DESERT VIKING PROJECTS CONTD.
GOLD SPOT: ROOSEVELT ROW, PHOENIX, AZ
DESERT VIKING PROJECTS CONT'D.

SINGLE FAMILY RESIDENCES - GILBERT, AZ
EXISTING SITE CONDITION

LOOKING NW FROM S. FARMER AVE. & W. 7TH St.
EXISTING SITE CONDITION

LOOKING NE FROM W. 7TH St.
1. Encore on Farmer (5 stories)
2. Residences on Farmer (4 stories)
3. 4TwentyOne W. 6th Street Townhomes (3 & 4 stories)
4. Tempe Full Gospel Church
5. Revival Townhomes Apartments (2 stories)
6. The Brownstones at Hyde Park Townhomes (3 stories)
7. West 6th Tempe (22 & 30 stories)
8. The Hanover Project (6 stories)
9. The Foundry (under construction-10 stories)

Farmer Townhomes Project Site
SURROUNDING DEVELOPMENT
ALONG S. FARMER AVE. – S. OF W. 6TH ST.

- **Encore on Farmer**
  - Senior Housing – 4 Stories

- **Residences on Farmer**
  - Apartments – 4 Stories

- **Revival Townhomes**
  - Apartments – 2 Stories

- **The Foundry (Under Construction)**
  - Mixed Use – 9 Stories

- **Farmer Townhomes**
SURROUNDING DEVELOPMENT

ALONG W. 6TH ST. WEST OF S. FARMER AVE.

- Skye 15 Lofts
  Condominiums (2 stories)

- The Brownstones at Hyde Park
  Townhomes (3 stories)

- 4TwentyOne W. 6th Street
  Townhomes (3 & 4 stories)

□ Farmer Townhomes
Millstone
Townhomes – 3 Stories

Farmer Avenue Lofts
Townhomes – 3 Stories

Commercial Offices
(Architekton, Zion & Zion, etc.) - 2 & 3 Stories

Farmer Townhomes
Zoning Map Amendment to rezone site from R3 (Multi-Family Residential) District to R1 (Single-Family Residential) PAD (Planned Area Development) District

Development Plan Review for site and landscape plans and building elevations and materials approval
## Development Standards Comparison Chart

<table>
<thead>
<tr>
<th>Standard</th>
<th>R-3 Zoning (current)</th>
<th>R-1 PAD (Proposed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density (DU/acre)</td>
<td>20</td>
<td>25.77</td>
</tr>
<tr>
<td>Min. Lot Area per Dwelling Unit</td>
<td>2,180 sf</td>
<td>1,690 sf</td>
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<tr>
<td>Max. Building Height</td>
<td>30 ft.</td>
<td>37 ft.</td>
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<tr>
<td>Max Lot Coverage</td>
<td>50%</td>
<td>39.21%</td>
</tr>
<tr>
<td>Minimum Landscape Area</td>
<td>20%</td>
<td>31%</td>
</tr>
<tr>
<td>Setback Requirements (Building)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>20 ft.</td>
<td>10 ft.</td>
</tr>
<tr>
<td>Side</td>
<td>15 ft.</td>
<td>5 ft.</td>
</tr>
<tr>
<td>Street Side</td>
<td>10 ft.</td>
<td>10 ft.</td>
</tr>
<tr>
<td>Rear</td>
<td>15 ft.</td>
<td>5 ft.</td>
</tr>
</tbody>
</table>
15, three-story single-family attached homes featuring:

- Two bedrooms with flex space for home office or rec/play room
- Livable floor area of 1,442 square feet
- Private and secured two-car garage
- Private entry courts and exterior balconies on 2nd and 3rd floors

Enhanced pedestrian streetscape and landscaping

Internal/rear loaded garages

Three on-site parking spaces for guests use

Retention of on-street parking along W. 7th Street
LOOKING NW FROM S. FARMER AVE. & W. 7TH ST.

RENDERING