

# Staff Summary Report



City Council Meeting: 09/11/08

Agenda Item Number: 57

**SUBJECT:** This is an introduction and first public hearing for a Zoning Map Amendment and Planned Area Development Overlay for 6<sup>th</sup> & WILSON CUSTOM LOTS, located at 430 West 6<sup>th</sup> Street. The second public hearing is scheduled for October 2, 2008.

**DOCUMENT NAME:** 20080911dsdk01

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for 6<sup>th</sup> & WILSON CUSTOM LOTS (**PL080154**) (Joseph Lewis, Sunny Tempe Investments, property owner; Barry Goldstein, Vincent Goldstein Architect, applicant) consisting of a Planned Area Development for four new lots for three-story custom homes, ranging from 2,000-2,800 s.f. within a 1,114 s.f. building footprint on four 2,800 s.f. lots totaling .27 net acres, located at 430 W. 6<sup>th</sup> Street in the R-3, Multi-Family Residential Limited District. The request includes the following:

**ZON08005 – (Ordinance No. 2008.29)** Zoning Map Amendment from R-3 Multi-Family Residential Limited District to R-1 PAD, Single-Family Residential Planned Area Development District.

**PAD08009** – Planned Area Development Overlay for four new single-family lots with development standards to allow for future custom homes on 2,800 s.f. lots, with a 40-foot building height, 50% lot coverage, 25% landscape area, 5-foot front, side and street side-yard setbacks and a 15-foot rear yard setback.

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

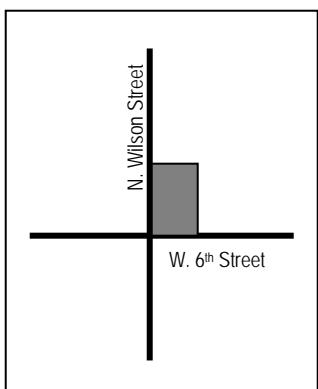
**REVIEWED BY:** Lisa Collins, Development Services Planning Director (480-350-8989)  
Chris Anaradian, Development Services Department Manager (480-858-2204)

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions  
Development Review Commission – Approval, subject to conditions plus one added

**ADDITIONAL INFO:**



Gross/Net site area	.27 acres
Total Building area	4,456 (total of all four custom home first floor footprints)
Lot Coverage	50 % (50% max. allowed in R-3, proposed PAD to match)
Density	15 du/ac (20 du/ac allowed in R-3, proposed PAD to decrease)
Building Height	40 ft (30 ft max. allowed in R-3, proposed PAD to increase)
Building setbacks	5' front, 5' side, 5' street side, 15' rear (20', 10', 10', 15' min. allowed in R-3, PAD proposed changes)
Landscape area	25% (25% min. required in R-3, PAD to match)
Vehicle Parking	8 spaces (8 min. required) provided in garage

A neighborhood meeting was held on June 9<sup>th</sup> for this application. The applicant also met with Riverside Sunset Neighborhood Association on July 1<sup>st</sup>.

**PAGES:**

1. List of Attachments
- 2-3. Comments
3. Reason for Approval
4. Conditions of Approval
5. History & Facts / Zoning & Development Code Reference

**ATTACHMENTS:**

1. Ordinance No. 2008.29
- 2-3. Legal Description
- 4-5. Waiver of Rights and Remedies form
6. Location Map
7. Aerial Photo
- 8-10. Letters of Explanation
- 11-12. Neighborhood Meeting Summaries
13. Site plan
14. Floor plans
- 15-16. Building Elevations
17. Landscape Plan
18. Preliminary Grading & Drainage Plan
19. Photographs

## **COMMENTS:**

This site is located on the northeast corner of Wilson and 6<sup>th</sup> streets in the Riverside Neighborhood Association. This request includes a Zoning Map Amendment from R-3, Multi-Family Residential Limited District to R1-PAD, Single-Family Residential with a Planned Area Development to establish the development standards for four new custom home lots, to be designed and built individually. The requested PAD would reduce the density of the property from up to 20 dwelling units per acre, to 15 dwelling units per acre, on .27 net acres which is a difference of 1 dwelling unit. The PAD would set a maximum 40 foot building height and reduce setbacks from the existing R-3 zoning. Additionally, the applicant needs approval of an Amended Subdivision Plat, to reconfigure Lots 9, 10 and 11. Should the zoning amendment and PAD be approved a final Subdivision Plat would be required for the four new individual for-sale custom home lots.

## **PUBLIC INPUT**

A neighborhood meeting is required and was held on June 9, 2008 from 6:00 p.m. to 8:00 p.m. at the Westside Multi-generational Center. See attached summary of meeting provided by the applicant. Development Services staff attended the meeting. Comments were generally inquiries of process and curiosity. Primary focus was on the future potential to develop these as individual custom homes, and what design standards would be applicable. For clarification: With Single Family Planned Area Developments, the only design standards are the standards recorded within the PAD; no materials, colors or styles are being proposed. Development Plan Review is not required for individual single-family homes, but is required for subdivisions where multiple lots are being developed, developments of two to three units require administrative review and four or more require review by the Commission. Staff received one phone call regarding this project, expressing concern about the proposed height. The applicant then met with the residents of Riverside Sunset Neighborhood Association on July 1, 2008 to present the project and answer questions. The summary of this meeting has been included in the attachments.

## **PROJECT ANALYSIS**

### **ZONING**

The proposed amendment to the zoning map would reduce the allowable density from 20 to 15 dwelling units per acre, which on the size of this lot, would mean the difference between the currently allowed 5 units and the proposed 4 units. The proposed zoning amendment is in the public interest by enabling the site to be developed for a new single-family owner-occupied housing product. There are limited opportunities for new single-family homes with backyards large enough to accommodate a pool in the Riverside neighborhood. This also provides for infill development, assisting in the revitalization and stabilization of the existing neighborhood. This proposal supports the Riverside/Sunset Strategic Plan Goals and Objectives, although the height is slightly higher than the preferred 35 foot maximum mentioned in the plan. Because the density map designates density up to 25 for this area, the proposed zoning change conforms to the General Plan land use and density map. The proposed infill development and standards are appropriate to the surrounding area, and are justified by the proposed project and context, in relation to the defined zoning district uses and standards.

### **PLANNED AREA DEVELOPMENT**

The proposed Planned Area Development would modify some of the standards of the existing development pattern in order to accommodate a new building type, and infill the area with small single-family residences. The density is reduced and the minimum lot size is increased. Most older existing structures in the area are one-story multi-family, but have the potential to go to 30 feet, if redeveloped, or 33 feet by use permit standard. The proposed height allows higher floor to ceiling living spaces and an open roof-top balcony accessed by an enclosed stairwell. The proposed lot coverage, landscape and rear yard setback conform to the existing development standards within the area. The front yard and side yard setbacks are reduced to accommodate a two-car garage and limited first floor living space within a 1,114 s.f. building footprint. The units are proposed to be pushed up closer to the street in order to maximize the utility of the back yard to accommodate private pools or allow for future expansions. In order to accommodate this PAD, a portion of Lot 10 has been added to the depth of these lots. The resulting shift in property lines requires the applicant to replat not only the 4 subject sites, but the 2 lots to the east, so that they are buildable lots conforming to the zoning code. The applicant is submitting a plat to City Council which modifies the property lines of the three lots, to provide sufficient room for this PAD, and two future lots to the east. A separate plat will be needed to provide the property lines between the four proposed lots of this PAD.

