ACTION: Request for a Preliminary Subdivision Plat for 18 single-family lots for SHADOW ROCK, located at 2722 North College Avenue. The applicant is Hilgart Wilson LLC.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: SHADOW ROCK (PL170063) is a proposed single-family development consisting of 18 detached homes on individual lots. The units are two story and range from three to four bedrooms depending on model. Each unit has a two car garage, landscaped front yard and private back yard. The site currently has a church building constructed in 1960 that was most recently used by Grace Baptist Church, the property sold in 2016. The lot is located on the south west corner of Continental Drive and College Avenue. The proposed subdivision would have access to the new 18 lots from a private drive on College Avenue. A Zoning Amendment, Planned Area Development and Development Plan Review were heard by the Development Review Commission on March 14, 2017, these entitlement requests are being heard by City Council on April 20th and May 4th, 2017. This request includes the following:

1. Preliminary Subdivision Plat to subdivide a 2.25 acre lot into 18 lots with 7 commonly held tracts for landscape, drainage, refuse collection, emergency access, utilities, guest parking and a private drive access.

<table>
<thead>
<tr>
<th>Existing Property Owner</th>
<th>Empire Residential Communities Fund III</th>
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<tbody>
<tr>
<td>Future Owner</td>
<td>Taylor Morrison</td>
</tr>
<tr>
<td>Applicant</td>
<td>Jorge Ortiz-Teran, Hilgart Wilson LLC</td>
</tr>
<tr>
<td>Zoning District (current/proposed)</td>
<td>R1-6 / R 1-4 PAD</td>
</tr>
<tr>
<td>Gross / Net site area</td>
<td>2.25 acres</td>
</tr>
<tr>
<td>Number of Lots / Tracts</td>
<td>18 Lots / 7 Tracts</td>
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<tr>
<td>Building Setbacks</td>
<td>10’ front, 0 or 10’ side, 5’ street side, 8’ rear (20, 5, 10’, 15’ minimum in R1-6 per lot)</td>
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<tr>
<td>Development Setbacks</td>
<td>15’ front (north), 25’ rear (south), 10’ side (west), 10’ street side (east)</td>
</tr>
<tr>
<td>Lot &amp; Tract Square Footage</td>
<td>Lot 1 - 4898 Lot 10 – 5911 Tract A - 1658</td>
</tr>
<tr>
<td></td>
<td>Lot 2 - 3328 Lot 11 – 3479 Tract B - 2745</td>
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<tr>
<td></td>
<td>Lot 3 - 3370 Lot 12 – 3500 Tract C - 1532</td>
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<td></td>
<td>Lot 4 - 3416 Lot 13 – 3500 Tract D - 1717</td>
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<tr>
<td></td>
<td>Lot 5 - 3462 Lot 14 – 3846 Tract E - 2035</td>
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<td></td>
<td>Lot 6 - 4131 Lot 15 – 3850 Tract F - 18502</td>
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<tr>
<td></td>
<td>Lot 7 - 4177 Lot 16 - 3500</td>
</tr>
<tr>
<td></td>
<td>Lot 8 - 4223 Lot 17 – 3500</td>
</tr>
<tr>
<td></td>
<td>Lot 9 - 4287 Lot 18 - 3499</td>
</tr>
</tbody>
</table>

ATTACHMENTS: Development Project File

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

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Diana Kaminski, Senior Planner
Reviewed by: Suparna Dasgupta, Principal Planner
COMMENTS:
This site is located on the southwest corner of Continental Drive and College Avenue. The former Supai School, now Tonalea K-8 School, is located to the north of the site in the City of Scottsdale; single family homes are adjacent to the site across an alley to the west and south. SRP Pera Club is located at the west end of Continental Drive, adjacent to Papago Park. Single family residences are located on the east side of College Avenue, with homes facing north/south along neighborhood streets, with side yards along College Avenue. The subject property has been used as a church from 1960 to 2016, when the property sold. The applicant is requesting to build 18 units on individual lots. This request is for a Preliminary Subdivision Plat for a 2.25 acre lot divided into 18 single-family lots with 7 common tracts for landscape, drainage, refuse collection, emergency access, utilities, guest parking and a private drive access. For further processing, the applicant is required to submit a Final Subdivision Plat for City Council review and approval prior to issuance of building permits for the homes.

