

Staff Summary Report

Development Review Commission Date: 03/12/08

Agenda Item Number: _____

SUBJECT: Hold a public hearing for a Planned Area Development Overlay and Development Plan Review for 800 WEST located at 800 West University Dr.

DOCUMENT NAME: DRCr_800West_031208

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **800 WEST (PL070513)** (Nancy and Ted Hawkes, Articulate Urban Homes, LLC, owner and applicant) for a Planned Area Development Overlay and a Development Plan Review for four townhouses on approximately 0.24 net acres, located at 800 West University Drive in the R-4, Multi-Family Residential General District. The request includes the following:

PAD07029 – (Ordinance 2007.86) Planned Area Development Overlay to modify development standards for four residential units on individual lots on an overall +/- 0.24 net acre site, including the following: reduction in minimum individual lot area from 1,740 sf to 1,366 sf, increase in maximum individual lot coverage from 60 % to 64 %, reduction in individual lot setbacks from 20 ft to 0 ft (front), from 10 ft to 0 ft (side) and from 10 ft to 7 ft (rear)

DPR07261 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

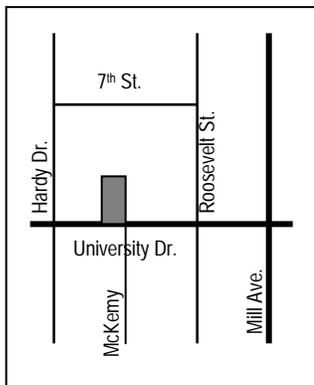
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions 1 - 18.

ADDITIONAL INFO:



Site Area	+/- 0.27 gross acres, +/- 0.24 net acres
Housing Type	four two-bedroom, three-story townhouses
Residential Density	14.8 d.u./acre (25 d.u./acre max. allowed)
Bldg Area per d.u.	+/- 1,950 sf (live) and +/- 450 sf (garage)
Bldg 1 st floor Area per d.u.	863 sf
Individual Lot Areas	1,366 sf (lot 1), 1,500 sf (lots 2 & 3 each), 1,850 sf (lot 4), 4,456 sf (common tract A)
Min. Lot Area per d.u.	1,366 sf (PAD standard: reduce from 1,740 sf)
Max. d.u. / Lot Coverage	64 % lot 1 (PAD standard: increase from 60 %)
Building Setbacks	0 ft front, 0 ft side, 7 ft rear (P.A.D. standard: reduction from 20 ft front, 10 ft side, 10 ft rear)
Vehicle Parking	9 spaces (9 minimum required)
Bicycle Parking	4 spaces (3 minimum required in bike commute area)
Building Height	36 ft (40 ft max. allowed)
Landscape Area	3,370 sf (2,255 sf at four d.u.'s + 1,115 sf at tract A)
Landscape Coverage	29.8 % lot 1, 31.6 % overall (25 % min. allowed)

- PAGES:**
1. List of Attachments
 - 2-4. Comments / Reasons for Approval
 - 5-6. Conditions of Approval
 - 7-8. Code / Ordinance Requirements
 9. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Ordinance No. 2007.86
 - 2-3. Waiver of Rights and Remedies Form
 4. Location Map
 5. Aerial Photo
 6. Letter of Explanation—General
 7. Letter of Explanation—P.A.D. Overlay Request
 - 8-9. Neighborhood Meeting Summary Notes, September 21, 2005
 - 10-11. Memorandum from Neighbors, September 27, 2005
 12. Site plan
 13. P.A.D. Development Standards
 14. Landscape Concept Plan with 1st Floor Plan
 15. Landscape Design Narrative, Plant List and Entrance Sign Elevation
 16. 1st, 2nd and 3rd Floor Plans, Unit A
 17. 1st, 2nd and 3rd Floor Plans, Units B, C & D
 18. Building Elevations
 19. Building Sections
 20. Preliminary Grading & Drainage Plan
 21. Grading and Drainage Construction Notes, Runoff Volume & Retention Provided
 - 22-26. Site Photographs.

COMMENTS:

The site is vacant and is located north of University Drive, directly across the street from the University / McKemy intersection. The site is between Hardy Drive (to the west) and Roosevelt Street (to the east). The General Plan 2030 projected land use is Mixed-Use and the projected maximum residential density is 25 dwelling units per acre. The density is consistent with the existing R-4, Multi-Family Residential General District and General Plan 2030. There are no existing entitlements on the site. Variances granted in August, 2000 for a previous, unexecuted residential development (Galway Bay) have been allowed to lapse. The development to north, west and east are multi-family residential. The development to the south, across University, is commercial.

A stumbling block to previous development attempts at this location is the lack of public sewer access. The applicant has remedied this problem by entering into an agreement with the property owner to the north for a sewer easement along the western border of the neighboring property to the northwest corner of this site. A private sewer line on site will then service the four townhouses.

The project features four residential townhouses, each on its own lot, with a common tract that serves each residential lot. The project request includes the following:

- Planned Area Development Overlay to increase lot coverage per dwelling, reduce lot area per dwelling and reduce dwelling unit building setbacks on the individual lots.
- Development Plan Review including the elevations of each of the three-story dwellings and the overall site and landscape design for the 0.24 net acre development.

For further processing, City Council approval of the Planned Area Development Overlay is required in connection with this proposal and separate City Council approval of the Subdivision Plat is required to create the four lots and a common tract for the townhouses.

Public Input and Comment

- A Neighborhood meeting was held on September 21, 2005 at 7:00pm at the Westside Multi-Generational Center, 715 West Fifth Street, Tempe. Development Services Planning staff did not attend the meeting.
- See attached summaries of the meeting provided by the applicant and provided by neighbors attending the meeting.
 - As a result of neighborhood comment to increase street presence for the development, the design of Unit 1 south elevation facing University Drive has been modified with a second floor kitchen window box and a third floor master bedroom narrow gallery balcony. These features allow Unit 1 to engage the street from the upper levels while the right of way is free of any encroachment.
 - The neighbor suggestion to flip the site plan so the drive aisle and unit garages are on the west has not been followed. While the possible combination of drives with the adjacent development at 806 West University Drive has merit, the proposed site plan has its own advantages. Staff supports the applicant's site plan for the following reasons:
 - The three story dwellings will effectively shade the accessible walkway, drive aisle and garages in the afternoon. By contrast, a landscape buffer would have to mature before it could approach the shading ability of the buildings.
 - The major part of the west elevation of the dwellings, including most of the glazed surface, will effectively be shaded by the roofed balcony. By contrast, an exposed west-facing garage is a "hot box" that will adversely affect the climate control in the attached dwelling.

Planned Area Development Overlay

Three of the Development Standards for the R-4 District (Lot Size, Lot Coverage and Setbacks) are proposed for modification due to the creation of the four small "for-sale" lots of 800 West. Planning Staff supports these modifications for the individual lots of 800 West due to the positive design features of the site plan. The modified Development Standards are as follows:

- **MINIMUM LOT AREA:** The proposed minimum lot area per dwelling unit is reduced to accommodate the size of Lots 1, 2 and 3. The Lot 1 size is 1,366 sf and Lots 2 and 3 are 1,500 sf each. Lot 4 meets the standard for the R-4 District
- **BUILDING / LOT COVERAGE:** The building / lot coverage standard is increased for Lot 1 from 60 percent to 64 percent. Lots 2, 3 and 4 meet the standard for the R-4 District.
- **BUILDING SETBACKS:** The rear-yard setbacks are reduced from 10 ft to 7 ft along the west boundary of the development to allow a (non-required) common tract tree buffer on the eastern boundary of the development, while maintaining a private yard tree buffer on the northern and western boundaries. The front-yard setback for each lot, facing the common tract, is reduced from 20 ft to 0 ft. The side-yard setback for Lot 1 is reduced from 10 ft to 0 ft to allow Unit A of Lot 1 to extend to the property line facing University Drive. The common wall side setback between Units A and B and Units C and D meets the standard for the R-4 District.

The following table indicates the proposed Planned Area Development Overlay standards for 800 West in comparison with the Development Standards for the R-4 Multi-Family Residential General District. The parking standard in the Multi-Family residential category, in comparison with what parking is provided, is also indicated at the bottom of the table. Standards that exceed the R-4 District are highlighted in bold text.

Building & Site Standard	R-4	PAD Overlay
Building Height and Step-Back Standards Maximum Height per ZDC Table 4-202(B) Proposed Ridge Height Building Height Step-Back Required Adjacent to SF or MF District	40 ft - Yes	- 36 ft Yes
Lot Standards Minimum Lot Area / Dwelling Unit per ZDC Table 4-202 (B) Proposed Reduction in Minimum Lot Area per P.A.D. Maximum Lot Coverage Proposed Increase in Max. Lot Coverage = (1 st floor area over min. lot area) = (863sf / 1,366 sf)	1,740 sf - 60 % -	- 1,366 sf - 64 %
Landscape Standards Minimum Lot Landscape Area / Net Lot Area per ZDC Table 4-202(B) Minimum Lot Landscape Area per P.A.D. = (407 sf / 1,366 sf) Minimum Site Landscape Area / Net Site Area per ZDC Table 4-202(B) Minimum Site Landscape Area per P.A.D. = (3,370 sf / 10,672 sf)	25 % - 25 % -	- 29.8 % - 31.6 %
Setback Standards Front Building per ZDC Table 4-202(B) Front Open Structure Support per ZDC Table 4-202(B) Front (East) Building and Open Structure Support per P.A.D. Side and Street Side Building Wall per ZDC Table 4-202(B) Side Open Structure Support per ZDC Table 4-202(B) Side Building Common Wall per ZDC Table 4-202(B) Side (South and North) Building Wall and Open Structure Support per P.A.D. Rear (West) Building Wall and Open Structure Support per ZDC Table 4-202(B) Rear (West) Building and Open Structure Support per P.A.D.	20 ft 15 ft - 10 ft 5 ft 0 ft - 10 ft -	- - 0 ft - - - 0 ft - 7 ft
Parking Standard	ZDC.Tab. 4-603 E	PAD Overlay
Vehicle Parking Standard Two bedroom (2.0 spaces) x Four Dwelling Units per ZDC Table 4-603(E) Proposed Resident Parking Quantity (Two per Dwelling Unit Garage) Guest (0.2 spaces) x Four Dwelling Units Proposed Guest Parking Quantity in Common Tract Total	8 - <u>0.8</u> - 9	- 8 - <u>1</u> 9
Bicycle Parking Standard Two bedroom (0.75 space per unit) x Four Dwelling Units per ZDC Table 4-603(E) Proposed Resident/Guest Parking Quantity (One per Dwelling Unit Garage) Total	<u>3</u> - 3	- <u>4</u> 4

Site plan features that support the modification of the R-4 Development Standards include the following:

- The common tract containing the drive aisle effectively becomes the front yard while the organization of the four units into two pairs allows side yard extensions to the rear courtyards of three of the four units (Lots 2, 3 and 4).
- Spatially, each of the four units has one side yard where Unit A on Lot 1 uses the University Drive frontage as its side-yard and the other three units have their own side-yard plus the adjacent portion of common tract.
- The common tract configuration allows a surface on-site storm water retention concept. An extensive sub-surface retention structure, which interferes with planting and complicates site maintenance, is thereby avoided.