<b>Land Use Category</b>	Residential	Residential
<b>Zoning District</b>	R-3	R1-PAD Proposed
<b>Zoning Name</b>	Multi-family Residence General	Single-family Residence with Planned Area Development Overlay
<b>Density (DU/AC)</b>	20	15
<b>Minimum Lot Area per Dwelling Unit</b>	2,180 s.f.	2,930 s.f.
<b>Building Height</b>	30 ft	40 ft
<b>Max. Lot Coverage (% of net)</b>	50%	50%
<b>Min. Landscape Area (% of net)</b>	25%	25%
<b>Front Parking setback</b>	20 ft	20 ft
<b>Front Building setback</b>	20 ft	5 ft
<b>Side building setback</b>	10 ft.	5 ft
<b>Side common wall setback</b>	0 ft	0 ft
<b>Rear Building setback</b>	15 ft	15 ft

Section 6-305 D. Approval criteria for P.A.D.:

1. The proposed land use is allowable in Part 3.
2. Development of this site will conform to the development standards listed above, as established as part of the PAD Overlay District.
3. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

**Conclusion**

Based on the information provided by the applicant and the above analysis staff recommends approval of the requested Zoning Amendment and Planned Area Development. 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 PAD overlay process was specifically created to allow for greater flexibility, the proposed development is in keeping with the development standards of the existing neighborhood context, with modifications made only as necessary to allow a unique housing infill project.
4. The proposed project is supportive of the long-term goals of the Sunset Riverside Strategic Plan for revitalization and infill.
5. The proposed project meets the approval criteria for a Zoning Amendment and Planned Area Development.

**ZON08020 AND PAD08009****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. A building permit shall be obtained on or before August 14, 2010 or the zoning of the property may revert to that in place at the time of application, subject to a public hearing.
2. The property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134 that may now or in the future exist, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, which shall be submitted to the Development Services Department no later than September 12, 2008, or the Zoning Map Amendment and Planned Area Development Overlay approval shall be null and void.
3. The Planned Area Development for 6<sup>th</sup> & Wilson Custom Home Lots shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
4. An amended Subdivision Plat is required for this development and 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 August 14, 2009. Failure to record the plan within one year of City Council approval shall make the plan null and void.
5. Provide 6'-0" wide public sidewalk along both streets.
6. All development standards for the Planned Area Development Overlay shall conform to the standards as presented at the hearing and shall not be modified by individual custom home development:

<b>Land Use Category</b>	Residential
<b>Zoning District</b>	R1-PAD
<b>Zoning Name</b>	Single-family Residence with Planned Area Development Overlay
<b>Density (DU/AC)</b>	15
<b>Minimum Lot Area per Dwelling Unit</b>	2,930 s.f.
<b>Building Height</b>	40 ft
<b>Max. Lot Coverage (% of net)</b>	50%
<b>Min. Landscape Area (% of net)</b>	25%
<b>Front Parking setback</b>	20 ft
<b>Front Building setback</b>	5 ft
<b>Side building setback</b>	5 ft
<b>Side common wall setback</b>	0 ft
<b>Rear Building setback</b>	15 ft

7. AS A CONDITION OF SALE, ALL HOME ELEVATIONS SHALL BE SUBJECT TO APPROVAL BY CITY STAFF WITH THE UNDERSTANDING THAT THE FAÇADES WILL NOT BE IDENTICAL AND SHALL BE COMPLIMENTARY. (ADDED BY THE COMMISSION)

## **HISTORY & FACTS:**

September 1959              Building Permits issued for two buildings containing 11 apartments on Lots 9 and 10 in the R-3 Multi-family zoning district.

No further history or entitlements have been identified; the site has functioned as the existing multi-family use since 1960.

July 8, 2008              Development Review Commission heard the request for a Zoning Map Amendment and Planned Area Development for four new custom home lots, recommendation is forthcoming.

July 29, 2008              Development Review Commission continued the hearing until August 12, 2008.

August 12, 2008              Development Review Commission heard the request for a Zoning Map Amendment and Planned Area Development for four new custom home lots and recommended approval.

## **ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-304, Zoning Map Amendment

Section 6-305, Planned Area Development (PAD) Overlay districts

ORDINANCE NO. 2008.29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

\*\*\*\*\*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

**Section 1.** That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the R-3, Multi-family Residential Limited District and designating it as R-1 PAD, Single Family Residential Planned Area Development on .27 acres.

LEGAL DESCRIPTION

*See Attached*

TOTAL AREA IS .27 GROSS ACRES.

**Section 2.** Further, those conditions of approval imposed by the City Council as part of Case # ZON08005 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

**Section 3.** Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

A

**DEI**

Professional  
Services, LLC

Civil Engineering  
Land Surveying  
Project Management



MAY 14, 2008  
PROJECT # 08070

**LEGAL DESCRIPTION  
6<sup>TH</sup> AND WILSON**

A PARCEL OF LAND BEING A PORTION OF LOTS 9 AND 10, BLOCK 1 OF "ORTH SUBDIVISION" RECORDED IN BOOK 33 OF MAPS, PAGE 40, MARICOPA COUNTY RECORDS, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE INTERSECTION OF 5<sup>TH</sup> STREET AND WILSON STREET, BEING A BRASS CAP FLUSH, FROM WHICH THE INTERSECTION OF 5<sup>TH</sup> STREET AND FARMERS AVENUE, BEING A BRASS CAP IN A HANHOLE, BEARS SOUTH 89 DEGREES 47 MINUTES 31 SECONDS EAST, A DISTANCE OF 464.89 FEET.**

**THENCE SOUTH 00 DEGREES 03 MINUTES 11 SECONDS EAST, ALONG THE MONUMENT LINE OF SAID WILSON STREET, A DISTANCE OF 220.59 FEET;**

**THENCE NORTH 89 DEGREES 56 MINUTES 49 SECONDS EAST, DEPARTING SAID MONUMENT LINE, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 9 OF SAID "ORTH SUBDIVISION" AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:**

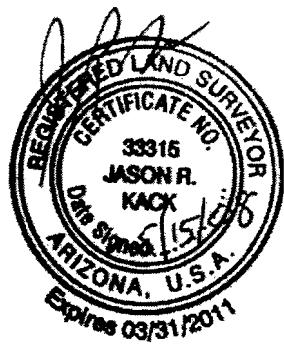
**THENCE SOUTH 89 DEGREES 47 MINUTES 56 SECONDS EAST, ALONG THE NORTH LINE OF LOTS 9 AND 10 OF SAID SUBDIVISION, A DISTANCE OF 70.00 FEET;**

**THENCE DEPARTING SAID NORTH LINE AND ALONG A LINE 70.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 9, SOUTH 00 DEGREES 03 MINUTES 11 SECONDS EAST, A DISTANCE OF 167.45 FEET TO THE SOUTH LINE OF SAID LOT 10;**

**THENCE NORTH 89 DEGREES 48 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 9 AND 10, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9;**

THENCE NORTH 00 DEGREES 03 MINUTES 11 SECONDS WEST, DEPARTING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 167.46 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 11,722 SQUARE FEET OR 0.2691 ACRES, MORE OR LESS.