Conclusion
Based on the information provided, staff recommends approval of the requested Preliminary Subdivision Plat. The properties will have access to public streets and conform to the technical standards of the Tempe City Code for Subdivisions, Chapter 30.

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 Subdivision Plat.

CONDITIONS OF APPROVAL:

General
1. A continuing care condition, covenant and restriction shall be provided (CC&R). The CC&Rs shall be reviewed and in a form satisfactory to the Community Development Director and City Attorney. The CC&R’s shall require the following:
   • use of garage shall be used for the purpose of primary parking not to be used as storage or other uses
   • trash and refuse containers shall be stored out of public view except on collection days
   • adjacent lots of the same house model shall not be painted the same paint schemes
   • common tracts with landscape, lighting, sidewalks or private streets shall be maintained by the HOA

2. The Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder’s Office no later than one year from the date of City Council approval. Failure to record the plat within one year of City Council approval shall make the plat null and void

3. All property corners shall be set and verified with staff upon final recordation of the subdivision plats, no later than three (3) months from the date of County recordation or as determined by staff.

HISTORY & FACTS:

1940-1959 This site was part of an agricultural use within the greater area.
April 9, 1960 Papago Park Brethren Church received its final construction inspection for occupancy.
1962 Historic aerial photos show the school to the north and surrounding housing development completed between 1959 and 1962.
March 14, 2017 Development Review Commission is scheduled to hear a request for a Zoning Map Amendment, Planned Area Development Overlay and Development Plan Review for 18 single-family detached homes for SHADOW ROCK (PL160460), located at 2722 North College Avenue.
April 11, 2017  Development Review Commission is scheduled for review of the Preliminary Subdivision Plat for Shadow Rock.

April 20, 2017  City Council is scheduled for a first public hearing for the PAD and Development Plan Review request.

May 4, 2017  City Council is scheduled for a second public hearing for the PAD and Development Plan Review and a hearing for the Final Subdivision Plat.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-307: Subdivisions, Lot Splits and Adjustments
DEVELOPMENT PROJECT FILE
for
SHADOW ROCK
(PL170063)

ATTACHMENTS:
1. Location Map
2. Aerial
3-8. Letter of Explanation
9. Site Plan (for reference)
10. Preliminary Subdivision Plat
11. Enlarged Plat Image
Location Map
February 21, 2017

Ms. Diana Kaminski, Senior Planner  
**Community Development Center, City of Tempe**  
31 East Fifth Street. Pima Center Parkway  
Tempe, AZ 85280-5001

RE: Subdivision Plat for Shadow Rock  
Applicant’s Letter of Explanation

Dear Diana:

Taylor Morrison (the “Applicant”) is proposing to redevelop the approximate 2.25 net acre property located at the southwest corner of N. College Avenue and E. Continental Drive (the “Site”) in north Tempe. The redevelopment proposal consists of 18 two-story single-family detached homes and associated landscape improvements (the “Project”). The Project will expand housing choices within north Tempe with a for-sale, single-family detached product. The Site, which is bounded by Continental Drive to the north, College Avenue to the east and an existing alley to the south and west, is depicted on the aerial photograph provided in Exhibit A.

Headquartered in Scottsdale with over 100 years of homebuilding experience, Taylor Morrison is a leading national builder and developer of single-family detached and attached homes in Arizona, California, Colorado, Florida, Georgia, Illinois, North Carolina, South Carolina and Texas. Taylor Morrison has been voted by Ranking Arizona as Arizona’s top production homebuilder for the past three years and was recently recognized by Lifestory Research as America’s most trusted homebuilder. Buyers of Taylor Morrison homes include first-time, move-up, luxury and active adult customers.

**Application**

To accommodate the redevelopment of the Site with 18 high-quality, for-sale, single-family detached homes, 13 guest parking spaces and associated landscape improvements within the predominantly single-family residential environment of north Tempe, the Applicant is submitting and “Application” for a Subdivision Plat.

The Application is representative of emerging development patterns in Tempe and the private and public investment continuing to occur within north Tempe.

