

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 10/23/2012
Agenda Item: 2**

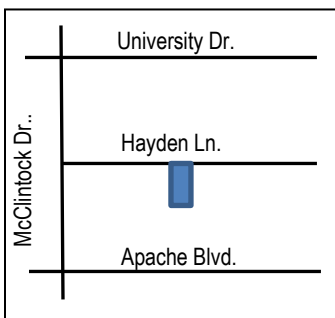
ACTION: Request a Zoning Map Amendment from R-2 to R1-PAD, a Planned Area Development Overlay for development standards and a Development Plan Review for three two-story dwelling units for HAYDEN LANE TOWNHOMES, located at 1825 E Hayden Lane. The applicant is Mario Mangiamele of Iplan Consulting.

FISCAL IMPACT: While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Staff –Approval, subject to conditions

BACKGROUND INFORMATION: The property is located east of McClintock Drive, on the south side of Hayden Lane. The properties to the north and east are zoned R-4, the property to the west is zoned R-2 and the properties to the south are zoned R1-6. There are apartments to the north and west of this site and single-family residences to the east and south across from an L-shaped alley that runs along the east and south side of this lot. The request includes the following:

ZON12007	Zoning Map Amendment from R-2 Multi-family to R1-PAD Single Family Residential
PAD12010	Planned Area Development for development standards for density, lot size, building height, lot coverage, landscape area and setbacks.
DPR12157	Development Plan Review for Site Plan, Elevations and Landscape Plan for 3 attached single-family homes with garages.



Property Owner	Neil Tang, 1825 Hayden Lane LLC
Applicant	Mario Mangiamele, IPlan Consulting
Current Zoning District	R-2 Multi-family residential in the TOD Corridor
Acres	.19
Building Area	6,150 sf total, 1,486 livable per unit, 1,945 per unit w/ garage.
Number of Units	3
Number of Bedrooms/Unit	2
Parking Required	6 spaces
Parking Provided	9 spaces

ATTACHMENTS: Ordinance, Supporting Attachments

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

Department Director: Lisa Collins, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner



COMMENTS:

The property is located seven lots east of McClintock Drive, south of University and north of Apache Boulevard in the Randall Terrace Subdivision which was platted in 1955. The property was originally zoned for single family uses, and was re-zoned along with the properties to the west, which were developed in 1962 for apartments. Properties to the north were redeveloped in 1981 as apartments, properties to the east were annexed in as single-family homes and are now entitled with multi-family zoned property. The neighborhood to the south was built between 1957 and 1961. Lot 1, located at 1825 E Hayden Lane, has remained vacant since annexation into Tempe. The site is located within the Transportation Overlay District Corridor, within 1,950 feet of a light rail transit station. The property is also adjacent to an archeologically sensitive area, which will be addressed in the conditions of approval for development of the site.

This request includes the following:

1. Zoning Map Amendment
2. Planned Area Development
3. Development Plan Review for three single-family two-story townhomes totaling 6,150 square feet on .19 acres.

The applicant is requesting the Development Review Commission take action on items three listed above, and provide recommendations to City Council for items one and two listed above. For further processing, the applicant will need approval for a Subdivision Plat, to combine create individual lots for the townhome units.

PUBLIC INPUT

- Neighborhood meeting is required
- Neighborhood meeting held: October 8, 2012 from 6:30 p.m. to 7:30 p.m. at the Escalante Community Center
- Community Development staff attended the meeting.

Four individuals from the two adjacent properties to the east attended and heard the presentation and asked questions and provided input. One resident has been there for more than 40 years, the other for almost 20 years. General concerns about the area were expressed to staff, but were not specific to this request. The concept of paving the alley was viewed positively to reduce dust in the area, as long as refuse and bulk collection was still possible. The neighbor wanted to make sure their gates were still allowed access and that there would be no parking in the alley (this is a condition of approval). There was concern about the existing oleander being affected by paving the alley, and a desire to keep the oleander for privacy and shade.

PROJECT ANALYSIS**ZONING**

The properties to the west are R-2, the properties to the north and east are R-4 and the properties to the south are R1-6, with this site being a vacant island in the midst of established development. The lots to the east are single family homes built on high density R-4 zoned properties. This site acts as a transition between the R-2 and R-4 zoning and the disparate uses of apartments across the street and single family homes next door and to the south. The proposed change in Zoning would convert the property back to a single-family district, as an R1-PAD with increased density that facilitates development of the site. The General Plan Land Use for this site is proposed to be Residential with a Density of up to 15 dwelling units per acre. The site has remained vacant since it was platted, despite development on all properties around it. The number of units allowed would increase from 2 to 3 units but provide the opportunity for an owner-occupied product with a small outdoor yard. The lot is 67 feet wide by 120 feet deep, and has alleys on two sides; a duplex or four-plex would be the only possible product with the existing zoning. R1-PAD provides flexibility in standards to enable creative solutions to sites challenged by size, infrastructure or other constraints. Zoning the property to R1-PAD would exempt the product from Transportation Overlay District standards for the corridor. However, providing landscape along the street front will create more pedestrian-friendly environment for pedestrians on Hayden Lane. Creating development facing the east alley may enhance security in this area, promoting a more pedestrian-friendly alley-way for north south bicyclists and pedestrians. The applicant provided a letter of intent with additional justification of the General Plan implementation through this development proposal, refer to Attachment 5.

Section 6-304 C.2. Approval criteria for Zoning amendment (*in italics*):

1. *The proposed zoning amendment is in the public interest* because it would allow development of a site that has remained vacant since the 1955 platting of the parcel. The proposed development will mitigate on-going maintenance issues and a gap in the pedestrian street front along Hayden Lane. The proposed project implements neighborhood revitalization through small scale infill development that is in context with the surrounding land uses and structures. The owner-occupied opportunity increases product availability in an area limited for new housing due to established development patterns. The product is a transitional design between multi-family and single family.

2. *The proposed zoning amendment conforms with and facilitates implementation of the General Plan* because the zoning change implements the goals and objectives of the General Plan for neighborhood stabilization and revitalization, infill development and housing product diversification.