Development Plan

The overall site plan makes the best use of solar orientation by providing afternoon shade on the driveway and walkway entrance surfaces and by extensive roofed balconies to shade the west elevations of the units. The individual solar orientation of each of the units follows the best layout available for a small site with vehicle access to the south. The site plan allocates room for landscape tree screens on the east and north, which buffer this development from the rear windows of adjacent apartment units, to the benefit of both developments. Private back yard trees are also provided in the recesses of the west elevations. The grading and drainage concept limits sub-surface structures to a dual chamber drywell, which increases the opportunity for planting.

The building elevations replicate the craftsman movement of a bygone era, but make use of exterior plaster and fiberboard materials that are appropriate to this climate and contribute to building longevity. The project is akin to the recently completed University and Beck townhouses at 1200 West University and to the proposed townhouse development at the historic Farmer Goodwin (University and Farmer) property. The use of a pitched roof is also found in the building immediately west of 800 West. Like these developments, 800 West is an echo of the architectural character of older residential neighborhoods including Maple-Ash and Mitchell Park. Like the existing University/Beck development and the proposed Farmer townhouses, 800 West contributes to the inventory of finely detailed homes in an urban setting.

Staff conditions of approval associated with the design of the development include unit paving for the entire drive aisle, increased definition of a vehicle turnaround space to allow vehicle exit from the site by forward motion, clarification of height of courtyard walls and gates for enhanced security, rain water conveyance off roofs via concealed downspouts so walkways are not showered, site security illumination that reinforces the site residential character and coordination of rear yard landscape with placement of the private sewer line.

Conclusion

On a small site, previously infeasible for independent development because of the lack of public sewer access, the applicant and design team have laid the groundwork to deliver a small, well-designed in-fill residential project. Planning Staff recommends approval of the requested Planned Area Development Overlay and the Development Plan.

REASONS FOR APPROVAL:

1. The project meets the Projected Residential Density for this site. While the project is not by itself mixed use, the insertion of a development of individually owned residences fits the zoning district at this location and bolsters the intertwined residential and commercial character emerging on University Drive.
2. The project will meet the Development Standards required under the Zoning and Development Code, including those modified by the Planned Area Development Overlay under the provisions of the Code.
3. The Planned Area Development Overlay has allowed flexibility in development standards to foster a well-designed project.
4. The Planned Area Development Overlay is consistent with the approval criteria set forth in the Zoning and Development Code Section 6-305.
5. The Development Plan Review is consistent with the approval criteria set forth in the Zoning and Development Code Section 6-306.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

PAD07029 CONDITIONS

General

1. A building permit shall be obtained on or before April 17, 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, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, submitted to Development services Department no later than thirty (30) calendar days after the date of approval, or the zoning approval (the Planned Area Development Overlay) shall be null and void.
3. Provide 8'-0" wide continuous clearance along the west property line for a private sanitary sewer line. Do not locate balcony columns, column or west perimeter wall foundations or trees within this area. Private yard walls may traverse the 8'-0" wide continuous clearance. Second floor balconies may overhang the clearance up to 7'-0" from the west property line.
4. The Planned Area Development Overlay exhibits for 800 West shall be put into proper engineered format and kept on file with the Development Services Department. The Development Standards, including those modified by the Overlay, shall be specifically enumerated on the cover sheet. Obtain Development Services Manager's approval of Planned Area Development Overlay prior to issuance of building permits. This document is not required to be recorded at the County Recorder's office.

DPR 07261 CONDITIONS

Site Plan

5. Provide upgraded paving at entire driveway consisting of clay or concrete unit paving. Detail unit paving to accept weight of emergency vehicles and turn action of full size vehicles maneuvering into the garages, the guest space and the vehicle turnaround. Extend unit pavement from back of public concrete sidewalk bypass in the public right of way to the north drive aisle curb and from the east drive aisle curb to the flush edge of the accessible concrete entrance walkway. Provide unit paving of color that contrasts with the uncolored accessible concrete walkway pavement and compliments the color of the buildings. If possible, detail unit pavement to be porous to improve site water retention and potentially reduce heat retention.
6. Provide an uncolored, disabled accessible concrete walkway that connects the public sidewalk on University Drive with each of the four unit entrances. Make walkway paving flush to adjacent drive aisle paving in front of garages, at turnaround entrance and as required to facilitate vehicle maneuvering.
7. Remove a portion of the landscape median in the common tract between Lot 2 and Lot 3 for the vehicle turnaround.
8. Provide site walls (including walls at the perimeter of the development and walls that divide a private yard from a common or public area) of masonry that are 8'-0" tall. Provide minimum 6'-0" high masonry walls between two private residential yards. Finish site walls with exterior plaster of color and texture that matches exterior plaster color and texture on the residences.
9. Provide courtyard pedestrian gates of steel mesh or steel vertical picket construction. Provide masonry lintel above each gate that relates to the design of the adjacent building and site wall. Design gate hardware to allow emergency ingress and egress, subject to Fire and Building Safety requirements.

Building Elevations

10. Provide rain gutters to convey water off roof and away from pedestrian walkways and entrances. Roof areas that do not directly affect walkways and entrances are not required to be guttered. Incorporate gutters into elevations and conceal downspouts to enhance the character of the residences.

11. Layout security lights, incidental features such as dryer vents, alarm klaxons or security cameras, and exterior utility equipment such as gas or electric meters so these items are not an afterthought and do not blemish the residential character. Exposed conduit is not allowed. Indicate finish of electrical and other utility equipment on residences, paint to match or contrast with adjacent exterior finish.
12. Subject to the requirement of the U.S.P.S., provide each individual mailbox as a drop slot on east elevation of each garage, or, place mailboxes together at the turnaround.

Lighting

13. Design security (dusk to dawn) lighting that enhances the small-scale residential character of 800 West.
 - a. As part of the common area security light package, consider the use of unshielded light sources, such as maximum 50 watt incandescent or equivalent lights in "jelly jar" or similar fixtures.
 - b. Do not install pole lights on site, including particularly on the east or north side of the drive aisle.
 - c. Illuminate the common tract with building mount lights, and if necessary, with bollards.
 - d. Generally, keep security light sources below the height of second floor window sills.
14. Illuminate each residential front entrance and garage door from dusk to dawn as part of the common area security light package. Rear entrances in back yards and upper level balcony entrances may be individually controlled from each unit.

Landscape

15. Tree design guide: Relocate back yard trees beside porch so each tree is clear of the private sewer access line to the west of the porches.
16. Landscape Watering System design guide:
 - a. Provide dedicated landscape water meter for the common area landscape watering system.
 - b. Place common area reduced pressure backflow assembly in a pre-finished, lockable cage.
 - c. 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 pipe sizes greater than 1/2".
 - d. Provide separate landscape watering system for each back yard. Provide backflow prevention at the head of each back yard watering system. Locate automatic valve controller inside each back yard.
 - e. Hardwire power source to each valve controller (receptacle connection not allowed). Controller valve wire conduit may be exposed for private controllers in back yard. Locate common area automatic valve controller in a vandal resistant housing and fully conceal power connection and valve conduit.

Signage

17. Provide directional signs to prohibit parking at vehicle turnaround. Designate this concrete paved area as a "no parking, vehicle turnaround" area. Also post no parking in front of garage doors and at east curb of drive aisle.
18. Provide 8" high dwelling unit address number sign on each residence on the east elevation. Directly illuminate these signs as part of the security lighting for the drive aisle. Provide 4" high dwelling unit address signs on, or directly above each residential front entrance door.

CODE / ORDINANCE REQUIREMENTS

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLETED ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

- **LENGTH OF APPROVAL:** Your drawings must be submitted to the Development Services Building Safety Division for building permit by March 12, 2009 or Development Plan approval will expire
- **SITE PLAN REVIEW:** Verify comments by the Public Works, Development Services, and Fire Departments given on the Preliminary Site Plan Reviews dated June 17, 2005, July 15, 2005, July 29, 2005, October 21, 2005 and April 14, 2006. Direct questions to the appropriate department, and coordinate any necessary modifications with all concerned parties, prior to completion of building permit process. Planning staff reviews construction documents submitted to the Building Safety Division to ensure consistency with the Planned Area Development and Development Plan approvals.
- **HISTORIC PRESERVATION:** Site does not have an Archaeologically Sensitive designation. State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process.
- **ZONING & DEVELOPMENT CODE:** Requirements of the Zoning and Development Code apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through www.tempe.gov/zoning or purchased at Development Services.
- **STANDARD DETAILS:** Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
- **PLAT:** A Subdivision Plat is required for 800 West to create the four "for sale" properties. The plat includes common tract and dedication of property to the public right of way on University Drive. Subdivision Plat exhibits shall be put into proper engineered format. Separately process the Subdivision Plat through City Council. Complete the drawing format to the satisfaction of Development Services and Public Works Departments staffs. After the Plat is approved by City Council and the exhibits are signed, record the subdivision plat with the Maricopa County Recorder's Office through the Development Services Department. Complete the recordation prior to issuance of building permits, or as allowed by the Building Safety Division.
- **CC&R:** Continuing Care Condition, Covenant and Restriction is required for the features of 800 West that are held in common, including (but not limited to) maintenance of project's common area security lighting, domestic water, private sanitary sewer, site water retention system, landscape and landscape watering system, drive aisle, vehicle turnaround between Units B and C, entrance walkway, guest parking space, refuse collection and refuse container storage. The CC&R's shall be reviewed and configured in a form satisfactory to Planning Staff and the City Attorney. After the CC&R's are in a satisfactory configuration, they shall be signed, including by the Development Services Director and City Attorney, and shall be recorded with Maricopa County Recorder's Office through the Development Services Department. Except as allowed by the Building safety Division, a Certificate of Occupancy shall not be granted until CC&R's are completed and recorded.
- **PUBLIC RIGHT OF WAY:**
 - Indicate sight clear vision triangles at driveway on the site and landscape plans. Identify speed limit for University Drive. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Transportation Division (John Brusky 480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each sight clear vision triangle.
 - Coordinate the location of the buried flood irrigation line in the site frontage and determine with Salt River Project if the line requires replacement to withstand vehicle loading at the driveway.
 - Upgrade existing grated University Drive catch basin in front of property to a curb open catch basin.
 - Provide minimum 30'-0" wide driveway in conformance with Standard Detail T-320. Provide maximum 5:1 tapers to reconcile width of driveway in public right of way with width of drive aisle.
 - Provide minimum 8'-0" wide public sidewalk on University Drive in front of property.