Requests for Planned Area Development rezoning form Single Family Residential (R1-6) to a proposed R1-4 District and Development Plan review have been submitted concurrently to permit...
the proposed single family detached use of the property and to request approval of design criteria and concepts for the site plan, building elevations, conceptual landscape plan, preliminary grading and drainage, building colors and materials, respectively.

**Overview**

The Site, which is currently vacant and largely unimproved, previously accommodated a church within an existing building along College Avenue. See Exhibit A for an aerial photograph of the Site. Located between downtown Tempe and Old Town Scottsdale, and in close proximity to Arizona State University’s Tempe campus (the “ASU Campus”), Tempe Town Lake, Papago Park and ASU’s SkySong Innovation Center, the site is well positioned to provide high-quality, for-sale single-family residential product to an under-served submarket. The Project’s homes, which are tailored for challenging infill development locations like the Site extend the residential development pattern of the adjoining Canal Park and Papago Park View residential neighborhoods.

The goals of the Project are to expand housing choices and add needed diversity to the housing stock within north Tempe, as well as to enhance the streetscape environment along both College Avenue and Continental Drive. Based on prior experience, Taylor Morrison anticipates strong demand for high-quality, single-family detached homes at this location.

**Site Area**

The Site is comprised of one parcel located at the southwest corner of N. College Avenue and E. Continental Drive in Tempe, Arizona. The Site is approximately 2.25 net acres in size. The formal address is 2722 N. College Avenue, Tempe. A full legal description is included in the Applications submittal package.

**Planning Context**

**General Plan 2040**

The Project is consistent with both the land use and residential density designated for the Site by the General Plan 2040. The provision of for-sale, single-family detached homes will also both expand housing choices and add needed diversity to new housing stock within north Tempe. The Project home design is a high-quality design that will appropriately reflect the aesthetic of homes within the surrounding area while offering features and design elements sought by contemporary homebuyers.

The General Plan 2040 classifies the Site for residential development with densities up to nine units per acre. According to General Plan 2040, the residential land use category is intended to accommodate many types of housing, including single-family detached homes. The Project, which will provide 18 single-family detached homes within a predominantly single-family residential area, will add to the mix of residential uses envisioned for the area by the General Plan 2040. The Applicant is proposing high-quality, single-family homes with accompanying landscaping improvements that will significantly improve an underutilized infill property and enhance the streetscape along both College Avenue and Continental Drive. The Project, in combination with the
employment, commercial, entertainment, recreational and educational uses located throughout greater north Tempe will provide opportunities to live, work, learn, dine, shop, and play in one area.

Zoning

The Site is currently zoned R1-6, which allows single-family residential use. To accommodate the redevelopment of the Site with 18 single-family detached homes, the Applicant is requesting to rezone the Site to the R1-4 District, which allows a slightly higher density than the existing R1-6 zoning. The Applicant is also requesting the approval of a PAD overlay for the Site to allow the Project to establish its own unique standards based on the development proposal.

According to the Zoning and Development Code, residential zoning districts, including the requested R1-4 District, are designed to provide neighborhoods with a range of housing densities and residential habitation options to support the varying lifestyles of Tempe’s residents. The Applicant’s proposal for redeveloping the infill Site will add needed diversity to the housing stock within north Tempe by providing high-quality, single-family detached homes that are appropriate for the area within the context of the Canal Park and Papago Park View residential neighborhoods adjoining the Site.

Project Site Design

Fundamentally, the site plan and orientation of buildings for the Project have been carefully crafted to minimize impacts to the surrounding neighborhood. Access to the Project is exclusively from College Avenue with an internal, private “U” shaped street. Meaningful setbacks and significant landscape buffering are provided around the perimeter of the site, particularly on the southern and western boundaries. An increased width landscape tract with guest parking is located along the western property boundary along with a maximum of two homes, which are located on oversized lots. The existing 20’ alley separates the Project from existing Canal Park neighbors. Further, the homes along this western edge are oriented such that the passive side of the home faces the existing residences in the Canal Park neighborhood to promote maximum privacy. All homes along the southern property line include increased depth, minimum 25’, backyards to provide greater separate to the existing homes to the south. The total distance between the homes along the southern property and the Canal Park lots to the south will be a minimum of 45’ due to the 20’ alley that separates the neighborhoods. Additionally, a minimum of two trees will be planted in the rear yard of each home along the southern property line to increase privacy.