PLANNED AREA DEVELOPMENT

The Planned Area Development is necessary to define development standards unique to this site, to allow a different product than what would be allowed with the R-2 or R1-6 zoning. There would be no change to the building height allowed, and an 11% increase in total lot coverage. Requested standards are outlined below:

Standard	R-2 Existing	R1-PAD Proposed
Density (du/ac)	10	15
Number of Units	2	3
Minimum Lot Size	3,600 sf.	2,000 sf.
Building Height	30 ft	30 ft
Maximum Lot Coverage	45%	56%
Minimum Landscape Area	30%	30%
Setbacks:		
Front	20 ft	10 ft
Open structures	15 ft	10 ft
Parking	20 ft	10 ft
Side	10 ft	4 ft
Porch, Balcony, Patio	5 ft	4 ft
Common Walls	0 ft	0 ft
Rear	15 ft	8 ft
Balcony, Patio	15 ft	8 ft
Common Walls	0 ft	0 ft
Parking	Per bedroom based on unit mix + .2 per unit guest	2 per unit, + 1 per unit guest (9 total on site)

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

1. The proposed residential land use is allowable in Part 3.
2. The development standards listed above, as established as part of the PAD Overlay District, will be conformed to for development of this site.
3. The proposed PAD is not in conflict with the provisions in Part 5 Transportation Overlay District Corridor standards.
4. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

DEVELOPMENT PLAN REVIEW

The applicant provided a detailed letter of intent addressing the criteria for approval of Development Plan Review requests; refer to Attachment 15. Most of the surrounding developments were built prior to the level of design standards required today. This proposed 3-unit attached townhome development will set a new standard for the area, infusing new colors and landscape materials into the neighborhood, providing variety within a mature community.

Site Plan

The site is 67 feet wide along Hayden Lane, leaving little room for a driveway onto the property. To reduce driveway crossings on the street front, the development makes use of the adjacent alley as the vehicular access to the units along the 120 foot eastern side. The units have an east/west orientation, with windows facing Hayden Lane on the northern-most unit. Each of the three residences has a small yard and patio area on the west side and a guest parking area that can double as a small courtyard between units. The garages all access the alley and the primary entrance is from the east side, activating the alley with surveillance from the units. The alley will be improved to meet drive standards for this lot. The site was challenged to meet retention requirements, and building exiting codes, but all known environmental and building code issues have been resolved with the proposed design solution. A sidewalk extends from Hayden Lane up the east side of the units, to accommodate pedestrian movement to and from the units outside of the alley right of way. According to a survey provided by the applicant, the fence of the property owner to the east appears to be located in city right of way, and the oleander is encroaching within the required 20-foot alley. The 20-foot alley is required to be maintained by each property owner on either side of the alley, with the width necessary for refuse vehicle access, regardless of the development of this lot. Efforts will be made to preserve vegetation to the greatest extent possible for the benefit of residents on both sides of the alley; however the existing fence encroachment will be removed during the improvements to the alley. This issue is being addressed with staff. The site is also located adjacent to an area identified as Archeologically Sensitive. This will require state and federal compliance for construction on site. Although the site is not listed as historic, the exact location of underground artifacts is not known until the time of discovery. Special precautions are necessary and will be addressed with the Historic Preservation Officer.

Building Elevations

The buildings are 26.5 feet high to the tallest portion, with staggered heights breaking up the roof line and providing second floor balconies on the east side. The north elevation facing the street has combinations of stained CMU block for site walls and stucco finish on frame construction for the main building body. The color pallet is dark cool grey (Pencil Lead) at the top and along side-walls, accenting a primary building field of cool green (Meadowood). The garages and other side walls are a warm medium grey (Looking Glass) and are wrapped with stained smooth-faced CMU block matching the screen walls around the perimeter of the site. Windows are located on the north elevation for views of the street and east elevation providing morning light and security surveillance of the alley. The south elevation has no windows visible from the alley to provide privacy to neighbors to the south, and energy efficiency within the units. The west elevation has smaller windows on the second floor and larger fenestrations on the lower level where shading is provided by landscaping in the yards. The units are designed to maximize energy efficiency and privacy while engaging with the neighborhood for added security.

Landscape Plan

The design incorporates xeriscape principals utilizing a transitional plant palette complimentary to the higher water use mature landscaping surrounding this property. Palo Blanco Acacia are used in the courtyards to provide mottled sunlight into the units and maintain views from the windows, with white bark providing a sculptural contrast to the dark building face. Evergreen Elms are used on the west side to provide screening from the apartments to the west and optimize shade on the western elevation. Thevetia Yellow Oleandar are located along the street front for year round foliage and color. An Evergreen Elm at the street front provides shade to the sidewalk. Palm trees at the street front accent the building and add sculptural interest to the smooth stucco façade. Sour Orange are planted along the south side, shading the units, providing security and a seasonal change with flowers and long-lasting decorative fruit. A combination of low-growing ground covers and taller shrubs accent the courtyards facing the alley and the street front: Bougainvillea, Ficus Pumila, Heavenly Bamboo, Cape Plumbago, Sage, Agave, Aloe, Lantana and Slipper Flower provide a very diverse landscape of color and texture against a backdrop of mature Oleandars along the eastern side of the alley off-site, Mulberry and turf to the west, and Eucalyptus and turf to the north of the site.

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

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the lot is 67' wide, the building is approximately 50' wide, this is typical of a single family home width with 5' side yard setbacks. The elevations provide windows facing the street, similar to a single family house, with a sidewalk extending up the east side to the front doors of the units. The building elevations vary in height and depth and color to provide articulation in the massing.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the building orientation provides maximum shade for windows, no windows on the south side, small windows on the upper floor facing west, larger windows on the north and east for optimum interior lighting and surveillance of pedestrian areas.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials are similar to what is found in the surrounding area, only newer in product technologies making this development superior in quality to that found in the immediate area.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the zoning districts surrounding the site allow for up to 30 feet in height. The apartments adjacent to the site are single story and the apartments to the north across Hayden Lane are two story. The proposed height is 26.5 feet, within the allowed height and similar to the height of other structures in the area. The stepping down of the garage portion provides variety in scale and massing. The landscape will provide a combination of lower and higher growing elements to accent the different elevations of the building.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the elevations are asymmetrical and varied in height and color, accented by CMU block. The three units are similar in style but uniquely designed depending on their orientation to the street, alley and adjacent apartments. The garages are single story with balconies above.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions*; the relatively small scale of the project limits the amount of rhythm or detail necessary to make a statement at the street front. The units are set back 10 feet from the property line and 17.5 from the sidewalk edge. A small footpath crosses over a retention basin on the west side and a sidewalk connects to the street along the east side. The landscape is full of variety of plant material playing off the building height and smooth dark surfaces with colors and textures.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the development is within the Transportation Overlay District Corridor (within 1,950 feet of a station). The design provides pedestrian connections to the public sidewalk and alley enhancements for north/south bike and pedestrian movement. The area is also served by the Orbit and Valley Metro bus service on McClintock.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; rather than create a second driveway onto Hayden Lane, the development utilizes the existing drive at the alley, with improvements to the entrance and surface to make an attractive entrance from Hayden Lane to the three garages facing the alley.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; windows and balconies are strategically placed to provide views to the street front and eastern alley. Enhanced activity through use of the alley for vehicle access and pedestrian access will provide activity support for area safety. Thorned Sour Orange trees provide a secure hedge along the south alleyway for added on-site security. The Police Department is supportive of the proposed project design.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; five different varieties of trees and six shrubs, three ground covers and three accents are proposed for the small site. The landscape is used to define the public street front, accent the western yards, and enhance the entry courtyards. Vegetation will be visible from all sides of the site, including both alleys.
11. *Lighting is compatible with the proposed building and uses, and does not create negative effects*; the alley is relatively dark in its current condition due to the mature Oleandar and limited street lighting, the new development will provide light at each entryway and garage door, and enhanced light in the alley for added security. Lighting will meet dark sky requirements and be designed to have no glare or overspill to adjacent residences.