- **SOLID WASTE:** Develop strategy for site refuse and recycling collection with Solid Waste Department (Joseph Kolesar 480-350-8127). Roll-outs to University Drive are allowed. Coordinate container placement with right of way paving layout. Coordinate container placement with sidewalk width per Transportation Division requirements (Cathy Hollow 480-350-8445). Don't place containers in driveway vision triangles. Except on collection days, store refuse and recycling containers in garages.
- **DRIVE AISLE:**
 - Ensure that there is at least 20'-0" horizontal width for fire lane, and 14'-0" vertical clearance from the paved surface to the underside of tree canopies. Ensure that lane is capable of supporting an emergency vehicle. Details of lane are subject to Fire Department approval (Jim Walker 480-350-8341).
 - Ensure all vehicles on site are able to enter and exit the site in a forward motion.
- **ENGINEERING & LAND SERVICES:**
 - Indicate the dimensional relation of the buildings to the property lines.
 - Coordinate site layout with utilities to provide adequate access easements. Indicate how utilities will be fed into each lot and provide adequate clearance for each utility service.
 - Verify easements and ensure no conflict exists with the site layout or foundation design.
 - Underground utility extensions to site.
 - 100 year on-site storm water retention required for 800 West.
- **SECURITY REQUIREMENTS:** (refer to Public Safety and Security Considerations report by Police Department Officer Derek Pittam, dated April 14, 2006 and included in the Site Plan Review markup packet:
 - Follow the design guidelines listed under Appendix A of the Zoning and Development Code. In particular, reference the C.P.T.E.D. principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. To the greatest extent possible, follow the recommendations listed in Officer Pittam's report.
 - Prepare a Security Plan for the townhouses with the Police Department. At a minimum, contact the Police Department to begin security plan process approximately eight weeks prior to receipt of Certificate of Occupancy.
 - Provide the following security fenestration features
 - Hardened or laminated glass where first floor windows and doors can be reached and broken.
 - Dead bolt lock with strike plate cover guard on each exterior door.
- **EQUIPMENT SCREENS:** Screen ground mount mechanical equipment from public view. Ground mount mechanical equipment inside back yards of other units is acceptable.
- **LIGHTING:** Follow the guidelines listed under the ZDC Appendix E "Photometric Plan".
- **LANDSCAPE:**
 - Coordinate landscape layout with other design elements, including security lighting, drainage structures, buried utilities, roof drain outlets and address signs indicated on elevations and freestanding signs. Indicate the location of all exterior light fixtures on the landscape plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
 - Existing Mexican palo verdes on site are not on the State Agricultural Department native/protected plant list and are not mesquites as indicated. Removal of these trees without Notice of Intent to Clear Land is allowed.
 - Update first floor plans on landscape plan or remove floor plans from landscape plan.
- **SIGNS:**
 - Provide directional signs to prohibit parking at vehicle turnaround, in front of garage doors and at east curb of drive aisle. Directional signs may not require a sign permit, depending on size. Directional signs are subject to review by Planning staff during plan check process. Verify directional sign size limitations to avoid requirement for sign permit.
 - Submit sign permit request for monument sign. Reduce height of trellis above monument sign from 10'-0" to 8'-0". Because trellis is part of sign structure, it is subject to sign height restriction.
 - Address signs:
 - Provide minimum 50 percent contrast between address sign and the underlying surface.
 - Direct or Halo illuminate (back light) each address sign. Obtain sign permit for halo illumination of address signs.

HISTORY & FACTS:

800 West University Drive:

The site is Tract 24 of State Plat No. 12 Amended.
The Parcel number for the site is 124-34-024-B

- December 1963 Property record card indicates plumbing installation for a (now demolished) residence.
- August 1, 2000 The Hearing Officer approved the following variance requests (BA000209) by Galway Bay Condominiums.
The site is in the R-4, Multi-Family District.
- a. Variance to reduce the required east and west side yard setbacks from 10' to 7'-4".
 - b. Variance to reduce the required front yard setback from 25' to 15'.
 - c. Variance to waive the required parking lot landscape islands at the end of parking rows.
 - d. Variance to waive the required pedestrian walkway from the street to the main buildings.
 - e. Variance to reduce the required courtyard separation between buildings B (west) & B (east) from 40' to 29'.
 - f. Variance to reduce the required courtyard separation between buildings B & A from 40' to 32'.
 - g. Variance to reduce the required parking space width from 8'-6" to 8'-2".
 - h. Variance to waive the required 3' wide end parking space maneuvering area.
- Note: These variances were allowed to lapse.
- August 15, 2000 The Hearing Officer approved the variance request (BA000221) by Galway Bay Condominiums to reduce the required rear yard setback from 15' to 13'. The site is in the R-4, Multi-Family District.
Note: This variance was allowed to lapse.
- September 21, 2005 A neighborhood meeting to present the 800 West University Townhouse Development Project was held at the Westside Multi-Generational Center. The meeting was attended by three members of the development team and three interested neighbors. Meeting Summary by the development team and Memorandum from Neighbors are included in the attachments to this report.
- December 22, 2005 Cross-property easement agreement between AZAB, L.L.C. (Grantor) and Nancy Fagan Hawkes and Robert Keith Hawkes (Grantees) recorded at the Maricopa County Recorder's Office. The agreement adds a sanitary sewer easement extension along the west boundary of 124-34-024-A to the northwest corner of 124-34-024-B. 124-34-024-A is the parcel to the north and east of 800 West and 124-34-024-B is 800 West. This sewer easement allows 800 West to access an 8" public sanitary sewer that runs parallel to University Drive within the 124-34-024-A property.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development Overlay
Section 6-306, Development Plan Review

ORDINANCE NO. 2007.86

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF THE 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 Zoning Map of the City of Tempe, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and Section 2-107, is hereby amended by removing the below described property from the R-4, Multi-Family Residential General District and designating it as R-4, Multi-Family Residential General District with a Planned Area Development Overlay on +/- 0.24 acres.

LEGAL DESCRIPTION

A parcel of land being located in 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:

The West 85.78 feet of the South 146.4 feet of the East 221 feet of Tract 24, State Plat No. 12, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 69 of Maps, Page 38, and being located in the Southeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

Section 2. Further, those conditions of approval imposed by the City Council as part of case **PAD07029 – 800 West** 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 _____, 2007.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEN RECORDED RETURN TO:
Articulate Urban Homes, LLC
c/o Nancy Hawkes
1245 East Libra Drive
Tempe, Arizona 85283

**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. _____ 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. _____ - _____ - _____

(Legal Description and Address)

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 _____, 2007.

(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 _____, 2007, by

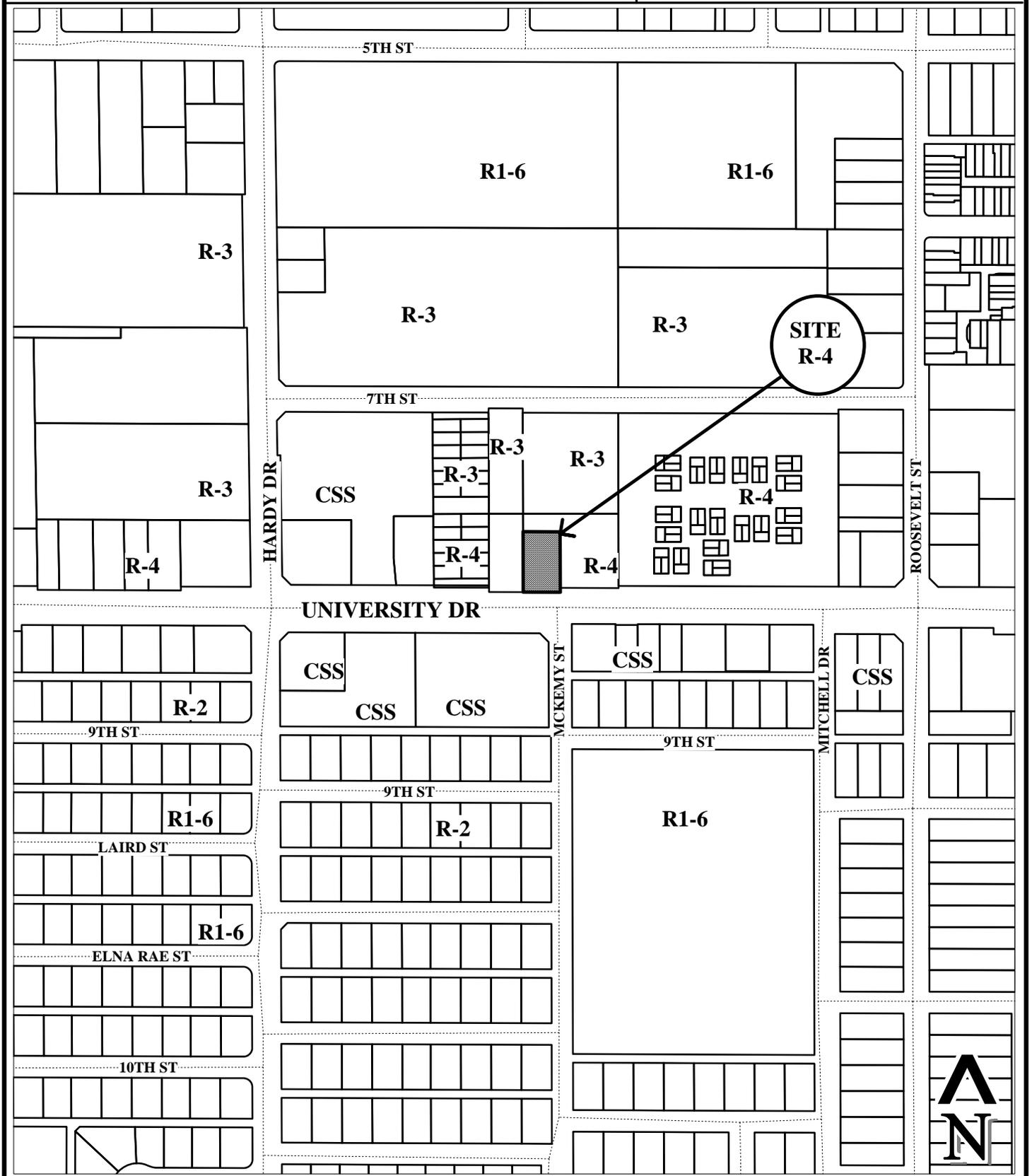
_____.