**WHEN RECORDED RETURN TO:**  
City of Tempe  
Development Services Department  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by \_\_\_\_\_ (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL080154** to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT  
 ZONING MAP AMENDMENT  
 PAD OVERLAY  
 HISTORIC PRESERVATION DESIGNATION/OVERLAY  
 USE PERMIT  
 VARIANCE  
 DEVELOPMENT PLAN REVIEW  
 SUBDIVISION PLAT/CONDOMINIUM PLAT  
 OTHER \_\_\_\_\_

*(Identify Action Requested))*

for development of the following real property (Property):

Parcel No. 124 - 33 – 009A  
430 W. 6<sup>th</sup> Street, Tempe, AZ 85281

---

*See attached legal description*

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

---

(Signature of Owner)

---

(Printed Name)

---

(Signature of Owner)

---

(Printed Name)

State of Arizona                                      )  
    ) ss  
County of \_\_\_\_\_                                    )

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by

---

---

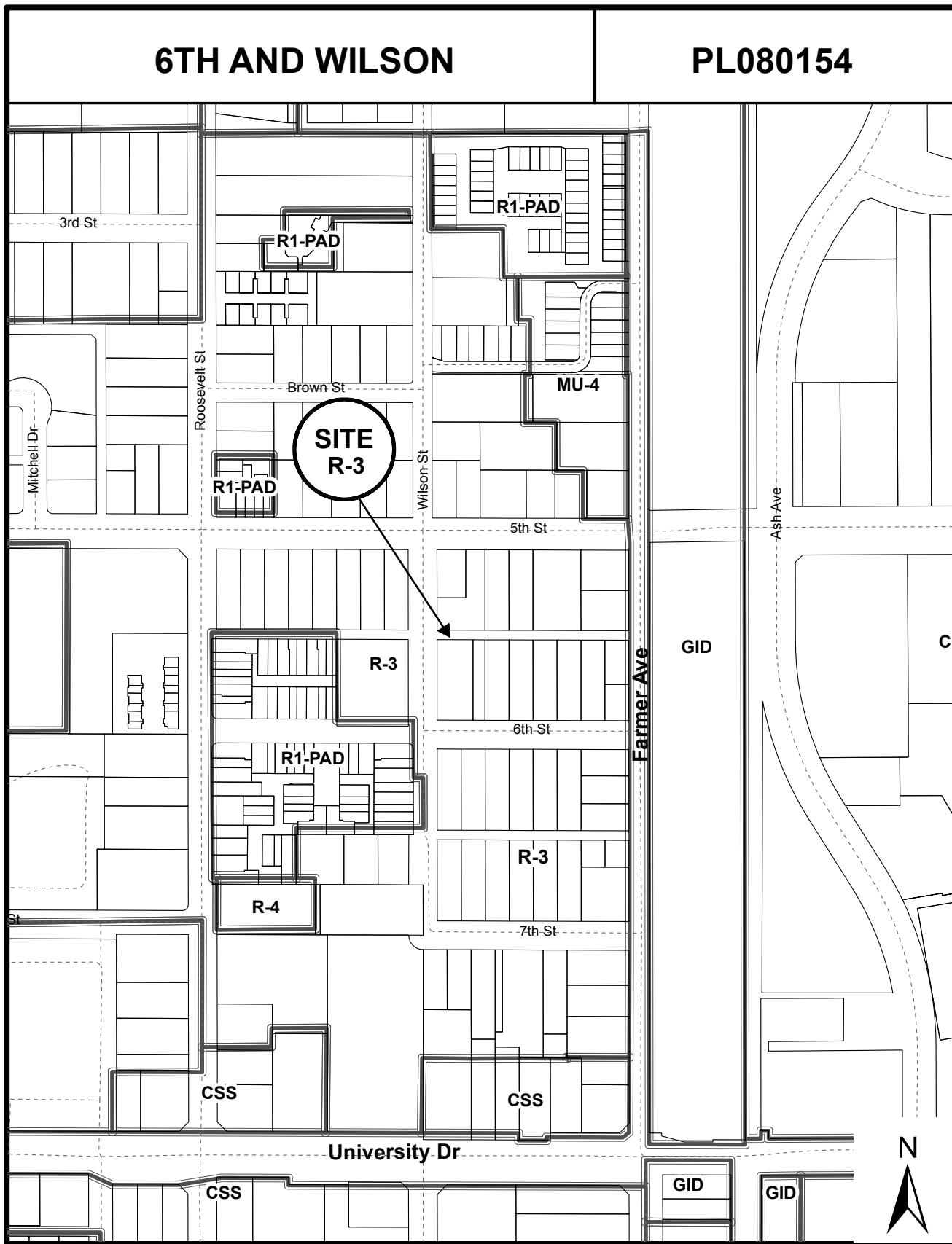
---

(Signature of Notary)

(Notary Stamp)

## 6TH AND WILSON

**PL080154**



**Location Map**



**6TH & WILSON CUSTOM HOME LOTS (PL080154)**



VINCENT | GOLDSTEIN  
A R C H I T E C T S



1 East Camelback | Suite 430  
Phoenix, AZ 85012  
602.716.5611 | fx 602.716.5613  
vgaarchitects.com

June 25, 2008

RE: Sub-division Plat Amendment  
6<sup>th</sup> and Wilson Custom Home Lots- SPR08029  
430 W 6<sup>th</sup> Street  
Tempe, AZ 85281

Diana Kaminski  
City of Tempe  
Development Services Department  
31 East Fifth Street  
Tempe, AZ 85280-5002

Dear Ms. Kaminski,

We are requesting the review of the attached submittal for Sub-division Plat amendment:

The proposed project is situated on a half acre lot and is currently zoned R-3. We have applied to change the zoning to an R-1PAD it allows the owner to sub-divide the lot as indicated in the plans and establish the development standards required to market a unique "for-sale" single family product in the downtown area thus maximizing the potential of the site as allowed in accordance to the General Plan 2030 and the Zoning and Development code. The proposed residence would have a two car garage with the entrance and a den at the lower level. The Second Level consists of the Living Level with a Kitchen, Dining and Living Area with a balcony facing Wilson. The Third Level is the Sleeping Level with a Master Bedroom Suite, two (2) bedrooms, bath and Laundry Room. There will be a Roof Deck of approximately 350 S.F.. The Elevation will have a modern look with a combination of Stucco, Steel and engineered wood siding,

Sub -division Plat Amendment Request:

Sunny Tempe Investments currently owns Lot 9 (proposed site), 10 and 11. Through the appropriate lot platting procedures we propose to take 20'-0" of Lot 10 and give it to Lot 9 to allow for a 70.0' (d) by 167.4' (l). Lot 9 will be split into four (4) lots of equal size. Each lot to be sold off individually for use as a single family residence with a proposed building area of 1,114 S.F with a backyard to allow for the future pool, play area.

Sincerely,

Barry Goldstein, AIA  
Principal



VINCENT | GOLDSTEIN  
A R C H I T E C T S

1 East Camelback | Suite 430  
Phoenix, AZ 85012  
602.716.5611 | fx 602.716.5613  
vgaarchitects.com

June 25, 2008

RE: Zoning Map Amendment  
6<sup>th</sup> and Wilson Custom Home Lots– SPR08029  
430 W 6<sup>th</sup> Street  
Tempe, AZ 85281

Diana Kaminski  
City of Tempe  
Development Services Department  
31 East Fifth Street  
Tempe, AZ 85280-5002

Dear Ms. Kaminiski,

We are requesting the review of the attached submittal for Zoning Map Amendment:

Sunny Tempe Investments currently owns Lot 9 (proposed site), 10 and 11. Through the appropriate lot platting procedures we propose to take 20'-0" of Lot 10 and give it to Lot 9 to allow for a 70.0' (d) by 167.4' (l). Lot 9 will be split into four (4) lots of equal size. Each lot will be sold off individually for use as a single family residence with a proposed building area of 1,114 S.F with a backyard to allow for the future pool, play area, etc. The proposed residence would have a two car garage with the entrance and a den at the lower level. The Second Level consists of the Living Level with a Kitchen, Dining and Living Area with a balcony facing Wilson. The Third Level is the Sleeping Level with a Master Bedroom Suite, two (2) bedrooms, bath and Laundry Room. There will be a Roof Deck of approximately 350 S.F.. The Elevation will have a modern look with a combination of Stucco, Steel and engineered wood siding,

Zoning Map Amendment:

The proposed project is situated on a half acre lot and is currently zoned R-3. In changing the zoning to an R-1PAD it allows the owner to sub-divide the lot as indicated in the plans and establish the development standards required to market a unique "for-sale" single family product in the downtown area thus maximizing the potential of the site as allowed in accordance to the General Plan 2030 and the Zoning and Development code.