Conclusion

Based on the information provided by the applicant, public input received and the above analysis, staff recommends approval of the requested Zoning Amendment, Planned Area Development and Development Plan Review. This request meets the required criteria for approval and will conform to the conditions of approval.

REASON(S) 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 in site design, the project complies with criteria set forth in Section 6-305D.
4. The proposed project meets the approval criteria for a Zoning Amendment outlined in Section 6-304C.
5. The proposed project meets the approval criteria for a Development Plan Review in Section 6-306D.

SHOULD THE DEVELOPMENT REVIEW COMMISSION ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITION(S) OF APPROVAL:

General

1. A building permit application shall be made on or before December 13, 2014, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than (enter date 30 days after City Council approval—if date falls on a weekend, go to the next Monday), or the (add request type, ie: PAD, Zone Map Amendment or General Plan Map Amendment) approval shall be null and void. (Use this condition if request includes a Zoning Map Amendment, P.A.D., or General Plan Amendment)
3. The Planned Area Development for Hayden Lane Townhomes shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
4. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
5. The Subdivision Plat (Condominium Plat) 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 Community Development Department on or before (insert date – 1 year hence). Failure to record the plat on or before (insert date), within one year

of City Council approval, shall make the plat null and void.

Site Plan

6. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
7. Provide no-parking signage in alley and clearly identify alley as fire lane.

Building Elevations

8. The materials and colors are approved as presented, with the exception noted below:
Smooth surfaced Concrete Masonry Unit (CMU) Block Wall – Stained Dunn-Edwards #DE6362 *Storm Cloud* LRV21 (medium warm grey)
Painted Stucco Color #1 Dunn Edwards DEC777 *Meadowood* LRV33 (pale sage green)
Painted Stucco Color #2 Dunn Edwards DE6376 *Looking Glass* LRV23 (medium warm grey)
Exception: Painted Stucco Color #3, DE5922 *Pencil Lead* (dark cool grey) to be replaced with a color of the same value but closer in purple tone to that represented on the color elevations.
Wood gates and entry doors Wood Stain Olympic Semi-Transparent #723 (medium brown)
Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.
9. Incorporate lighting and incidental equipment attachments where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

Lighting

10. Illuminate alley to 1 foot candle with photo cell for dusk to dawn illumination.
11. Illuminate pedestrian gates at entry with 4 foot candles with photo cell for dusk to dawn illumination of guest parking and gated entryway for security of residents and guests.

Landscape

32. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
33. Developer to protect oleander in place that is on property to the east of the alley. In areas where oleander are removed due to encroachment on city property, replace with 15 gallon species at locations acceptable to the property owner east of the alley.
33. Irrigation notes:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
34. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
35. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
36. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site.

Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.

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

CODE/ORDINANCE REQUIREMENTS:

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

- The owner shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.
- Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:** Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:** Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity.
- **FIRE:** Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- **ENGINEERING:**
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- **DRIVEWAYS:** Construct driveways in public right of way in conformance with Standard Detail T-320. Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

HISTORY & FACTS:

1948-1957 Property east of McClintock was annexed into the City of Tempe between these dates.

April 12, 1962 City Council approved a Zoning Amendment from R-1 Single Family to R-2 Multifamily for Lots 1, 2, 3, 4 and 5. The lots to the west were developed as apartments; Lot 1 was never developed and has remained vacant since annexation into Tempe. With the exception of code compliance actions for weed complaints, there has been no development activity on this site.

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Section 6-304, Zoning Map Amendment

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

Section 6-306, Development Plan Review

ORDINANCE NO. _____

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, Sections 2-106 and 2-107, by removing the below described property from the R-2 Multi-family Residential District and designating it as R1-PAD Single Family Residential with a Planned Area Development Overlay on .18 acres.

LEGAL DESCRIPTION

Parcel 132-66-068

TOTAL AREA IS .18 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of **Case # ZON12007 and PAD12010** 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 _____, 2012.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Ordinance No.

WHEN RECORDED RETURN TO:
City of Tempe
Community Development Department
31 E. 5th 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 **1825 Hayden Lane, LLC.**

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. **PL120195** 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)

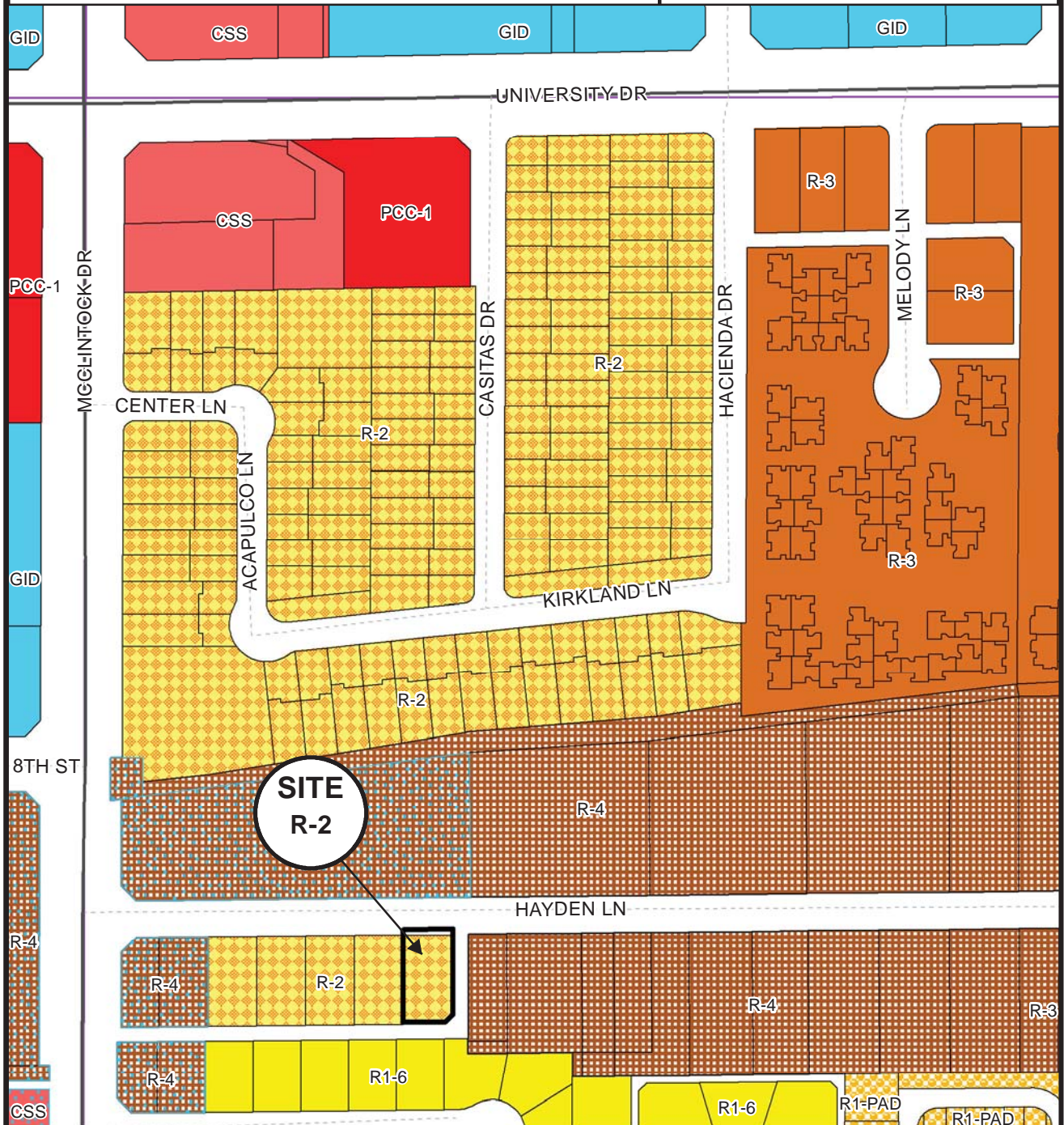
for development of the following real property (Property):