(Signature of Notary)

(Notary Stamp)

800 WEST

PL070513





800 WEST (PL070513)

800 WEST

A COMMUNITY OF FOUR UPSCALE TOWNHOMES AT 800 WEST UNIVERSITY DRIVE IN TEMPE

LETTER OF EXPLANATION—GENERAL

Nancy Hawkes of Articulate Urban Homes, LLC, plans to build four luxury townhouses at 800 West University in Tempe.

Each of the four upscale arts & crafts style townhomes will have over 2000 square feet of living area. The top floor of each three-story structure will be dormered to limit overall height. Each unit will feature an ample two-car garage, a covered porch, covered terrace and a small walled yard. Floor plans allow for two master bedrooms with a family/office/media room on the ground floor. Higher quality building materials will be used, including green building materials. We are currently investigating seeking LEEDS certification for the project.

This project is very much in keeping with the city's General Plan and with the Strategic Plan for Northwest Tempe. These townhouses will be an asset to the community for several reasons:

- This medium-high density project will contribute to an increase in population density in Northwest Tempe, which is one of the goals of the city's General Plan 2030. (GP2030 p. 28-30) It will also provide higher-income housing within one of the city's Projected Employment Nodes. (GP2030 p. 124)
- The General Plan 2030 survey showed that Tempe residents' top two priorities are "neighborhood maintenance and improvement" and the "need for infill and reuse of vacant land and buildings". This project meets both of these priorities. (GP2030 p. 74)
- The development is very much in keeping with the goals of the Northwest Tempe Neighborhoods Joint Strategic Plan (NTNJSP). Unlike most of the new condominiums/townhouses being built in the area, which are small and are intended for students, these homes will fill the needs of families and established professionals, drawing such buyers to the area—and their stability as well. (NTNJSP p. 45)
- Because of the size and upscale nature of the units, it is expected that the townhouses will remain owner-occupied and not renter-occupied. (NTNJSP p. 45)
- Because the project will have a homeowners' association, the property will remain well-landscaped and well-maintained. (NTNJSP p. 45) The project's traditional styling and friendly elevations will increase the feeling of community in the area. (NTNJSP p. 37)
- The green nature of the project will reflect positively on Tempe's commitment to sustainable design and will hopefully encourage other environmentally friendly projects in the area. (GP2030 p. 93) (NTNJSP p. 51)

We believe that this project is exactly in keeping with the goals and desires of the City of Tempe and the residents of the Northwest neighborhoods. It will improve a section of University Drive which is currently somewhat blighted. 800 West has been designed with the community's interests in mind and we look forward to working in partnership with the city and neighborhood to create homes that complement and engage the community.

800 WEST

A COMMUNITY OF FOUR UPSCALE TOWNHOMES AT 800 WEST UNIVERSITY DRIVE IN TEMPE

LETTER OF EXPLANATION—PAD OVERLAY

In designing the project to be built at 800 West University Drive, we have strived to create a development that will be functional, attractive, and in keeping with the community's goals and expectations.

During the design phase, a great deal of work has gone into efforts to conform to Tempe's R-4 zoning development standards; and the project complies with these standards in almost every way. However, we have found it necessary to seek a PAD Overlay because we believe that the best design for the project requires that we make a few exceptions.

We are asking the city to waive the front setback requirement, allowing the building structure to extend to the right-of-way line parallel to University Drive. The precedent for this has been set by several other recent projects in the area, which extend even closer to the street than this.

Three additional exceptions we are requesting have been necessitated by the lot subdivision and are not at issue when the site is considered as a whole. Specifically, the buildings currently fit within side and rear R-4 setbacks but will not fit within the setbacks of the new, smaller lots. Similarly, the maximum building footprint for Lot 1 will exceed the 60% allowed for R-4 without PAD; and the minimum lot area per residence will be reduced from 1,740 to 1,366 sf. However, as mentioned above, all of these exceptions are a result of creating individual lots for the townhomes.

It should be noted that these townhomes have been designed as two bedroom units and are expected to remain as two bedroom units. Previous iterations of the project allowed the option of creating a third bedroom on the ground floor but the need for increased parking made this option unviable. We have altered the bathroom design and eliminated a closet on the ground floor accordingly.

On another note, we would like to mention that we seriously considered and attempted to meet the recommendations made by those who attended our neighborhood meeting. However, our request to extend a covered porch into the right-of-way was denied by city staff. Consequently, we made changes to the street side of Unit 1 to give it a more welcoming appearance. As an alternative to the covered porch, we have popped out the kitchen window on the second floor and added a European balcony on the third floor.

We would also like to mention something about the history of this parcel. It has changed hands many times over the years and several different projects have been proposed for it. However, it seems that each new owner of the parcel eventually learned that the lot had no access to sewer and therefore could not be developed. We also were unaware of this problem when the lot was sold to us but we went to great measures and expense to secure an easement agreement with one of the neighboring properties.

We are asking the city to grant this PAD Overlay request because we believe this project is an attractive development that will increase density in the area and impact the community in a positive way, meeting the objectives of the Northwest Tempe Neighborhoods Joint Strategic Plan and the city's General Plan 2030.

**800 WEST UNIVERSITY TOWNHOUSE DEVELOPMENT PROJECT
NEIGHBORHOOD MEETING—WEDNESDAY SEPTEMBER 21, 2005**

Westside Multigenerational Building • 715 W. 5th Street • Tempe, AZ 85281

MEETING SUMMARY NOTES

Participants: Ted Hawkes (developer)
Nancy Hawkes (developer)
Elizabeth Hawkes (developer)
Margaret Stout (neighbor)
PD Lucier (neighbor)
Kirby Spitler (neighbor)

The following meeting notes are intended to be a summary of the discussions at the meeting.

Ted Hawkes of Articulate Urban Homes, LLC, conducted introductions and welcomed the neighbors to the meeting. At that time only PD Lucier and Margaret Stout had arrived. He thanked the guests for coming and encouraged them to share their ideas and concerns. Each was provided with a packet which included reduced versions of the proposed project's site plan, elevations, floor plans, etc. A copy of that packet is included with this report.

Ted then made a very brief explanation of the scope of the project and encouraged the invitees to look the packets over.

Margaret Stout stated that she liked the project with the exception of the south elevation. She felt it was uninviting and did not engage the street. She suggested wrapping the building's porch around to the south side to make it more welcoming.

Nancy Hawkes explained that the city has a right-of-way on the first 15 feet of the property and so the structure should not extend into that right-of-way. She also explained that it had been necessary to seek a PAD overlay just to build up to that line.

Margaret explained that other developments had encroached into that 15-foot right-of-way and that she felt it would be acceptable for this project to also encroach into that right-of-way. She said that it was her understanding that federal funds had been approved to convert University Drive into a more pedestrian street, giving it a Main Street feel. She again encouraged the Hawkes's to add a porch on the street side to tie the project in with the street and give it more of a community feel.

OCT 12 2005

PD Lucier agreed, saying the goal is to create more community, not less. She suggested that in requesting the PAD overlay, the Hawkes's design the project so that the porch extends into the right-of-way. She mentioned that other projects on University Drive had done this.

Kirby Spitler arrived at about this time and joined the conversation. He asked the Hawkes if they had obtained a copy of the Strategic Plan Northwest. The Hawkes had never heard of such a report. He talked about the vision the residents and city have for the area, how they would like to reduce traffic on University, using the outside lanes for landscaping, parking and pull-outs.

Margaret suggested that the porch added to the south elevation be raised, giving it a more private feel even though it faces the street.

Nancy described the 8-foot walls she envisions for the west side of the property, saying she would like to build low rock walls with wrought iron bars.

Margaret suggested flipping the site plan to change the buildings' orientation so the elevation with fewer windows would face west. Nancy pointed out that the first and second floor have covered porches with 8-foot overhangs and the third floor dormer windows open into dead space. Kirby mentioned that a southern exposure is ideal and Nancy said she had tried to design the project that way but was frustrated in her attempts because the property is narrow along University.

Kirby mentioned that a somewhat similar 10-unit townhouse project is being developed at the Farmer-Goodwin mansion.

Then there was a discussion about using "green" design and building materials for this project. Kirby explained the LEED's program and mentioned some resources. The group discussed the types of materials and design that might be considered green.

Margaret again mentioned flipping the project so the structures face east instead of west. She said that if the parcel directly to the west could be obtained by the Hawkes at some time in the future, the one driveway could serve both parcels.

Kirby discussed using underground cement pipes for water retention, as was done at The Vale. Kirby suggested ways to find out more about LEEDs.

Nancy and Ted thanked everyone for attending and for sharing their opinions and ideas. They told PD, Margaret and Kirby that they would stay in touch and keep them informed about the progress of the project. The meeting was adjourned.

OCT 12 2005

Memorandum

September 27, 2005

To: City of Tempe Development Services
Ryan Levesque
Chris Anaradian

From: Margaret Stout, Kirby Spitler, and PD Lucier

Re: 800 West University PAD

We had the pleasure to meet with the owner/developer of the proposed town homes at 800 W. University Drive the evening of September 21. First, let us compliment the applicants for having a sign-in sheet and a representative to take notes. Furthermore, their open attitude toward problem-solving and creative design and construction solutions was refreshing. Kudos to them for good public process!

We were very disappointed to learn that these applicants were not made aware of either the Riverside/Sunset or Northwest Tempe Neighborhood Strategic Plans, nor of the University Drive Corridor Study. This lack of consideration of long-range plans indicates that City staff continue to work in a vacuum, disregarding planning policy beyond the Zoning and Development Code. The intention of building a strong generalist staff is certainly undermined by this behavior, as is the goal of engaging the public in planning and development decisions. This is also a disservice to developers who are continually taken by surprise with the community's insistence on meeting the principles of these approved plans.

In regard to the initial application, we have a number of comments that were discussed with the applicant in detail:

1. We encourage the pursuit of a joint development with the property owner to the west (via assemblage), enabling a more cohesive development of the University Drive street frontage, better access for sewer and circulation from 7th Street, and increased open space for each unit.
2. Barring this, we recommend a reversed placement of the driveway as shown to the *west* side of the lot, with garages of the units facing west for energy efficiency purposes. The use of true clearstory windows or shading devices should be explored on the west elevations, as the energy efficiency as configured is rather poor.
3. We support the use of 8 foot wrought iron fencing on rock piers as proposed, but *do not* support the use of block walls or other privacy fencing. Similarly, we support a lower (4 foot) wrought iron fencing to delineate the private outdoor spaces of the units, but *not* the use of privacy fencing. Our purpose is to build a sense of community and support crime prevention principles of "eyes on the space."