Sincerely,

Barry Goldstein, AIA  
Principal



VINCENT | GOLDSTEIN  
A R C H I T E C T S

1 East Camelback | Suite 430  
Phoenix, AZ 85012  
602.716.5611 | fx 602.716.5613  
vgaarchitects.com

June 25, 2008

RE: 6<sup>th</sup> and Wilson Custom Home Lots— SPR08029  
430 W 6<sup>th</sup> Street  
Tempe, AZ 85281

Diana Kaminski  
City of Tempe  
Development Services Department  
31 East Fifth Street  
Tempe, AZ 85280-5002

Dear Ms. Kaminski,

We are requesting the review of the attached submittal for a PAD Overlay District approval:

Sunny Tempe Investments currently owns Lot 9 (proposed site), 10 and 11. Through the appropriate lot platting procedures we propose to take 20'-0" of Lot 10 and give it to Lot 9 to allow for a 70.0' (d) by 167.4' (l). Lot 9 will be split into four (4) lots of equal size. Each lot will be sold off individually for use as a single family residence with a proposed building area of 1,114 S.F with a backyard to allow for the future pool, play area, etc...

The proposed residence would have a two car garage with the entrance and a den at the lower level. The Second Level consists of the Living Level with a Kitchen, Dining and Living Area with a balcony facing Wilson. The Third Level is the Sleeping Level with a Master Bedroom Suite, two (2) bedrooms, bath and Laundry Room. There will be a Roof Deck of approximately 350 S.F.. The Elevation will have a modern look with a combination of Stucco, Steel and engineered wood siding,

PAD approval:

The proposed project is situated on a half acre lot and is currently zoned R-3. In changing the zoning and using the PAD guidelines it allows the owner to sub-divide the lot as indicated in the plans and establish the development standards required to market a unique "for-sale" single family product in the downtown area thus maximizing the potential of the site as allowed in accordance to the General Plan 2030 and the Zoning and Development code.

Sincerely,

A handwritten signature in black ink, appearing to read "Barry Goldstein".

Barry Goldstein, AIA Principal

## **6<sup>th</sup> & WILSON CUSTOM LOTS (PL080154)**

### **NEIGHBORHOOD MEETING NOTES**

Date: June 9<sup>th</sup>, 2008

Location: Westside Community Center, Tempe, AZ

People at the meeting: 14

Minutes by Fernando Salazar (VVG Architects)

The owner/developer explained the concept of the project to divide a lot into four. These 4 lots would be zoned for single residence within the boundaries established by the Zoning department.

Future buyers could build a house and change the architecture presented in the preliminary plans but only inside the envelope created by the zoning setbacks and the height restrictions.

One person complained about the noise of the train being close to the property.

Another person asked if future buyer has to build immediately or can “sit” on the lot as they want. The answer was positive. Future owner has same privileges and rights as any other single house lot owner.

Comments about how the neighborhood has been changing.

People asked about maintenance. The answer was that maintenance was the same as any other house owner.

Sidewalks. The developer will increase the width of the sidewalk to 6 feet just the front of the property.

Some people stated that the area looks like an “island”. They are surprised that the City has not encouraged change.

Some questions about other areas developing around. The answer was not much. Most of other projects are on hold.

Developer stated that this area is getting a little eclectic. Also states that the opposite corner could have a very positive impact if developed, right now is an empty lot.

Around the neighborhood there is an empty pink house; neighbors encouraged each other to write to the City to do something about it.

There are other concerns about graffiti in the area.

Finally some people asked if they can follow the process for this lot. The developer gave their phone number and address and to call him or the City.



VINCENT | GOLDSTEIN  
A R C H I T E C T S

1 East Camelback | Suite 430  
Phoenix, AZ 85012  
602.716.5611 | fx 602.716.5613  
vgaarchitects.com

July 2, 2008

RE: **6<sup>th</sup> and Wilson Custom Home Lots– SPR08029**  
**430 W 6<sup>th</sup> Street**  
**Tempe, AZ 85281**

Diana Kaminski  
City of Tempe  
Development Services Department  
31 East Fifth Street  
Tempe, AZ 85280-5002

Dear Ms. Kaminski,

I met with the Riverside Sunset neighborhood committee on July 1, 2008 at 6:30 PM at the Westlake Community Center. There were six (6) attendees from the neighborhood (see attached “sign-in” sheet).

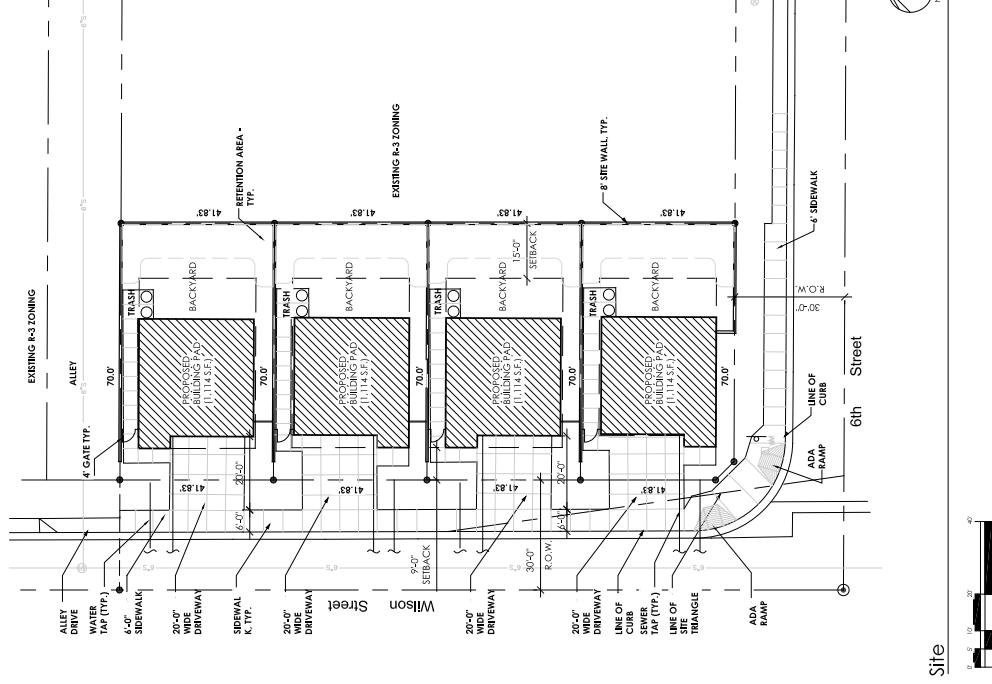
Here are some notes and comments from the meeting:

- Cost of lots - I could not answer this and if they like I could get this information from the owner.
- Cost of future units – Based on current costs of our existing projects I told them about \$200/SF.
- Emphasized these are four (4) separate lots “for sale” and they may not be developed by the current owner. The architecture currently designed and presented to the group is being used as a place holder and helped develop the PAD standards for the site. We would love to see four (4) different concepts.
- All of the attendees gave positive feedback on the project.
- The only concern came from Bill Butler who was concerned about the 40'-0" height request. I explained this height was derived from the use of a stairwell to access the roof deck we proposed as part of our design. I pointed out that our 5<sup>th</sup> Street Lofts project was 38'-0" in height and our 675 South Project is 50'-0", so this project fits within the context of what has already been approved in this area. He said he might bring up this issue at the hearing on the 8<sup>th</sup>. The other attendees did not seem to be as concerned with this issue.
- Meeting ended around 7 PM.