Parcel No. : 132-66-068

Addresses: 1825 E Hayden Lane, Tempe Arizona 85281

HAYDEN LANE TOWNHOMES

PL120195



Location Map



HAYDEN LANE TOWNHOMES (PL120195)

**PLANNED AREA DEVELOPMENT
ZONING MAP AMENDMENT**

HAYDEN LANE TOWNHOMES

LETTER OF EXPLANATION | PROJECT NARRATIVE

**East of the SEC South McClintock Drive | East Hayden Lane
1825 East Hayden Lane**

Submitted to:

CITY OF TEMPE

PLANNING DIVISION

31 East Fifth Street | Tempe, AZ 85281 | 480-358-3003

Prepared: September 2012

Revised: October 2012

Prepared For:

1825 HAYDEN LANE LLC

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HAYDEN LANE
PLANNED AREA DEVELOPMENT | ZONING MAP CHANGE

LETTER OF EXPLANATION | PROJECT NARRATIVE

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SITE AERIAL PHOTO



Map Source: Google, 2012

2. REQUEST

1825 Hayden Lane, LLC, is pleased to submit a formal application for a Planned Area Development and Zoning Map Amendment concerning the vacant Lot 1 of Randall Terrace subdivision (MCR 62-44), generally located east of the southeast corner of South McClintock Drive and East Hayden Lane.

More specifically, this Letter of Explanation - Project Narrative complements a request to rezone Lot 1 of Randall Terrace by changing approximately 7,994 square feet (sq. ft.) from Multi-Family Residential (R-2) to Single-Family Residential Planned Area Development (R1-PAD); and a corresponding Zoning Map Amendment to modify the existing zoning district boundaries for the lot.

A Major Development Review Plan request has been submitted concurrently to establish design criteria and concepts for the site plan, building elevations, conceptual landscape plan, preliminary grading and drainage, and color and materials for the property. A Subdivision Plat Amendment request has also been submitted to the City to request approval for subdividing the property into three lots, ranging in size from 2,140 square foot (sq. ft.) to over 2,600 sq. ft., to accommodate the proposed single family attached housing product.

3. OVERVIEW

While the approximate 0.18-acre property was subdivided for residential use over fifty years ago, it has remained vacant since at least 1997. 1825 Hayden Lane, LLC, has recently purchased the property with the goal of reversing the often undesirable affects associated with vacant properties within established areas. To fulfill this vision and enhance the aesthetics associated with this property, rejuvenation of the property is desired by developing a single family attached residential use that conforms to the goals and policies of the Tempe General Plan 2030 and Apache Boulevard Redevelopment Area Plan, while maintaining harmonious community form.

4. EXISTING CONDITIONS | RELATIONSHIP TO SURROUNDING PROPERTIES

Tamarak Apartments, a multi-family residential development, is located across East Hayden Lane to the north, while single family residential uses are located contiguous to the entire southern and eastern project boundaries. The property is further bound on the west by multi-family residential uses.

The projected General Plan Land Use classifications, along with the existing zoning and uses for the adjacent parcels, are listed below in Table 4.101: Existing Land Use Summary – Hayden Lane:

TABLE 4.101: EXISTING LAND USE SUMMARY – HAYDEN LANE:

DIRECTION	PROJECTED GENERAL PLAN LAND USE CLASSIFICATION	EXISTING ZONING	EXISTING USE
<i>On-Site</i>	Residential – Medium Density (Up to 15 DU/AC)	R-2	Vacant
<i>North</i>	Residential – Medium High Density (Up to 25 DU/AC)	R-4	Multi-Family Residential
<i>South</i>	Residential – Low to Moderate Density (Up to 9 DU/AC)	R1-6	Single Family Residential
<i>East</i>	Residential – Medium High Density (Up to 25 DU/AC)	R-4	Single Family Residential
<i>West</i>	Residential – Medium Density (Up to 15 DU/AC)	R-2	Multi-Family Residential

5. CONSISTENCY WITH GENERAL PLAN

The City of Tempe General Plan Projected Residential Density map designates this property as Residential Medium Density (Up to 15 DU/AC), which land use supports single family, multi-family and group homes. Residential homes within this classification may be detached or attached, and may be multi-story or have stacked residences.

In effort to maintain the relatively urban land use characteristics of the area, the proposed net density of the PAD is 17.65 DU/AC; however, the proposed overall density of the Medium Density land use area, which incorporates Lots 1 – 5 of Randall Terrace, is 13.48 DU/AC (net) and therefore, slightly less residential density than permitted by the General Plan Projected Residential Density map.

The requested Planned Area Development (PAD) and Zoning Map Amendment contains several notable features that respond to the 2030 General Plan vision. The bullet point list below is not meant to be an exhaustive list of conformance with the General Plan vision, but summarizes several of the notable features:

Fostering development that conserves resources and enhances the environment in which people live, learn, work and play by:

- Encouraging reinvestment and redevelopment appropriate to a particular area.
- Promoting neighborhood preservation and enhancement through the infill development of a vacant property.
- Providing xeriscapes and the use of indigenous drought-tolerant plant material to promote environmental sensitivity in the built environment.