4. We strongly support the proposed use of turf stone as a vehicular paving material and water drainage solution, and encourage all other retention to be placed away from the street frontage, underground if possible. We would *not* support impervious paving materials on this small site.
5. We *strongly request* an amendment to the University Drive south elevation to include an elevated porch and more prominent entrance design treatment. If possible, it would be preferable to have the *front* face the street—which is shown as the west elevation in the application. To accommodate this design change, the applicant should be given use of the City’s requested 15 foot right of way. A policy decision was made nearly a decade ago that University Drive would not be widened, and all subsequent development proposals on both sides of the street have gone forward with the City abandoning this entitlement. The goal is to create a pedestrian-friendly corridor. *This applicant should be given the same benefits as those who have come before them—especially given the site limitations.*
6. In regard to landscaping requirements along the street frontage, we request a planted 8 foot landscape strip with street trees at the curb, with an eight-foot sidewalk behind it, as can be seen on the north side of 5th Street in the same neighborhood. We believe this is the design called for in the University Drive Corridor study. This should leave room for additional landscaping around the front porch as described. *The applicant should cover these improvement costs in exchange for the use of the City’s 15 foot right of way.*
7. We discussed our desire for new projects in our neighborhoods to be sustainable buildings. Green building is the fastest growing segment of the construction industry. The applicant was quite interested in the concept, although not very knowledgeable. We suggested that some level of LEED certification would be appropriate and explained the LEED approach. Discussion focused on site design, energy conservation and indoor air quality. Some credits can be achieved simply by meeting Tempe ordinance requirements while others, like indoor air quality, will be appealing to prospective buyers.

We appreciate the opportunity for dialogue early in the PAD process, and look forward to coming iterations of the proposed project. It sets a promising standard in regard to both process and design for future redevelopment along University Drive.

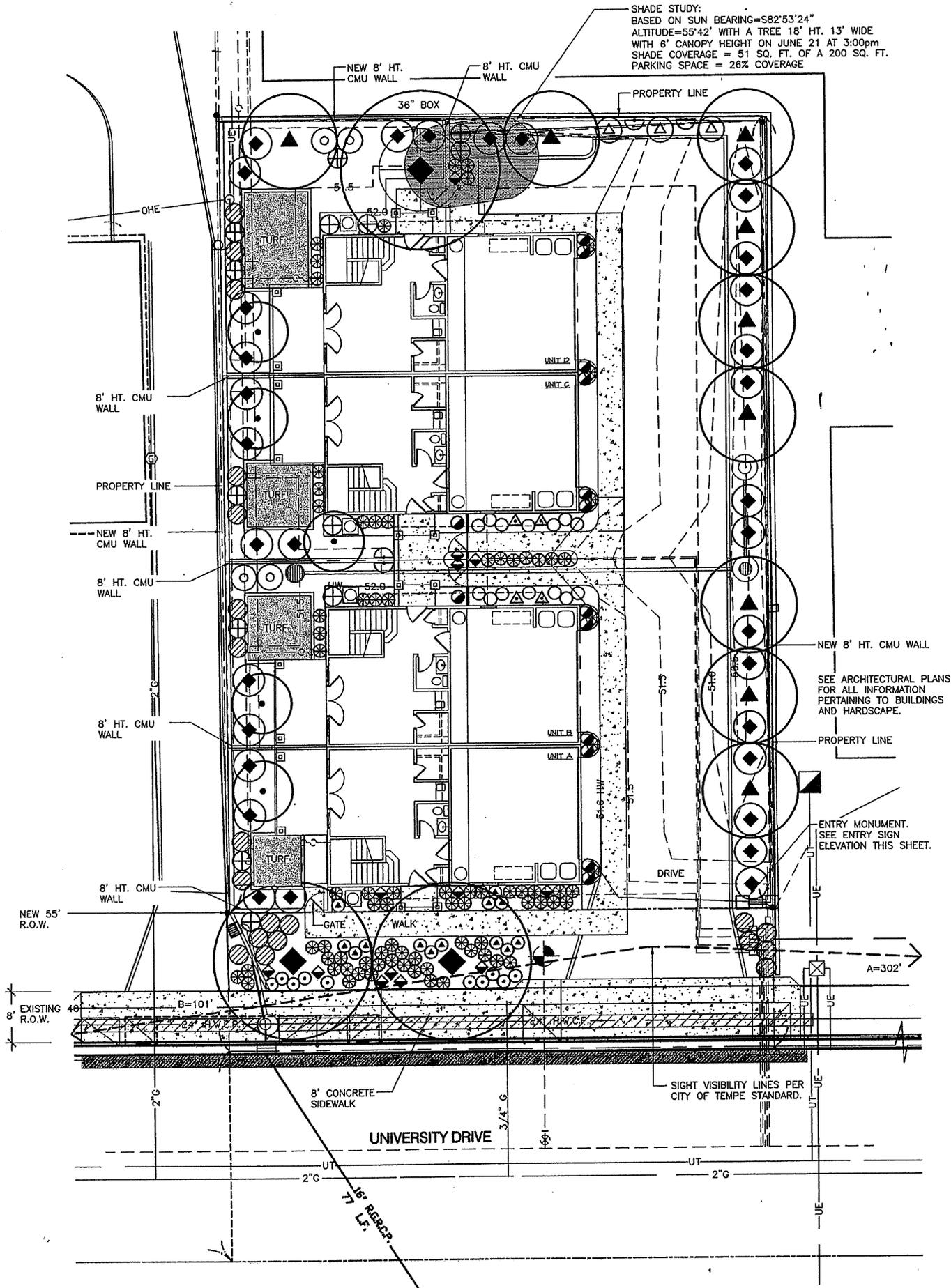
PLANNED AREA DEVELOPMENT OVERLAY OF 800 WEST TOWNHOMES DEVELOPMENT STANDARDS

ITEM	EXIST ZONING R4	PROPOSED R-4PAD
DENSITY (DU/ACRE)	25	16.7
MIN LOT AREA PER DU (SF)	1,740 SF.	1,366 SF.
BLDG HEIGHT MAX (FT)	40 FT.	36 FT.
MAX LOT COVERAGE (% OF NET SITE)	60%	64%
MIN LANDSCAPE AREA (% OF NET SITE)	25%	31%
 BLDG SETBACKS		
<u>FRONT</u>		
BLDG WALLS (RESIDENCES)	20 FT.	0 FT.
<u>SIDE</u>		
BLDG WALLS (RESIDENCES)	10 FT.	0 FT.
PORCH, BALCONY, PATIO	5 FT.	0 FT.
<u>REAR</u>		
BLDG WALLS (RESIDENCES)	10 FT.	7 FT.
 PARKING		
VEHICLES (SPACES)	9 SPACES	9 SPACES
BICYCLES (SPACES)	3 SPACES	4 SPACES

DEVELOPMENT AS DESIGNED

UNIT TYPE: TWO BEDROOM TOWNHOUSE
 UNIT QUANTITY: FOUR
 LAND USE: SINGLE FAMILY RESIDENTIAL
 GROSS AREA = 0.27 AC
 NET AREA = 0.24 AC
 GROSS DENSITY = 14.8 DU/ AC
 NET DENSITY: 16.7 D.U./AC.
 BLDG. CONSTRUCTION TYPE: V-N
 BLDG. COVERAGE OF OVERALL NET SITE = 33%
 BLDG. FIRE PROTECTION: HYDRANT
 CLOSEST FIRE HYDT: SE COR OF SITE
 OFF STREET PARKING: 8 (GARAGE) 1(GUEST)

SHADE STUDY:
 BASED ON SUN BEARING=S82°53'24"
 ALTITUDE=55°42' WITH A TREE 18' HT. 13' WIDE
 WITH 6' CANOPY HEIGHT ON JUNE 21 AT 3:00pm
 SHADE COVERAGE = 51 SQ. FT. OF A 200 SQ. FT.
 PARKING SPACE = 26% COVERAGE

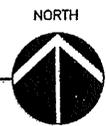


SEE ARCHITECTURAL PLANS FOR ALL INFORMATION PERTAINING TO BUILDINGS AND HARDSCAPE.

ENTRY MONUMENT. SEE ENTRY SIGN ELEVATION THIS SHEET.

LANDSCAPE CONCEPT PLAN

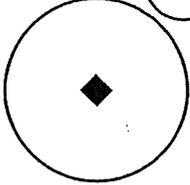
SCALE: 1" = 10'-0"



PROPOSED PLANT LIST

SYM	BOTANICAL NAME / COMMON NAME	SIZE	QTY	REMARKS
-----	---------------------------------	------	-----	---------

TREES

	ACACIA STENOPHYLLA SHOESTRING ACACIA	24" BOX		
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	15 GAL.		
	QUERCUS VIRGINIANA 'HERITAGE' 'HERITAGE' LIVE OAK	24"/36" BOX		

SHRUBS, GROUND COVERS, AND ACCENTS

	ALOE BARBADENSIS MEDICINAL ALOE	3/5 GAL.		
	ALOE X 'BLUE ELF' 'BLUE ELF' ALOE	3/5 GAL.		
	BOUGAINVILLEA SP. 'LA JOLLA' 'LA JOLLA' BOUGAINVILLEA	5 GAL.		ON TRELIS - TRAIN TO WALL
	BULBINE FRUTESCENS BULBINE	1 GAL.		
	HYMENOXYIS ACAULIS ANGELITA DAISY	1 GAL.		
	LANTANA SP. 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL.		
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' 'THUNDER CLOUD' SAGE	5 GAL.		
	LEUCOPHYLLUM REVOLUTUM 'HOUDINI' 'HOUDINI' SAGE	5 GAL.		
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' 'REGAL MIST' MUHLY	5 GAL.		
	PEDILANTHUS MACROCARPUS LADY'S SLIPPER	5 GAL.		
	RUPELLIA BRITTONIANA 'KATIE' KATIE'S RUELLIA	1 GAL.		
	RUPELLIA PENINSULARIS BAJA RUELLIA	5 GAL.		
	ZEPHYRANTHES CANDIDA RAIN LILY	1 GAL.		

ALL NEW LANDSCAPE PLANTING AREAS TO RECEIVE 2" MIN. DEPTH (AFTER SETTLEMENT) 1/2" PALOMINO GOLD DECOMPOSED GRANITE. SAMPLE TO BE SUBMITTED AND APPROVED BY OWNER PRIOR TO ORDERING.

	CONCRETE HEADER	135 L.F.		
	TURF - 'BOB SOD'	420 S.F.		