Sincerely,

Barry Goldstein, AIA Principal

# PLANNED AREA DEVELOPMENT OVERLAY FOR 6th & WILSON CUSTOM HOME LOTS



## PROJECT INFORMATION

OWNER:	SUNNY TEMPE INVESTMENTS P.O. BOX 1792 TEMPE, AZ 85281-1797 482.968.4334
ARCHITECT:	VINCENT GOLDSTEIN ARCHITECTS ONE EAST CAMELBACK ROAD SUITE 430 PHOENIX, AZ 85012 482.968.4334 BARRY GOLDSTEIN, AIA 430 WEST 6TH STREET TEMPE, ARIZONA 85281
PROJECT ADDRESS:	
ASSESSOR'S PARCEL NUMBER:	124-33-069A
EXISTING ZONING:	R-3
EXISTING NET LOT AREA:	11,721 SF (27 acres)
PROPOSED:	Four (4) Equal Lots / 11,721 SF = 2,930 SF
LEGAL DESCRIPTION:	LOT 9, BLOCK 1 OF ORTH SUBMISSION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 33 OF MAPS, PAGE 40.
DESCRIPTION:	DESCRIBED PROPERTY BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASES, AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND COMPRISING AN AREA OF 25.00 SQUARE FEET OR 0.5764 ACRES MORE OR LESS.
PROPOSED USE/PROJECT DESCRIPTION:	DIVIDE EXISTING LOT 9 INTO FOUR (4) SEPARATE FOR SALE LOTS OF EQUAL SIZE DIMENSION FOR FUTURE SINGLE FAMILY RESIDENCES * PROVIDE A 1,145 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH A 500 SQUARE FOOT ROOF TOP DECK * 2,800 SQUARE FOOT BUILDING FOR THE FUTURE CONSTRUCTION OF A 2,000- LOT COVERAGE: LOT COVERAGE SHALL MEAN THE AREA OF LAND WHICH IS COVERED BY A BUILDING ON A PARTICULAR SITE. LOT COVERAGE SHALL BE THE PERCENTAGE OF NET LOT AREA WHICH IS COVERED BY THE GROSS FLOOR AREA OF THE FIRST FLOOR. TOTAL BUILDING FOOTPRINTS (NET LOT AREA) = LOT COVERAGE PROPOSED MAX LOT COVERAGE = 100% $1,145 \text{ SF} / 2,800 \text{ SF} * 100 = 39.0\% < 40\% = \text{OK}$ GENERAL PLAN 2030 PROJECTED LAND USE: LAND USE: LIVE/RESIDENTIAL GENERAL PLAN 2030 PROJECTED RESIDENTIAL DENSITY: DENSITY ALLOWED: 25 UNITS/ACRE
ZONING CODE DATA:	ZONING MAP AMENDMENT REQUESTED: REQUEST TO CHANGE THE EXISTING R-3 MULTIFAMILY TO R-1 PAD SINGLE FAMILY PARKING REQUIRED TABLE 405E: SINGLE FAMILY REQUIRED: 2 SPACES PROVIDE: 2 SPACES (ENCLOSED GARAGE) x 4 UNITS = 8 SPACES BICYCLE PARKING PROVIDED: 2 PROVIDED IN GARAGE CONSTRUCTION TYPE AND OCCUPANCY [IRC 2004]: CONSTRUCTION TYPE: R3 SUBDIVISION PLAT REQUIRED: V8 Site

STANDARD	R-3
DENSITY(DU/ACRE)	20
MIN. LOT LENGTH (FEET)	21,180 ft
MIN. LOT AREA (SQUARE FEET)	2,800 sf
MIN. SITE AREA (SQUARE FEET) PER Dwelling	---
MIN. LOT WIDTH (FEET)	41'3"
MIN. LOT LENGTH (FEET)	70.00
Building Height (feet), see section	---
Building Height Step-Back Max.	30 ft
Building Height Max.	40 ft
Required Coverage % of net site area	Yes
Max. Lot Coverage % of net site area	No
Min. Landscape Area (% of net lot area)	50%
Seabacks (feet):	25%
Front	20 ft
Building	15 ft
Open structures	5 ft
Parking	20 ft
Side	10 ft
Building Walls	5 ft
Balcony or Porch Wall	5 ft
Common Walls	0 ft
Rear	15 ft
Building Wall, Porch	15 ft
Balcony, or Porch Wall	0 ft
Common Walls	0 ft
Street Side	10 ft
Parking	20 ft

\* propose undergrounding utilities in front/back of Wilson Street;  
Electric Service  
Gas Service - Individual meters  
Water Service - Individual meters  
Sewer Service - Individual taps

ZONING MAP AMENDMENT REQUESTED:  
REQUEST TO CHANGE THE EXISTING R-3 MULTIFAMILY TO R-1 PAD SINGLE FAMILY  
PARKING REQUIRED TABLE 405E:  
SINGLE FAMILY REQUIRED: 2 SPACES  
PROVIDE: 2 SPACES (ENCLOSED GARAGE) x 4 UNITS = 8 SPACES  
BICYCLE PARKING PROVIDED: 2 PROVIDED IN GARAGE  
CONSTRUCTION TYPE AND OCCUPANCY [IRC 2004]:  
CONSTRUCTION TYPE: R3  
SUBDIVISION PLAT REQUIRED: V8