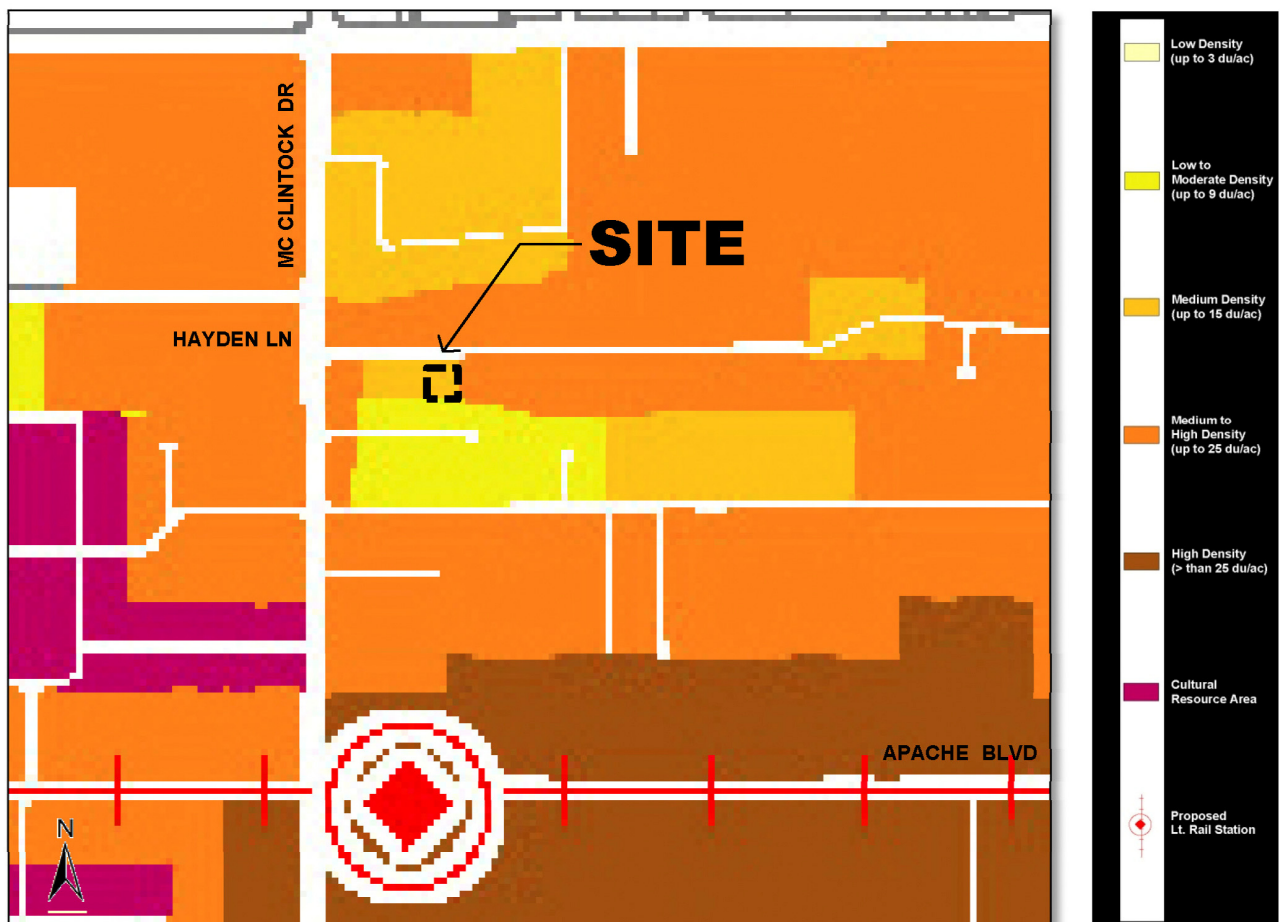
Providing diverse housing opportunities for current and future residents by:

- Encouraging property reinvestment.
- Encouraging diversity of housing type through proposed development of single family attached townhomes.

Effectively managing the City's growth by:

- Promoting land development in an area where infrastructure already exists.

TEMPE PROJECTED RESIDENTIAL DENSITY (2030)



Map Source: City of Tempe, 2012

In addition to conformance with the overall vision of the Tempe General Plan, the proposed PAD conforms to the primary purpose and vision of the Apache Boulevard Redevelopment Area Plan by:

- Encouraging reinvestment in the Apache Boulevard area;
- Promoting desirable re-use of the property; and,
- Increasing the utilization of undeveloped property.

In summary, the proposed PAD and Zoning Map Amendment responds to the overriding theme of the 2030 General Plan and Apache Boulevard Redevelopment Area Plan by enhancing the built environment and creating an attractive community all while increasing the quality of life for existing and future residents.

6. ZONING

6.1 GENERAL PLAN LAND USE IMPLEMENTATION

The driving purposes of the PAD and Zoning Map Amendment requests is founded on the notion to promote neighborhood preservation through infill development of the vacant property, while also increasing the level of design quality and maintaining compatibility with the adjacent built form.

The Tempe General Plan serves as a policy guide for orderly growth, land use, transportation, infrastructure, and open space in the City, while also serving as a basis for the expenditure of municipal funds. Implementation of the General Plan is based on fostering of the overall vision, specific goals, objectives and policies adopted by the community. Zoning of real property is the legal tool frequently used to implement the General Plan vision. While conventional zoning of property is generally reasonable, this type of land use regulation can conversely provide limitations on the ability of a project to creatively promote the goals, objectives and policies of the community.

To successfully and sustainably facilitate the vision for the property as well as the General Plan Projected Density for the property, the Single-Family Residential Planned Area Development (R1-PAD) zoning designation is proposed. The PAD allows for the necessary flexibility in regulation to promote creative solutions and to encourage compatible land use relationships.

6.2 LAND USE REGULATIONS

Use of the property shall be consistent with use regulations set forth for the respective residential district, which are outlined in Table 3-102 – Permitted Land Uses (AG, SFR, MF, MH, RMH, TP) of the Tempe Zoning and Development Code.

6.3 SITE DEVELOPMENT REGULATIONS

Some of the principal goals of this proposal are to promote attractive, infill development of underutilized property while encouraging compatible land use relationships. Implementation of these goals requires some flexibility from both the developer and City. By allowing more flexibility in the building envelope, a higher quality living environment can be promoted while also preserving the public health, safety and welfare of the citizens of Tempe and surrounding areas. The standards contained herein promote compatible land use relationships and pertain to density/intensity, and building setbacks for the desired single family attached townhomes.

The following table is a comparison of the residential lot development standards proposed with the R1-PAD district in comparison to those identified as minimum requirements in the Tempe Zoning and Development Code for the existing R-2 zoning designation of the property.