The introduction of any new development in an established neighborhood creates an opportunity to take design cues from the surrounding homes and implement them into the thematic character of the community. Building materials popular in the 1950’s and 1960’s include standard and slump block CMU, red brick and painted board and batten wood paneling. As a result, the proposed thematic design utilizes integrally colored slump block for the perimeter theme wall. Accent panels on the corners and end caps of the walls are fabricated of rusted steel to provide a weathered, rustic character while still maintaining modern clean lines popular in today’s design aesthetic. The neighborhood monument sign also takes design cues from the nearby Papago Buttes and the surrounding homes. The primary sign wall is to be constructed of integrally colored board formed concrete to match the stone color of the Buttes, the character of the nearby Hole in the Rock and the
form of the board and batten panels on nearby homes. The sign panel continues the rusted steel effect from the theme walls and uses a simple Frank Lloyd Wright inspired font type similar to other monuments in the area. When all thematic elements are combined with the character of the landscape aesthetic, Shadow Rock becomes naturally connected with the neighborhood and surrounding areas.

**Landscape Design**

Situated less than a quarter mile from the regionally popular Papago Park, Phoenix Zoo, and Desert Botanical Garden, the Shadow Rock community has been designed to complement the natural desert character that is uniquely Arizona. Native and near native plant species are proposed to be used in all common area open spaces and arranged in informal groupings with an emphasis on maximizing visual interest and sustainability. Color, form and texture of the plant material selections provide year round curb appeal and create a sense of place that is familiar to the neighborhoods and surrounding desert open spaces. Evergreen shrub and ground cover species are used to create the underlying base of the landscape design while incorporating other seasonal flowering plants and specimen cacti. Plants are layered to provide lower growing varieties closest to the street and increasing in height closer to the perimeter walls. This layering also allows for CPTED requirements to be met and provide safe spaces adjacent to public sidewalks.

Shade trees are used throughout the landscape tract areas and provide shade for pedestrians along the College Avenue and Continental Drive frontage areas. The thornless varieties used also provide a safe alternative to the native species where pedestrian and cyclists would frequent as they pass by.

Natural contouring of the landscape areas has been achieved by putting all storm water retention underground in sub-surface storage tanks eliminating the need for unsightly above grade retention basins. As a result, meandering earth berms are incorporated into the design in all perimeter landscape tracts and accented with native granite boulders.

**Preliminary Grading and Drainage**

The topography of the Site is located outside of the delineated 100 year flood plain and is relatively flat. Runoff generated from the creation of impervious area will be managed on site through several underground storage tanks. Runoff will be routed and retained via surface flow and where necessary via storm drain pipes to the underground storage tanks. The 100-year storm 2-hour storm precipitation volume will be retained.

**Infrastructure/Utilities/Public Facilities**

The Site is located within the jurisdictional boundaries of the City of Tempe (City) and will receive Tempe public and fire services. Water and sewer service to the site, as well as sanitation services will also be provided by the City. Electric and telecommunications are to be provided by private utilities franchised by the City.
The proposed plat to subdivide the exiting property into 18 lots and tracts is consistent with the provisions set forth in Chapter 30: Subdivisions of Tempe Municipal Code.

**Conclusion**

The Applicant is proposing to redevelop an underutilized infill property with high-quality, single-family detached homes that will add needed diversity to the housing stock within north Tempe. As discussed in detail above, the Project will establish appropriate relationships with adjoining and nearby properties and the street environment. The Project within the context of the use and residential density envisioned for the Site is consistent with the General Plan 2040 and the adjoining Canal Park and Papago Park View residential neighborhoods. The Project will contribute to and/or further establish the residential use mix envisioned for north Tempe, as well serve as a catalyst for future redevelopment opportunities that will continue to enhance the developed environment and experience envisioned by the City for north Tempe.

We look forward to discussing the request with you in the near future and respectfully request your approval.