REC080491  
PAD08009

REC08029  
LOCATION MAP

REC08009  
PAD08009

REC08029  
LOCATION MAP



REC08029  
LOCATION MAP



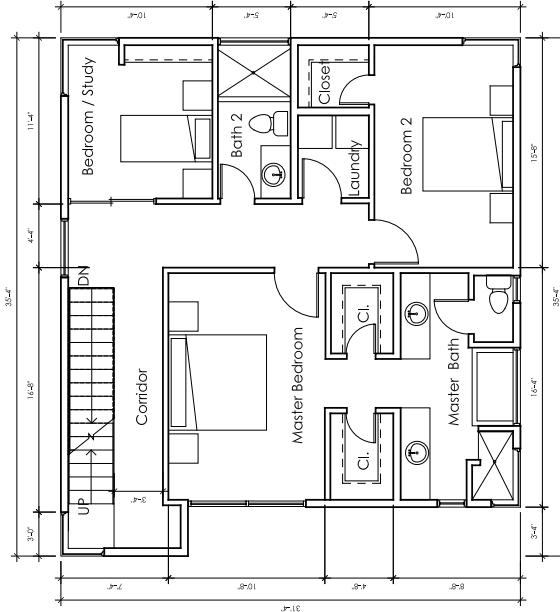
REC08029  
LOCATION MAP

**PLANNED AREA DEVELOPMENT OVERLAY  
FOR 6th & WILSON CUSTOM HOME LOTS**

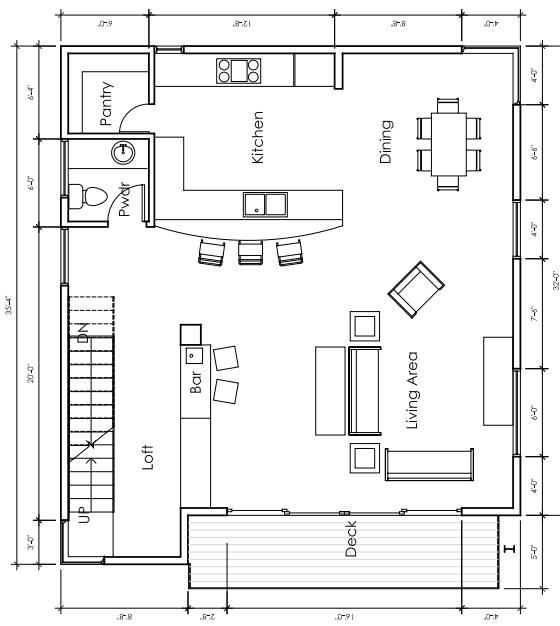
**REC08029**

**PAD08009**

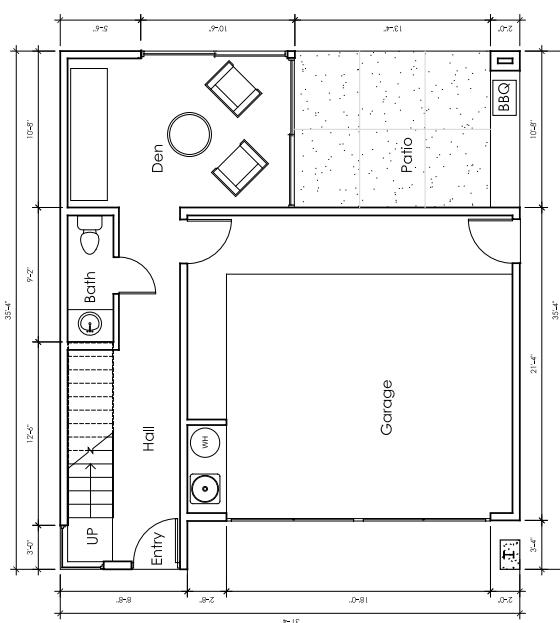
**DS080491**



**3rd Level**  
SCALE  
1/4" = 1'-0"



**2nd Level**  
SCALE  
1/4" = 1'-0"



**Ground Level**  
SCALE  
1/4" = 1'-0"

**REC08029**

**PAD08009**

**DS080491**

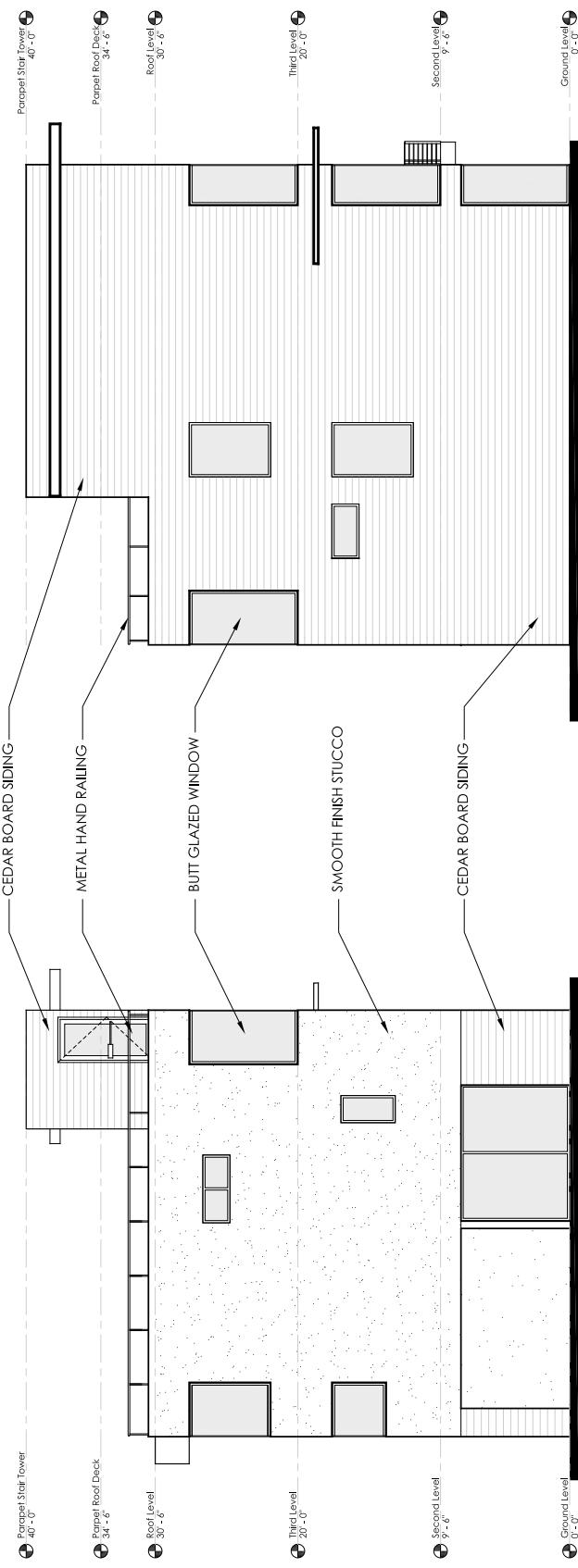


**PLANNED AREA DEVELOPMENT OVERLAY  
FOR 6th & WILSON CUSTOM HOME LOTS**

REC08029

PAD08009

DS080491



East Elevation  
SCALE

1/4 = 1'-0"

DS080491

PAD08009

REC08029

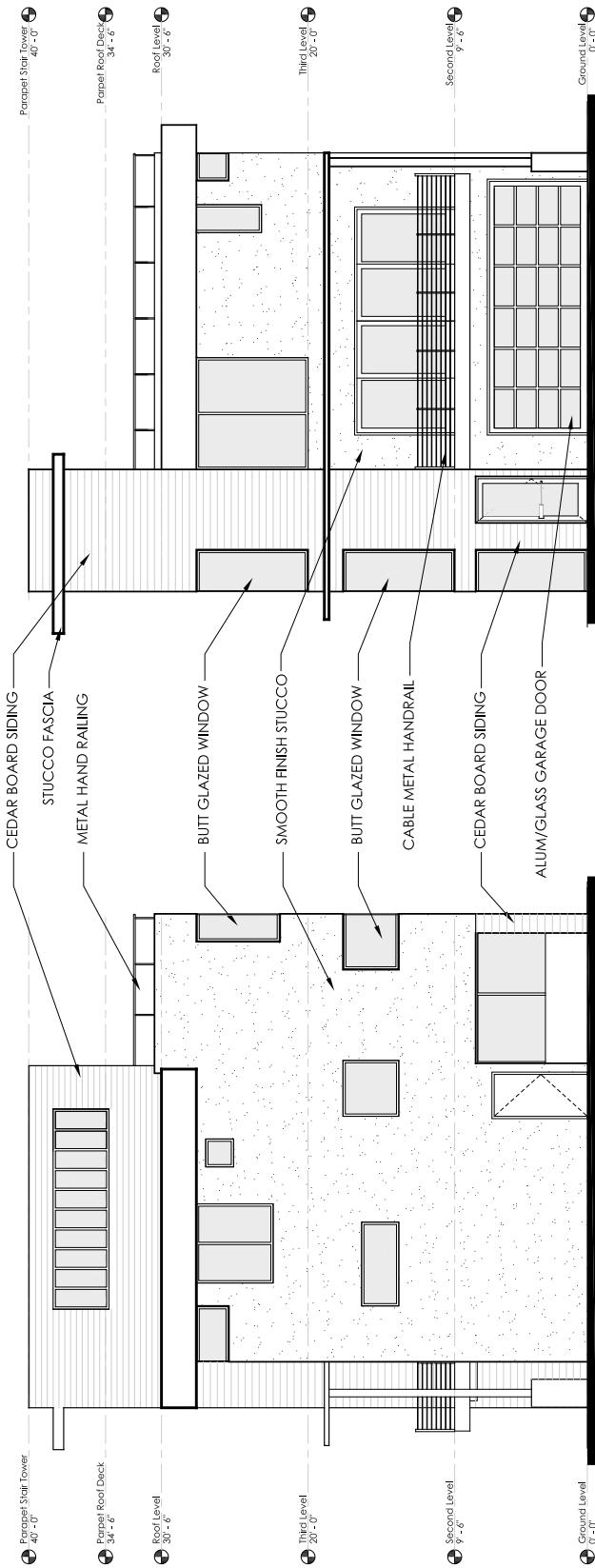
**Vg&**  
VINCENT GOLSTEIN  
A. R. C. H. I. A. M. P. S. A. C. T. C. R. E. D.  
Architectural Designer / Residential Architect