Table 6.302: Lot Development Standards | Setbacks, Building Height, Lot Coverage - Hayden Lane Townhomes

<i>Standards</i>	<i>R-2 (Code)</i>	<i>R1-PAD (Proposed)</i>
Density (DU/AC)	10	17.65 (net)
Minimum Lot Area per Dwelling Unit (sq. ft.)	3,600	2,000
Building Height (ft.) (max.)	30	30
Building Height Step-Back	--	--
Maximum Lot Coverage (% of net)	45	56
Minimum Landscape Area (% of net)	30	30
Minimum Building Setbacks (ft.)		
Front (building)	20	10
Front (open structures)	15	10
Front (parking)	20	10
Side (building walls)	10	4
Side (porch, balcony, patio wall)	5	4
Side (common walls)	0	0
Side (street)	10	10
Rear (building wall, porch, balcony, patio wall)	15	8
Rear (common walls)	0	0

7. CONCEPTUAL DEVELOPMENT PLAN

An integral part of the PAD zoning request is the Conceptual Development Plan that demonstrates how the requested zoning will be implemented and if the requested site development standards are warranted. The Conceptual Development Plan for Hayden Lane Townhomes illustrates the concerted effort by the development team to enhance the design characteristics of the streetscape while maintaining compatible community form.

Details of the Conceptual Development Plan, including site plan, conceptual landscape plan, and building elevations are outlined in a separate, corresponding Development Plan Review application for Hayden Lane Townhomes.

8. PUBLIC PARTICIPATION

A minimum of one neighborhood meeting will be conducted with adjacent property owners and Owner's Association representatives at least 15-days prior to the scheduling of any public meetings for the requested PAD zoning and Zoning Map Amendment. The development team is committed to the public process and will work diligently with neighbors to ensure their questions and concerns are addressed to the best of our abilities.

9. CONCLUSION

Hayden Lane Townhomes provides a unique opportunity to encourage private re-investment into the community and Apache Boulevard Redevelopment Area, while maintaining compatible community form and consistency with the overall vision, goals and policies of the Tempe General Plan.

We look forward to discussing the project with the City and truly believe that it will enhance the adjacent properties and surrounding neighborhood.

1. REQUEST

1825 Hayden Lane, LLC, is pleased to submit a formal application for Development Plan Review concerning the vacant Lot 1 of Randall Terrace subdivision (MCR 62-44), generally located east of the southeast corner of South McClintock Drive and East Hayden Lane.

More specifically, this Letter of Explanation - Project Narrative complements a request for approval of design criteria and concepts for the site plan, building elevations, conceptual landscape plan, preliminary grading and drainage, building colors and materials for the approximate 7,994 square feet (sq. ft.) property.

Planned Area Development rezoning from Multi-Family Residential (R-2) to Single-Family Residential Planned Area Development (R1-PAD) and a corresponding Zoning Map Amendment requests have been submitted concurrently to permit the proposed single family attached use of the property and to modify the existing zoning district designation for the lot, respectively. A forthcoming Subdivision Plat amendment will be submitted to the City to request approval for subdividing the property into three, approximate 2,600 square foot (sq. ft.) lots to accommodate the proposed single family attached housing product.

2. OVERVIEW

While the approximate 0.18-acre property was subdivided for residential use over fifty years ago, it has remained vacant since at least 1997. 1825 Hayden Lane, LLC, has recently purchased the property with the goal of reversing the often undesirable affects associated with vacant properties within established areas. To fulfill this vision and enhance the aesthetics associated with this property, renewal of the property is desired by developing a single family attached residential use that conforms to the goals and policies of the Tempe General Plan 2030, while maintaining harmonious community form.

3. CONCEPTUAL DEVELOPMENT PLAN

An integral part of the corresponding PAD zoning request is the Development Plan Review request that demonstrates how the requested zoning will be implemented and if the requested site development standards are warranted. The Development Plan for Hayden Lane Townhomes illustrates the concerted effort by the development team to promote neighborhood preservation through infill development of the vacant property, while also increasing the level of design quality, increasing the density to promote the City's Projected Land Use of Residential – Medium Density (Up to 15 DU/AC), and maintaining compatibility with adjacent built form.

3.1 CONCEPT OVERVIEW

Promoting the vision of the General Plan 2030, the Apache Boulevard Redevelopment Area, and the Projected Medium Density residential land use (Up to 15 DU/AC) for the lot - three, two-story single family attached dwelling units are thoughtfully designed for integration into the existing built environment. Each dwelling unit is comprised of approximately 2,050 sq. ft. of living area, contains an enclosed two-car garage, and is situated on an approximate 2,600 sq. ft. lot. Each dwelling unit will also contain a lushly landscaped private rear yard to serve as an outdoor extension of the living environment.

3.2 VEHICULAR CIRCULATION

Hayden Lane Townhomes is designed to safely and efficiently move traffic into and out of the site through utilization of the existing and adjacent 20-foot wide alleyway, which also provides for the primary access to East Hayden Lane.

Right-of-way dedications nor improvements are warranted for Hayden Lane as the full street improvements exists. Future development of the property will however require installation of pavement for a portion of the alleyway for drainage and dust control purposes.

3.3 LANDSCAPE | HARDSCAPE DESIGN

Landscape materials for the project are characterized by a relatively arid palette including Palo Blanco, Yellow Oleander, Evergreen Elm and Mexican Fan Palms combined with complementary shrubs and ground cover. Dense plantings of materials are situated along Hayden Lane – between the sidewalk and north building elevation, along the alley – adjacent to the south building elevation, adjacent to the attached garage structures, within entry courtyards, as well as within the rear private spaces to serve as a buffer from the adjacent multi-family residential units. The planting design is further supplemented through the thoughtful placement to create useful shade as well as delineation of space. In addition to providing a 4-foot wide sidewalk connecting the building to the street, brick pavers are proposed for the guest parking areas and private rear patios to increase the design aesthetics and level of quality associated with the project.

3.4 PRELIMINARY GRADING AND DRAINAGE

Topography of the property is relatively flat, and is located outside of the delineated 100-year floodplain. Runoff generated interior to the project area will be managed on site through the use of multiple retention basins. Runoff will be routed and retained via surface flow and where necessary via storm drain pipes to any one or combination of surface basins. The common retention areas will be limited to a maximum of three-feet of water depth.

Off-site flows will be routed and retained via surface flow and where necessary via storm drain pipes. Any drainage that leaves the project area will be redistributed in a manner similar to existing conditions.

3.5 ARCHITECTURAL CHARACTER

The primary goal of the building elevation design is to respect and achieve harmony with the architectural character of the surrounding built form, while introducing forms that will

also enhance the design character, streetscape, and living environment for the neighborhood.

Distinctive architectural details such as asymmetrical building massing, variation of building materials, covered entryways and rear patios, varying rooflines, along with a variety of complementary colors and durable materials illustrate the enhanced design qualities for the project.