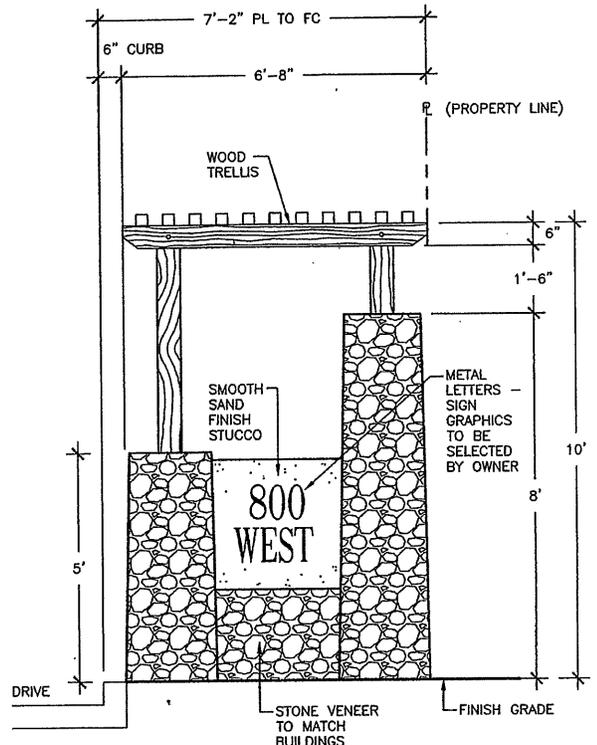
IRRIGATION NOTE

ALL NEW LANDSCAPE AREAS TO BE IRRIGATED BY MEANS OF A FULLY AUTOMATED IRRIGATION SYSTEM. PLANTINGS WILL BE DRIP IRRIGATED AND NEW LAWN AREAS WILL BE IRRIGATED BY MEANS OF SMALL RADIUS POP UP SPRAYS.

PROJECT LANDSCAPE DESIGN NARRATIVE

THE GOAL OF THIS PROJECT IS TO ENHANCE THIS SITE'S ARCHITECTURAL DESIGN, PROVIDE A LANDSCAPE DESIGN THAT MEETS ALL OF THE CITY OF TEMPE REQUIREMENTS, PROVIDE SCREENING FROM ADJACENT PROPERTIES, PROVIDE SAFETY FOR RESIDENTS, AND HARMONIZE WITH THE DESIGN SCHEME OF SURROUNDING PROPERTIES. THE PLANTS WERE SELECTED FOR THIS PROJECT TO PROVIDE YEAR ROUND INTEREST THROUGH COLOR, TEXTURE, AND VARIETY. THIS LANDSCAPE DESIGN COMPLIES WITH ALL REQUIREMENTS SPECIFIED IN SECTION 4-702 AND SECTION 4-703 IN PART 4, CHAPTER 7, OF THE CITY OF TEMPE ZONING AND DEVELOPMENT CODE.

- THERE IS NO TURF IN THE PUBLIC RIGHT OF WAY.
- MATERIALS PROPOSED IN THIS DESIGN COMPLY WITH THE LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
- ALL LANDSCAPE AREAS HAVE VEGETATIVE COVERAGE OR DECOMPOSED GRANITE.
- ADJACENT PROPERTIES TO THIS PROJECT HAVE BEEN SCREENED USING ACACIA STENOPHYLLA AT 15' ON CENTER.
- SIGHT VISIBILITY LINES AT THE PROJECT ENTRANCE HAVE BEEN INDICATED AND ALL SHRUBS OR GROUND COVERS WITHIN THE SIGHT VISIBILITY LINES DO NOT EXCEED TWO (2) FEET IN HEIGHT.
- ALL GROUND COVERS AND SHRUBS WITHIN SIX (6) FEET OF THE BACK OF WALK COMPLY WITH THE TWO (2) FOOT HEIGHT RESTRICTION.
- ALL GROUND COVERS AND SHRUBS BETWEEN SIX (6) FEET AND TWELVE (12) FEET OF THE BACK OF WALK COMPLY WITH THE THREE (3) FOOT HEIGHT RESTRICTION.
- TWO TREES ARE REQUIRED AND ARE PROVIDED FOR THE UNIVERSITY DRIVE FRONTAGE. THE 'HERITAGE' LIVE OAK WAS SELECTED AS THE STREET THEME TREE TO MATCH THE STREET TREES OF SURROUNDING PROPERTIES.



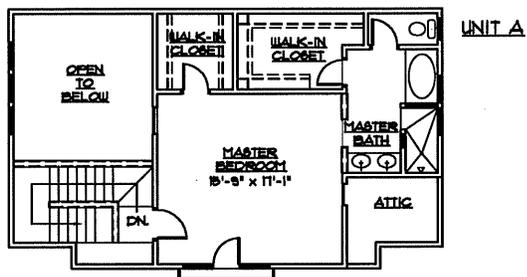
ENTRY SIGN ELEVATION

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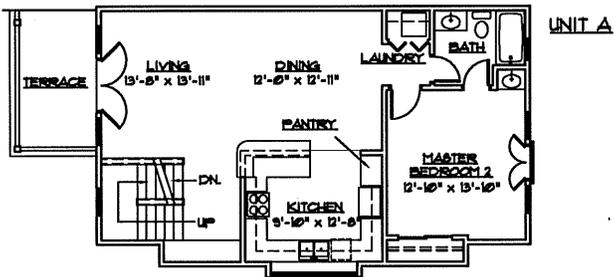
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REVISIONS:

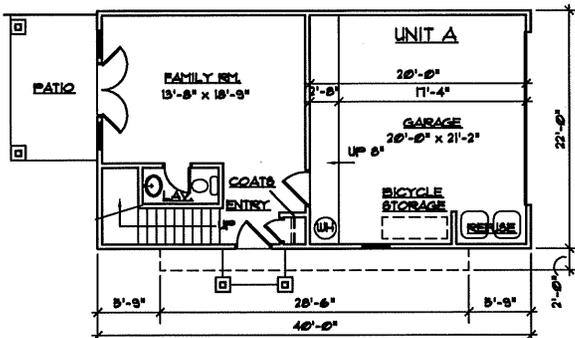
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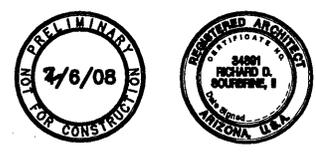
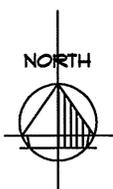
THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



**800 WEST
Townhomes**

Project #R-0502
Date:
800 West University Drive
Tempe, Arizona

RICHARD D. SOURBRINE, II AIA
a r c h i t e c t
arizona ■ california ■ ohio

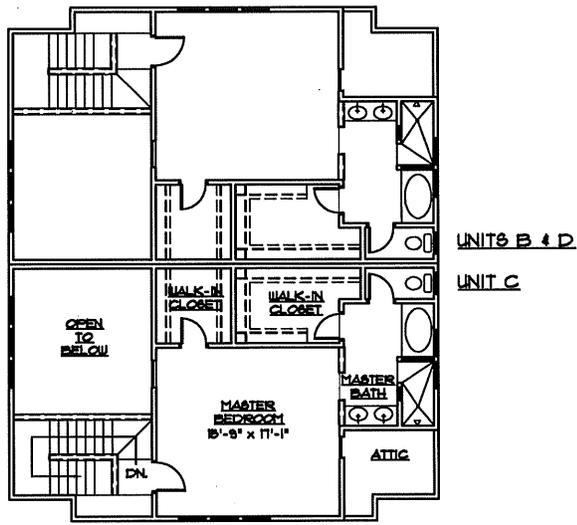
3445 West Louise Dr.
Phoenix, Arizona 85027 ■
phone/fax 623.581.1501 ■

Floor Plans -
UNIT A FEB 19 2008

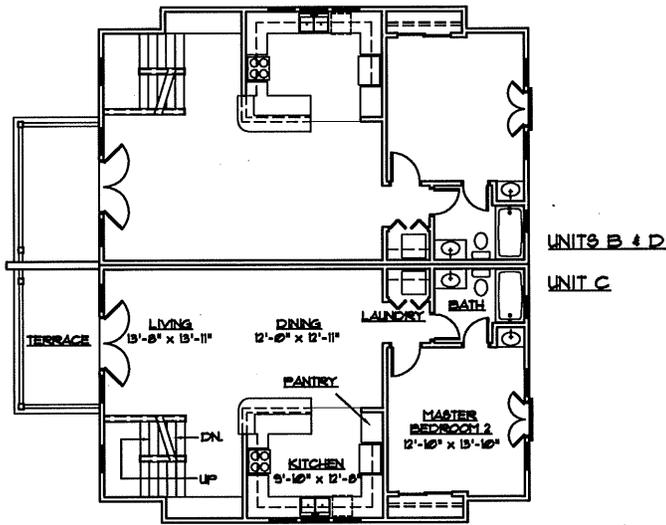
Aia

REVISIONS:

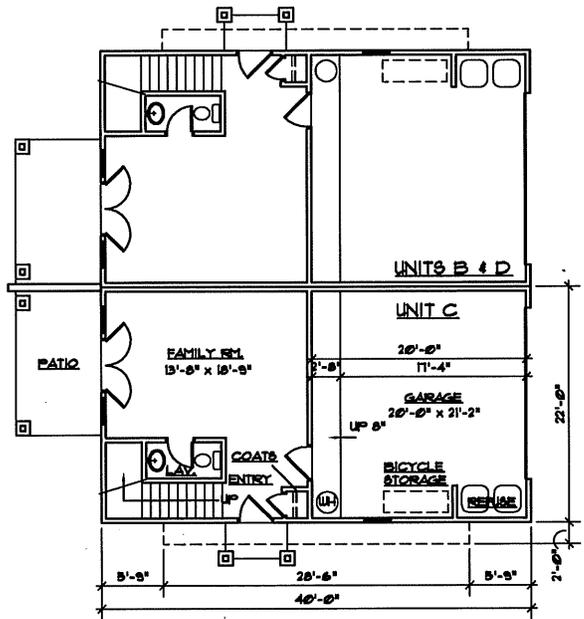
NOTES:



THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



**800 WEST
Townhomes**

Project #R-0502
Date:

800 West University Drive
Tempe, Arizona

RICHARD D. SOURBRINE, II AIA
a r c h i t e c t
arizona ■ california ■ ohio

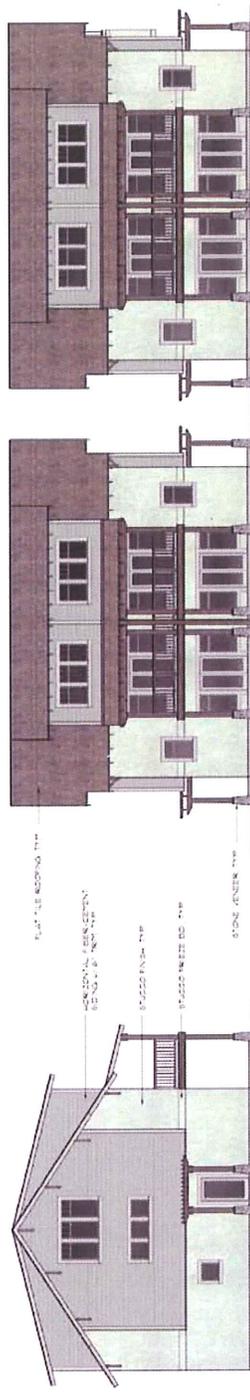
3445 West Louisa Dr. ■
Phoenix, Arizona 85027 ■
phone/fax 623.581.7501 ■