**PLANNED AREA DEVELOPMENT OVERLAY  
FOR 6th & WILSON CUSTOM HOME LOTS**

REC08029

PAD08009

DS080491



**South Elevation**  
SCALE 1/4 = 1'-0"

DS080491

PAD08009

REC08029

**Vg&a**  
VINCENT GOLSTEIN  
P.C.H. Architects Inc.  
Architects • Interior Designers • Planners

**West Elevation**  
SCALE 1/4 = 1'-0"



the design element

Landscape architecture

The design element, LLC

1250 west Washington Street

Tempe, Arizona 85281

P: 480.944.0770

F: 480.944.0771

[www.TheDesignElement.com](http://www.TheDesignElement.com)



BUILDING  
DEPARTMENT

PERMIT NO. 06-00008

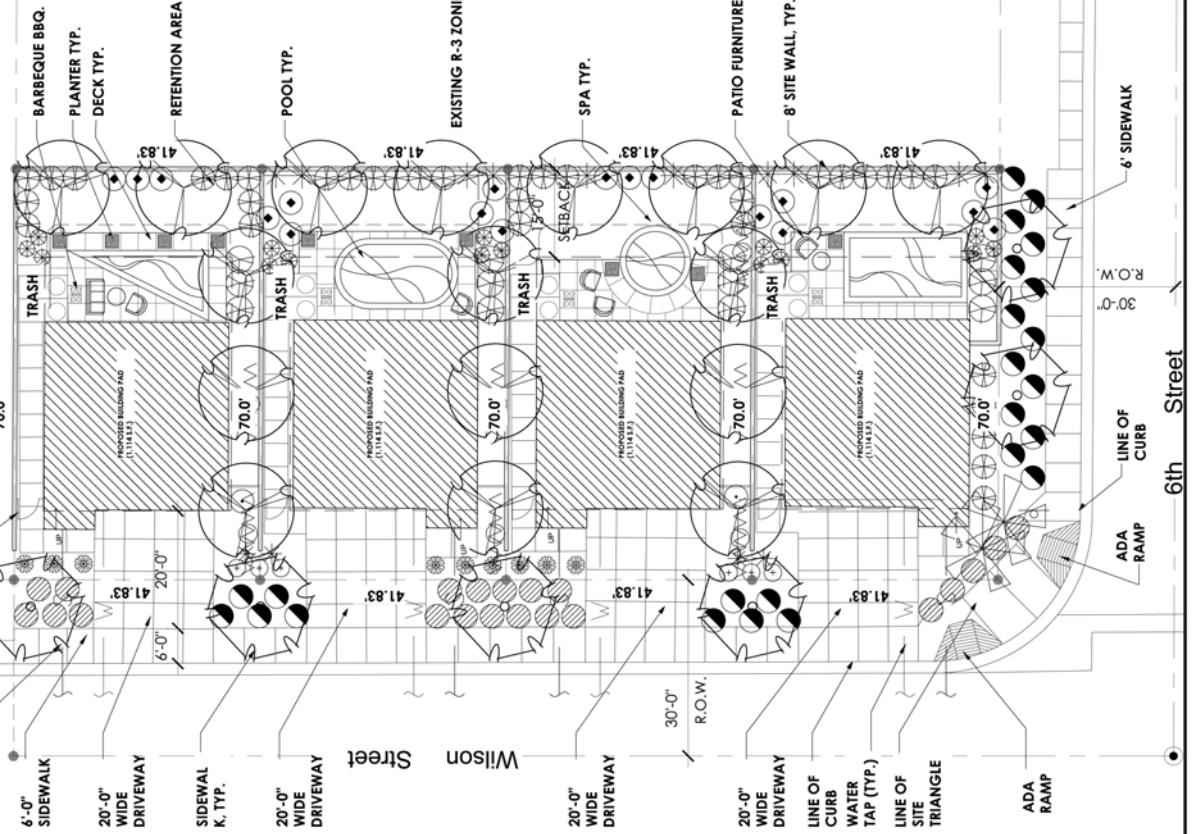
# CUSTOM HOME LOTS 6TH AND WILSON

TEMPE, ARIZONA

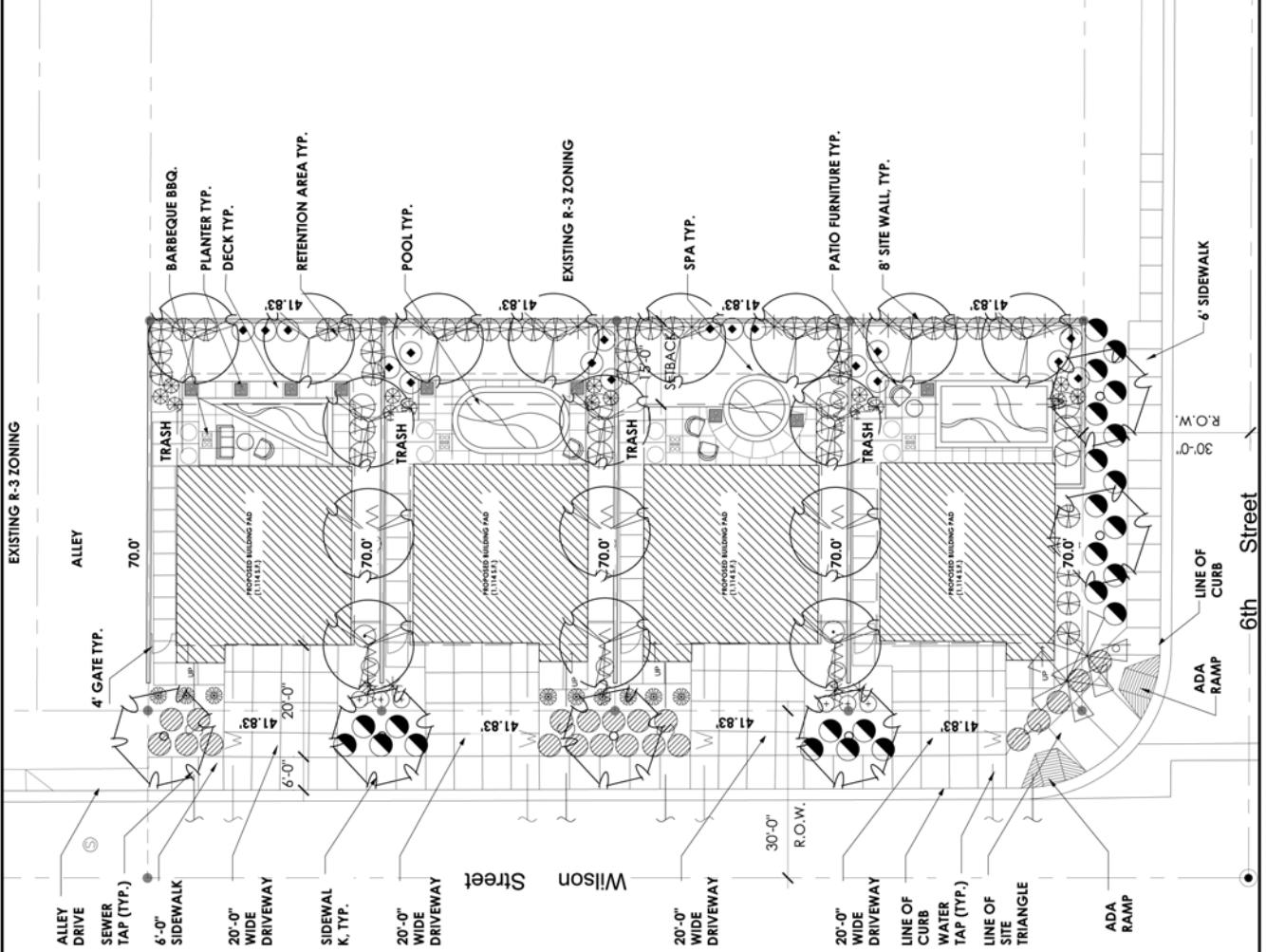
## PLANT LEGEND

### GENERAL LANDSCAPE STANDARDS

SOILS AND SODULATIONS:  
Depth of landscape soils: 4" min.  
Depth of landscape soils: 6" min.  
Depth of landscape soils: 8" min.  
A minimum of 25% native landscape will be 30%  
Required landscape maintenance.