3.6 CONFORMANCE WITH STANDARDS AND CRITERIA

To successfully and sustainably facilitate the vision for the property, the following summarizes how this Development Plan request is in conformance with the City's standards and criteria. The following *Standards* and *Criteria* statements are listed verbatim from the City's Development Plan Review Supplemental Packet, along with a supporting response to each:

1. *The placement of buildings reinforces and provides variety in the street wall, maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention through:*

- a. *Shade for energy conservation and comfort as an integral part of the design;*

Promoting human comfort for Hayden Lane Townhomes and maximizing immediate protection from the sun and heat, large 36-inch box shade trees will be installed along the west building elevations – adjacent to the private patios for each unit. Further respecting the arid desert context, a combination of covered rear patios and lushly landscaped courtyard entries are also standard features included with each dwelling unit.

- b. *Materials shall be of superior quality and compatible with the surroundings;*

Building and hardscape materials for the project have been selected based on quality and durability. While compatible with the surrounding built form, the selected materials may be of a higher quality due to the advancement in building technology that has occurred since development of the adjacent, existing structures.

- c. *Buildings and landscape elements have proper scale with the site and surroundings;*

Proposed building height is 26.5-feet to the highest top of parapet. In effort to achieve the density desired by the General Plan for this area, combined with the relatively small size of the lot, development of two-story dwelling units are necessary. The proposed building height is consistent with multi-family structures immediately north of the property.

- d. *Large building masses are divided into smaller components that create a humanscale as viewed from the sidewalk;*

Asymmetrical building massing and complementary proportions, combined with use of building materials and complementary landscape design, provide for the desired pedestrian scale along the street.

- e. *Buildings have a clear base and top, as identified by ground floor elements, roof forms, and detailing;*

Creative use of building forms and massing, along with selective use of materials and varying rooflines, clearly define building elements and avoid a box-like appearance.

- f. *Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility;*

Liberal use of building fenestration is included on the north elevation to assist with creating a visually appealing streetscape, while also allowing for surveillance on to Hayden Lane. Architecturally style appropriate fenestration is also included on the upper story of the east building elevation, while appropriate fenestration is included on both the lower and upper story elevations of the west building elevation allowing for surveillance of the private outdoor spaces.

- g. *Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributes to attractive public spaces;*

Exclusive of necessary improvements to the alley for vehicular access, the project does not contain any true public spaces; however, semi-public areas such as guest parking and building entrance areas provide for a brick-paving surface to enhance the arrival experience as well as to supplement the level of quality in design and materials.

Building elements visible from public view, such as doors and windows, are proportionate to the scale of the building and have been designed to supplement the architectural style of the building.

- h. *On-site utilities are placed underground;*

All new utility connections to the existing infrastructure will be installed sub-grade.

- i. *Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks;*

Photocell activated lighting will be provided at all exterior, primary entrance doors, as well as guest parking areas. Lighting intensity to be 5 foot-candles in these areas for public safety purposes.

- j. *Accessibility is provided in conformance with the Americans With Disabilities Act (ADA);*

Public accessibility to the dwelling units from the public sidewalk will meet all ADA requirements.

- k. *Plans take into account pleasant and convenient access to multi-modal transportation options, and support the potential for transit patronage;*

Convenient multi-modal transportation access is provided to and from the property via public sidewalks and public alleys/streets. Additionally, multiple mass transit opportunities, such as Orbit, Valley Metro bus and rail, are located within close proximity to the property.

- l. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized, in conformance with city transportation policies, plans, and design criteria;*

Proposed use of and improvements to the adjacent, existing alley promotes safe vehicular circulation by eliminating the need for any additional access points or curb-cuts onto Hayden Lane. Arrangement of the proposed garages and guest parking facilitate vehicular access onto Hayden Lane via forward motion to minimize pedestrian and vehicular conflicts.

- m. *Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic. Projects should be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines, contained the Comprehensive Transportation Plan;*

On-site pedestrian access to the public streets and sidewalks is delineated through the inclusion of an ADA accessible sidewalk connecting the dwelling units to the street to facilitate a pedestrian friendly, walkable environment. The adjacent and fully improved Hayden Lane does not incorporate demarcated bike lanes; however, these lanes do exist on McClintock Drive – approximately 425-feet west of the property.

- n. *Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance;*

Crime prevention features including appropriate lighting at building entrances and guest parking areas for visibility, building fenestration at appropriate locations for surveillance, clearly demarcated on-site pedestrian routes for safe way-finding, and inclusion of a minimum 6-foot high masonry walls adjacent to the rear yards to secure private outdoor space, have been incorporated into the design of the project.

- o. *Landscaping accents and separates parking, buildings, driveways and pedestrian walkways;*

Landscape planting areas and courtyards are thoughtfully designed to soften the hardscape of the guest parking and entry court areas. An additional approximate 8-foot wide landscape area is incorporated along the south building elevation to serve as a buffer from the alley.

- p. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.*

On-site lighting has been designed to achieve a careful balance between the needs to minimize light pollution for the protection of nighttime views and protection of adjacent properties, while also considering philosophies of crime prevention philosophies. As such, all exterior lighting will meet or exceed provisions set forth in Chapter 8 – Lighting of the Tempe Zoning and Development Code.

In conclusion, Hayden Lane Townhomes provides a unique opportunity to encourage private re-investment into the community and Apache Boulevard Redevelopment Area, while maintaining compatible community form and consistency with the overall vision, goals and policies of the Tempe General Plan and Tempe Zoning and Development Code.

We look forward to discussing the project with the City and truly believe that it will enhance the adjacent properties and surrounding neighborhood.

PLANNED AREA DEVELOPMENT OVERLAY FOR HAYDEN TOWNHOMES

LOT 1, RANDALL TERRACE, BOOK 62 OF MAPS, PAGE 44, M.C.R.
LOCATED IN A PORTION OF SECTION 24, T 4 N, R 4 E,
PHOENIX, ARIZONA

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, BEFORE
ME, THE UNDERSIGNED, PERSONALLY APPEARED NEIL TANG OWNER, WHO
ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES _____

1825 HAYDEN LANE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ OWNER _____ DATE _____

ITS: PRESIDENT

LEGAL DESCRIPTION

LOTS 1 OF THE FINAL PLAT FOR RANDALL TERRACE AS RECORDED IN BOOK 62 OF MAPS,
PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF TEMPE
ON THIS _____ DAY OF _____, 20____

OWNER/DEVELOPER

1825 HAYDEN LANE, LLC
CONTACT: NEIL TANG

PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S)

R1-PAD

DWELLING QUANTITY

3 UNITS

DENSITY

3 UNITS / 0.1835 ACRES
(15 DU/ACRE)

BUILDING HEIGHT

30 FEET

BUILDING LOT COVERAGE

55.7%

SITE LANDSCAPE COVERAGE

34.66%

BUILDING SETBACKS

FRONT: 10'-0"

SIDE: 4'-0"

REAR: 8'-0"