Floor Plans -
UNITS B, C, & D

FEB 19 2008 **A1**

REVISED

NOTES



NORTH ELEVATION
SCALE 1/8"=1'-0"

WEST ELEVATION
SCALE 1/8"=1'-0"



SOUTH ELEV. @ STREET
SCALE 1/8"=1'-0"

EAST ELEVATION
SCALE 1/8"=1'-0"



800 WEST
Tournbomes

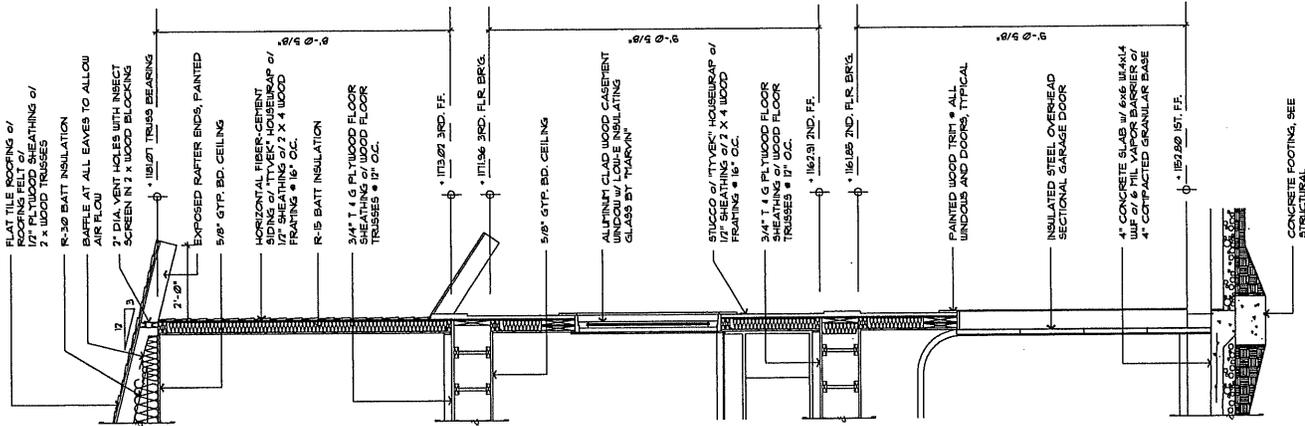
PROJECT NO. 102570
DATE 10/25/03

ARCHITECT
RICHARD D. SOUBRAINE, II - AIA
d r c o u b r a i n e a r c h i t

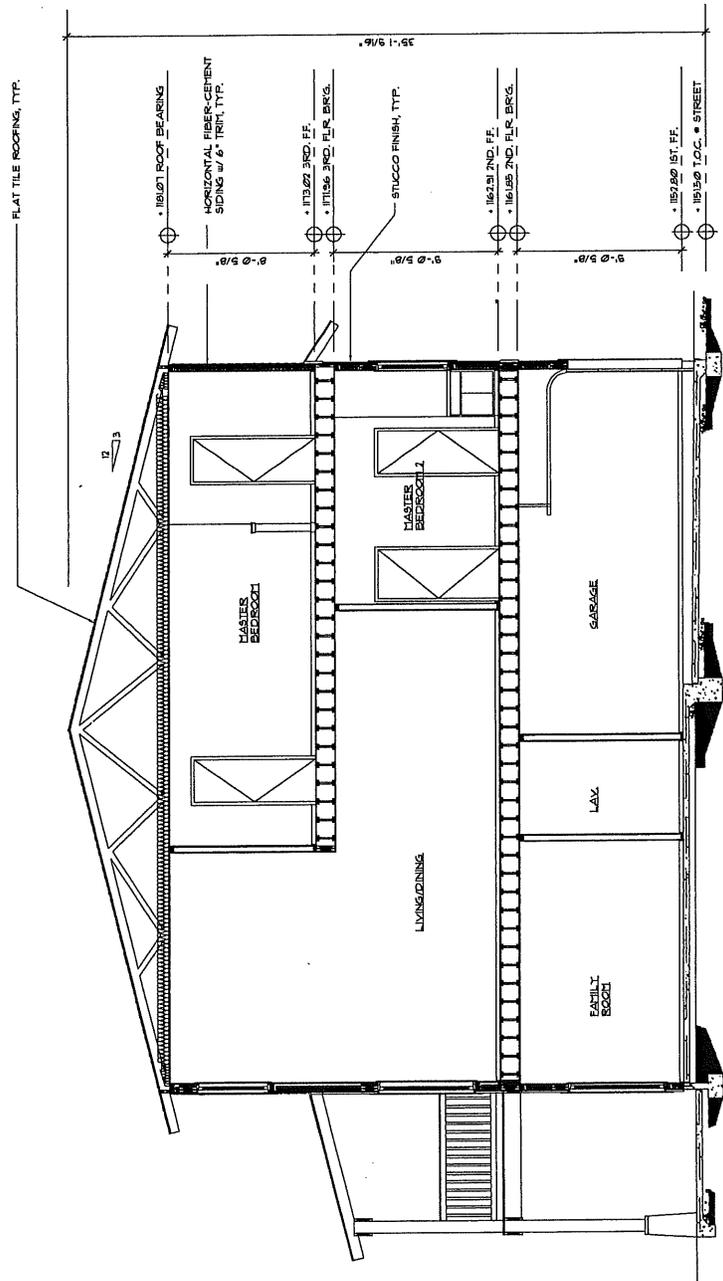
800 WEST UNIVERSITY DRIVE
TAMPA, FLORIDA 33606
PHONE 813-288-1150
FAX 813-288-1150

REGISTERED

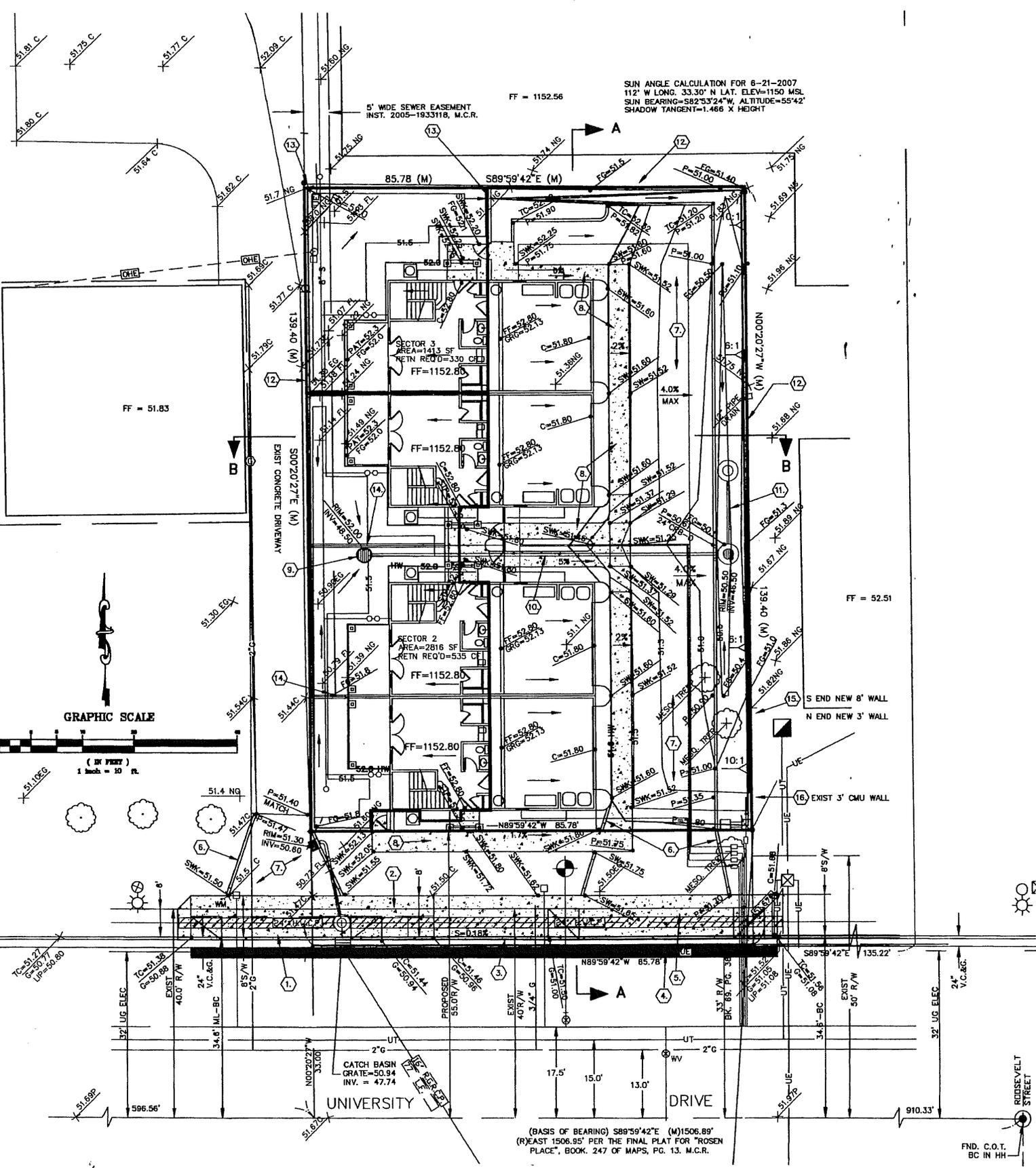
A3



WALL SECTION
SCALE: 3/4"=1'-0"



BUILDING SECTION
SCALE: 1/4"=1'-0"

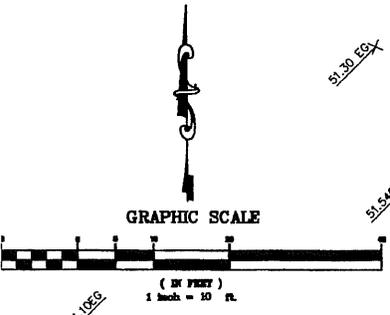


SUN ANGLE CALCULATION FOR 8-21-2007
 112° W LONG. 33.30° N LAT. ELEV.=1150 MSL
 SUN BEARING=58°23'24" W ALTITUDE=55°42'
 SHADOW TANGENT=1.466 X HEIGHT

FF = 1152.56

FF = 51.83

FF = 52.51



GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.