### EXISTING R-3 ZONING



### SITE DATA

R-3, MULTIFAMILY RESIDENTIAL, LIMITED  
EXISTING ZONING.

MINIMUM STREET REQUIREMENTS:  
FRONT: 25.00 FEET  
SIDE: 15.00 FEET  
REAR: 15.00 FEET  
MAXIMUM FRONT: EXCEDED 15 FEET AND FIVE  
REAR: EXCEDED 15 FEET AND FIVE  
AND ONE FOOT OF ATTACH TO THE  
FOR EVERY FOOT OF BUILDING ABOVE  
15.00 FEET.



### VICINITY MAP

PROJECT NUMBER: DE-0021

ISSUED FOR

PRELIMINARY

ISSUED DATE:

5/20/2008

DRAWN BY: MB

REVIEWED BY: JA



REVISIONS:

#

Date

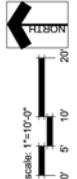
Description

△

SHEET NAME:  
**PRELIMINARY  
LANDSCAPE PLAN**

SHEET NUMBER:  
**L1.00**

NETW. 1 of 1



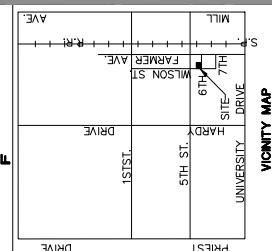


198 - 2008  
**26**  
YEARS OF  
EXCELLENCE  
Professional Services, L.L.C.

CONCEPTUAL UTILITIY AND DRAINAGE PLAN  
TEMPE, ARIZONA  
6TH AND WILSON CUSTOM HOME LOTS

VERSIONS  
REVISONS  
VERSIONS  
REVISONS

CONCEPT  
PLAN  
**CG1**  
1 of 1



**OWNER/DEVELOPER:**

JOHN T. TIEF INVESTMENTS  
P.O. BOX 727  
TEMPE, AZ 85281  
TELE: (480) 368-4334  
CONTACT: JEFFREY LENS

**ARCHITECT:**

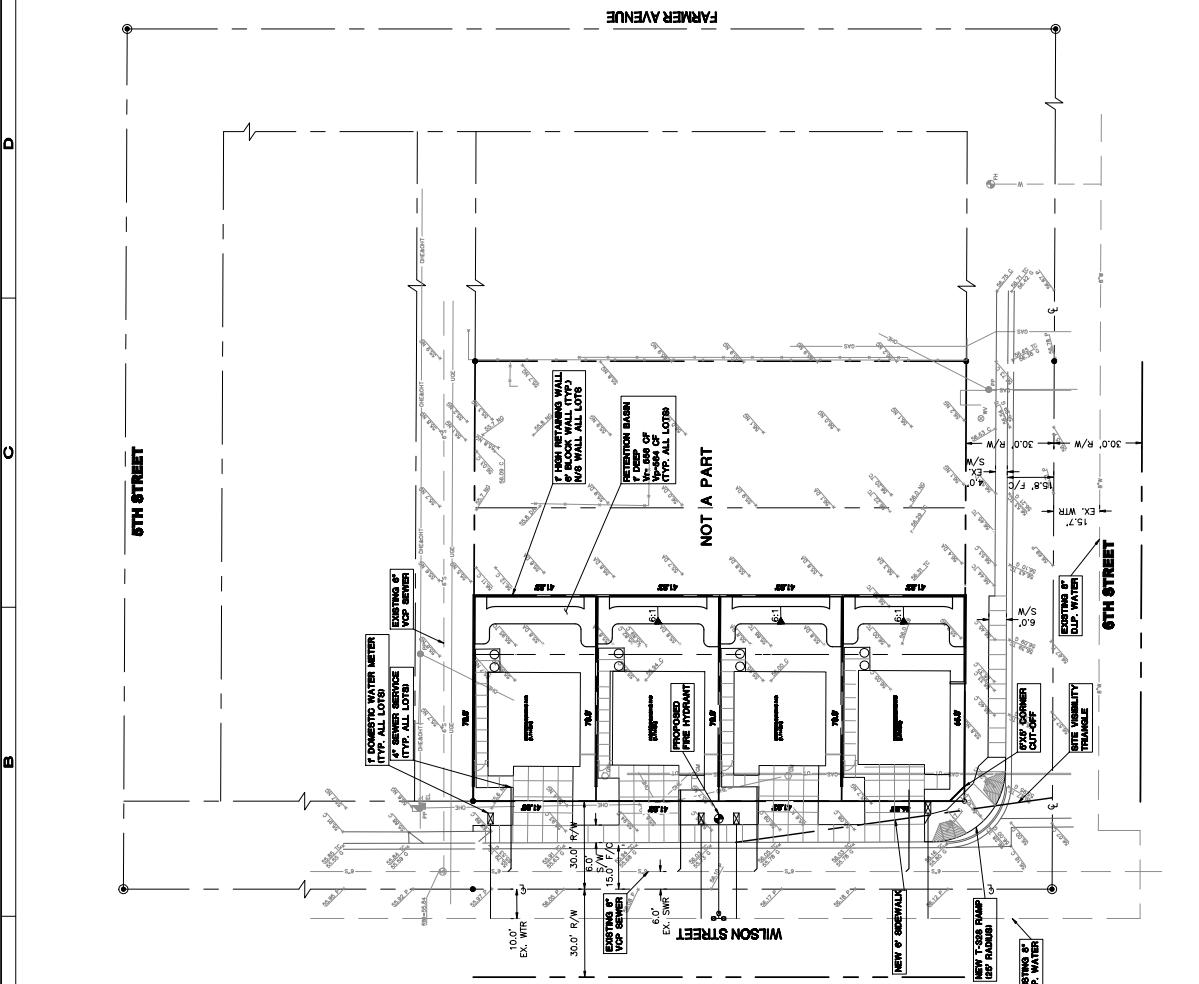
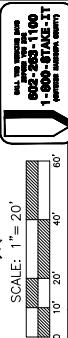
VINCENT CALSTEN ARCHITECTS  
115 COLLEGE ROAD, SUITE 430  
PHOENIX, AZ  
TEL: (602) 718-5811  
FAX: (602) 718-5813  
CONTACT: BARRY CALSTEN

**ENGINEER:**

DEI PROFESSIONAL SERVICES  
6225 N. 24TH STREET, SUITE 100  
PHOENIX, AZ 85016  
PH: (602) 944-0038  
FAX: (602) 944-9605  
CONTACT: CHARLIE BAKER

**RETENTION CALCULATIONS**

RETENTION VOLUME REQUIRED	WHERE: $V_r = \text{VOLUME REQUIRED}$
$V_r = 0.127CA^2$	$C = \text{RUNOFF COEFFICIENT}$
SITE AREA, SF:	$C = 100 \text{ YR. HHR INTENSITY}$
$V_r = (2A)^2(0.05)(2/22)$	$D = \text{INCH IN SQUARE FEET}$
TOTAL RETENTION VOLUME REQUIRED	$V_r = \text{VOLUME REQUIRED}$
$V_r = 556 \text{ CF (Each Lot)}$	$V_r = 556 \text{ CF (Each Lot)}$



# PLANNED AREA DEVELOPMENT OVERLAY FOR 6th & WILSON CUSTOM HOME LOTS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

REC08029

PAD08009

DS080491



① VIEW LOOKING EAST



② VIEW LOOKING NORTH



③ VIEW LOOKING EAST



④ VIEW LOOKING SOUTH



⑤ VIEW LOOKING NORTH



⑥ VIEW LOOKING SOUTH



⑦ VIEW LOOKING WEST

REC08029

PAD08009

DS080491