STREET
MCKEMY STREET

Epsilon Design Group
13765 W. Auto Dr., SUITE 119
Goodyear, Arizona  85338
623-882-9928

OCTOBER 31, 2013

MARCUS REED
MAHDI SADEK, P.E.

PRELIMINARY GRADING & DRAINAGE PLAN
FOR McKEMY TOWNHOMES
647 W 19TH ST
TEMPE ARIZONA 85204
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION A-A

SECTION B-B

19TH STREET
MCKEMY STREET

Epsilon Design Group
13765 W. Auto Dr., SUITE 119
Goodyear, Arizona  85338
623-882-9928

OCTOBER 31, 2013

MARCUS REED
MAHDI SADEK, P.E.