UNIVERSITY

DRIVE

(BASIS OF BEARING) S89°59'42"E (M)1506.89'
 (R)EAST 1506.85' PER THE FINAL PLAT FOR "ROSEN PLACE", BOOK. 247 OF MAPS, PG. 13. M.C.R.



BRADY-AULERICH & ASSOCIATES, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 1030 E. Guadalupe Road
 Tempe, Arizona 85283
 Phone (480) 839-4000 Fax (480) 345-9259
 DENNIS H. BRADY P.L.S. ROBERT N. HERMON P.E.
 CHRISTOPHER E. AULERICH P.L.S.

DATE 09/11/07
 SCALE: 1"=10'
 DRAWN BY: RNH
 CHECKED BY: RNH
 JOB NO. 061101

See working sheets before you bid
 CALL FOR THE BLUE BOOKS
263-1100
1-800-STAKE-IT
 OUTSIDE MARICOPA COUNTY

GRADING & DRAINAGE PLAN

CONSTRUCTION NOTES

1. REMOVE EXIST 30' CONC D/WY & 5' WINGS. REPLACE WITH 25' D/WY PLUS 6' WINGS AS SHOWN. TEMPE DETAIL T-320 MODIFIED AS SHOWN
2. REMOVE EXISTING SIDEWALK WITHIN LIMITS OF IRRIG PIPE REPLACEMENT INSTALL NEW SWK AS SHOWN PER TEMPE DET. T-345 & MAG DET 230
3. REMOVE EXIST VERT C&G AND REPLACE BETWEEN DRIVEWAYS PER MAG DET 220 A
4. SAWCUT (MIN 2' WIDTH) & REMOVE EXIST ASPHALT PAVMENT AND REPLACE IN KIND AS DIRECTED BY CITY OF TEMPE AS SHOWN
5. INSTALL 30' DRIVEWAY PER TEMPE DETAIL T-320
6. INSTALL SINGLE CURB PER MAG DET 222
7. INSTALL 2.5" ASPH (MAG C-3/4) OVER 6" ABC PER MAG SEC 710
8. INSTALL 4" CONC SIDEWALK PER ARCH PLANS
9. INSTALL BUBBLER BOX PER DETAIL ON SHEET C-4
10. INSTALL 6" HDP PLASTIC DRAIN PIPE AS SHOWN
11. INSTALL MAXWELL PLUS DRY WELL PER DETAIL ON SHEET C-4
12. REMOVE EXIST 6' BLOCK WALL AND REPLACE WITH 8' CMU WALL PER ARCHITECTS STRUCTURAL DETAIL
13. INSTALL 16"x8" WALL OPENING IN NEW CMU WALL. FL=52.00
14. CONSTRUCT 16"x8" OPENING IN NEW CMU WALL. FL=51.80
15. INSTALL STEPS AS DIRECTED BY ARCHITECT

RUNOFF VOLUME REQUIRED

RUNOFF COEFFICIENT (C) = 0.95
 RAINFALL DEPTH (D) = 0.20 FT.
 AREA (A) = SECTOR AREA
 $V = (C)(D)(A)$

SECTOR #1 (AREA = 6,454 S.F.)
 $V = (0.95)(0.20)(6454)$
 $V = 1,226$ C.F.

SECTOR #2 (AREA = 2,801 S.F.)
 $V = (0.95)(0.20)(2801)$
 $V = 532$ C.F.

SECTOR #3 (AREA = 1,417 S.F.)
 $V = (0.95)(0.20)(1417)$
 $V = 269$ C.F.

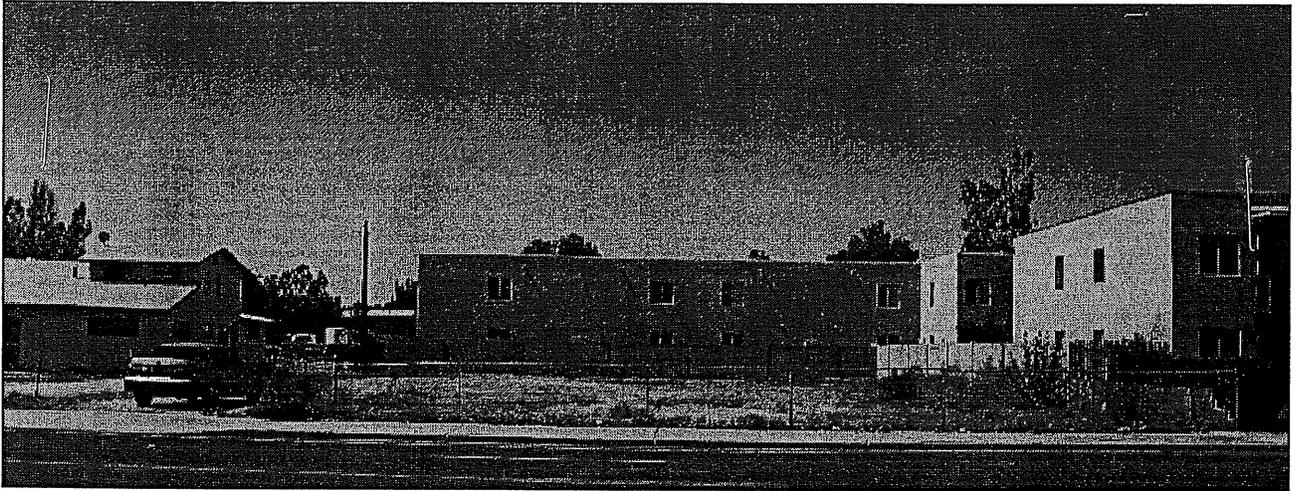
RETENTION PROVIDED

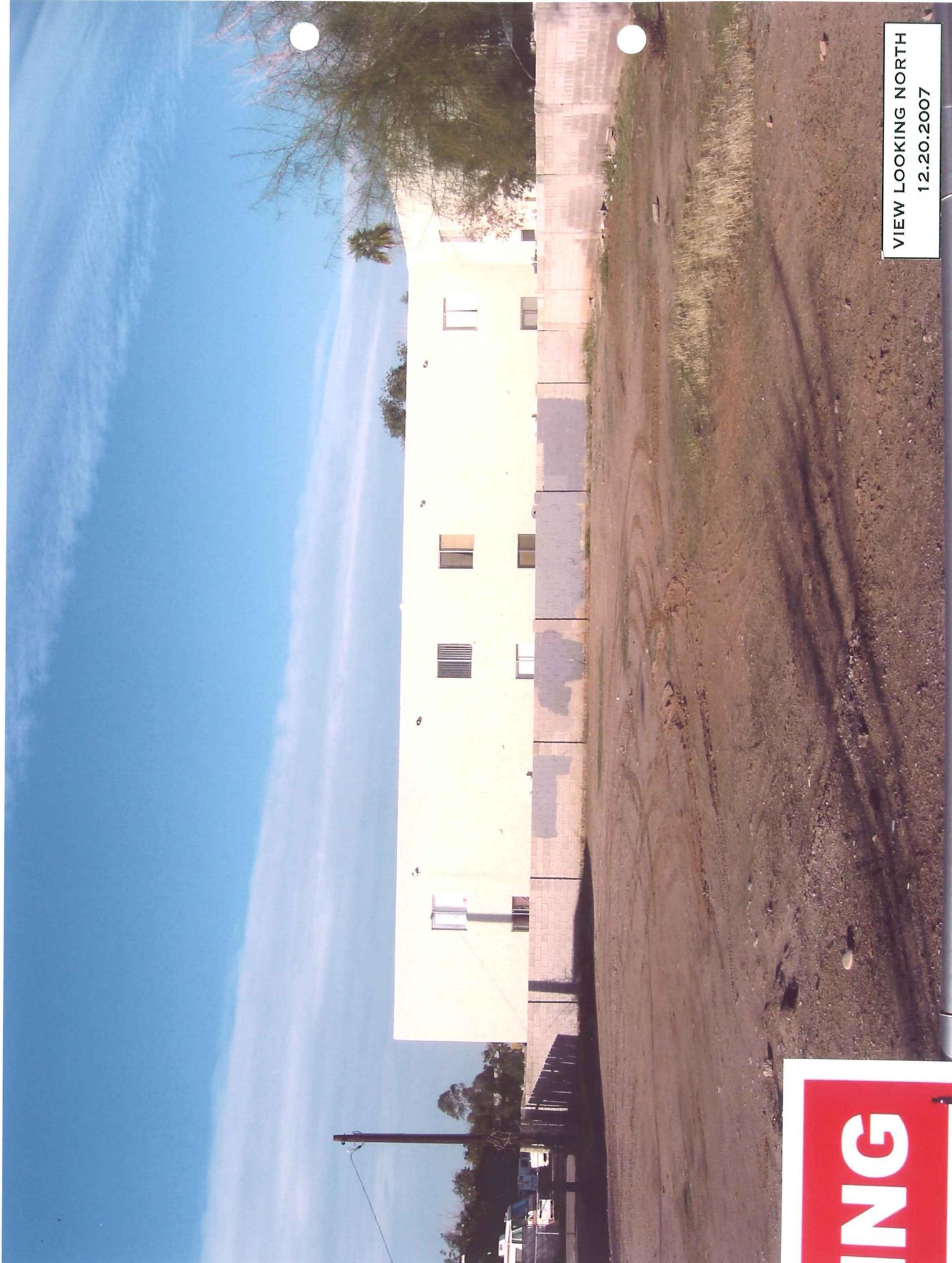
CONTOUR ELEVATION (FT)	PLANIMETER AREA (IN) ²	ACTUAL AREA (FT) ²	AVERAGE AREA (FT) ²	CONTOUR INTERVAL (FT)	VOLUME (FT) ³	Σ VOLUME (FT) ³
50.1	-	0				0
50.5	-	120	60	0.4	24	24
51.0	-	806	463	0.50	232	256
51.3	-	2024	1415	0.50	424	680
51.5	-	2740	2384	0.20	477	1157
51.6	HW	3260	3000	0.10	300	1457
BASIN #2						
51.5	-	494	717	0.50	358	358
52.0	HW	940				358
BASIN #3						
51.5	-	415	552	0.50	276	0
52.0	HW	688				276

TOTAL RETENTION PROVIDED 2091 CF

TOTAL RAINFALL VOLUME TO 21 CF

PHOTO C 2000





VIEW LOOKING NORTH
12.20.2007





VIEW LOOKING WEST
12.20.2007



VIEW LOOKING SOUTH
12.20.2007



VIEW LOOKING EAST
12.20.2007