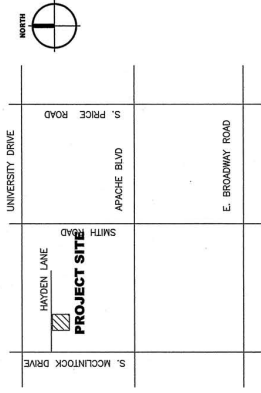
VEHICLE PARKING QUANTITY

9 SPACES

BICYCLE PARKING QUANTITY

6 SPACES

SITE VICINITY MAP



CONDITIONS OF APPROVAL

GENERAL NOTES

PAD12010

PL120195

DS120594

SPR12071

PAD12010

PL120195

DS120594

SPR12071

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phoenix, az 85020 602-264-7500



drawn by: JKA
date: 02-22-12
checked: 1209000
revised: 04-27-12

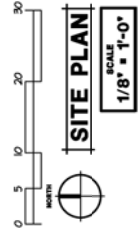
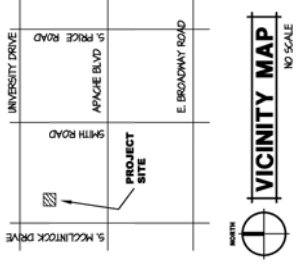
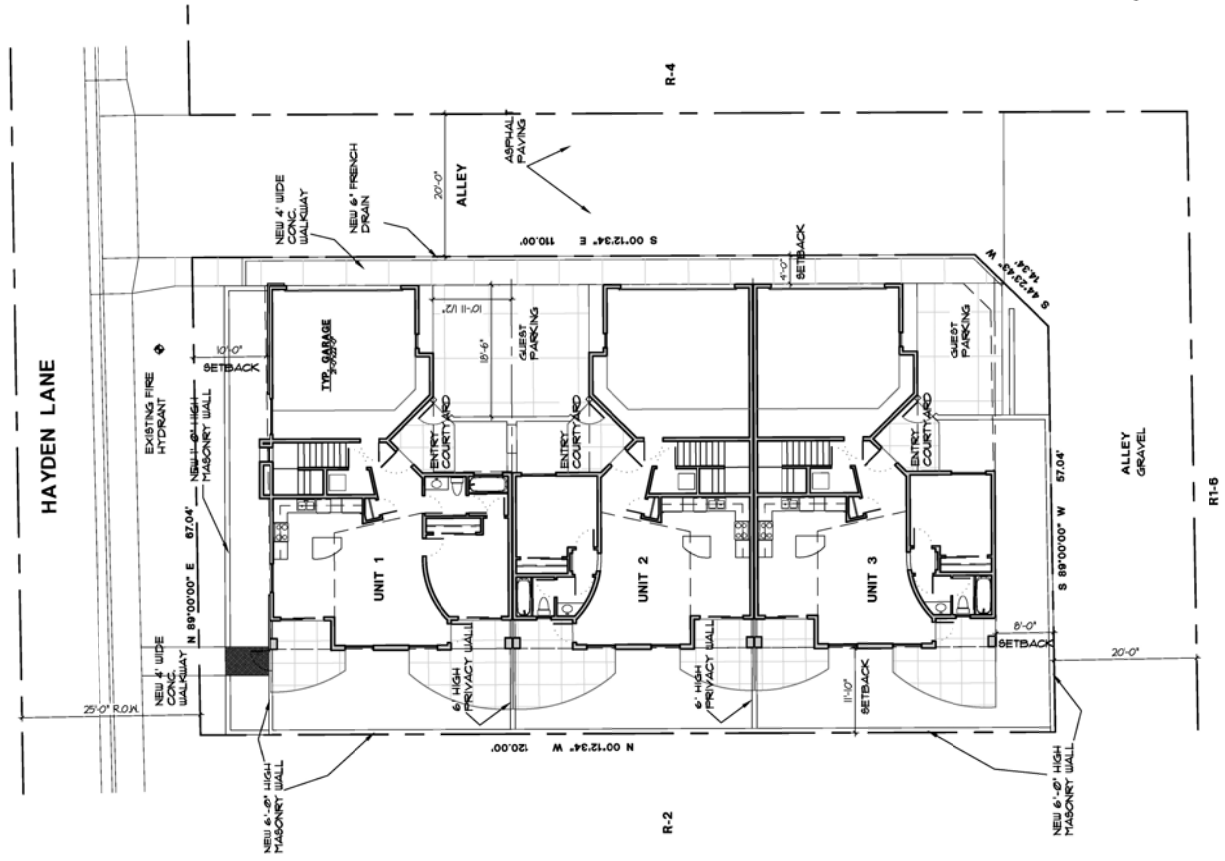
C-1

HAYDEN LANE TOWNHOMES
TEMPE, ARIZONA

STANDARD	R-2	R-PAD
DENSITY (DU/ACRE)	10	16.0
MINIMUM LOT AREA PER DWELLING UNIT	3600 SF	2000 SF
BUILDING HEIGHT	30 FT	30 FT
BUILDING HEIGHT MAX. (FEET)	NO	NO
BUILDING HEIGHT STEP-BACK REQUIRED ADD. TO 5' OR HF	40%	50%
MINIMUM LOT COVERAGE (% OF NET SITE AREA)	30%	30%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)		
SETBACKS (FEET)		
FRONT	20 FT	10 FT
BUILDING STRUCTURES	20 FT	10 FT
PARKING	20 FT	10 FT
SIDE	10 FT	4 FT
BUILDING WALLS	5 FT	4 FT
PORCH, BALCONY, PATIO WALL	0 FT	0 FT
REAR	15 FT	8 FT
BUILDING WALL, PORCH, BALCONY, PATIO WALL	0 FT	0 FT
COMMON WALLS		

PROJECT DATA

SUBMITTED BY: HARGREAVES ASSOCIATES 4805-201-4800 PROJECT NAME: HAYDEN LANE TOWNHOMES SITE ADDRESS: 1022 E HAYDEN LANE TEMPE, AZ 85281	PARCEL SIZE: 64055 AREA = 1.8445 AC OR 0.1885 ACRES ZONING: EXISTING - R2 PROPOSED - R-PAD BUILDING AREA: FIRST FLOOR = 4125 SF SECOND FLOOR = 1915 SF LOT COVERAGE: 20.7% BUILDING HEIGHT: 30 FEET NUMBER OF STORIES: 2
LEGAL DESCRIPTION: TERRACE AS RECORDED IN BOOK 62 PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA.	TYPE OF CONSTRUCTION: VB AUTOMATIC EXTINGUISHING SYSTEM: NO DENSITY: 16 PER ACRE 16 - 2 STORY TOWNHOMES PARKING: REQUIRED - 6 SPACES PROVIDED - 8 SPACES LANDSCAPED AREA: 34,688





has been prepared in accordance with the rules and regulations of the State of Arizona. The architect shall not be responsible for the accuracy of the information provided by the client. The architect shall not be responsible for the accuracy of the information provided by the client.

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Drawn by: KA
 Date: 08-22-12
 Checked: 12/09/00
 Job no: 12109000
 Revised: 07-21-12

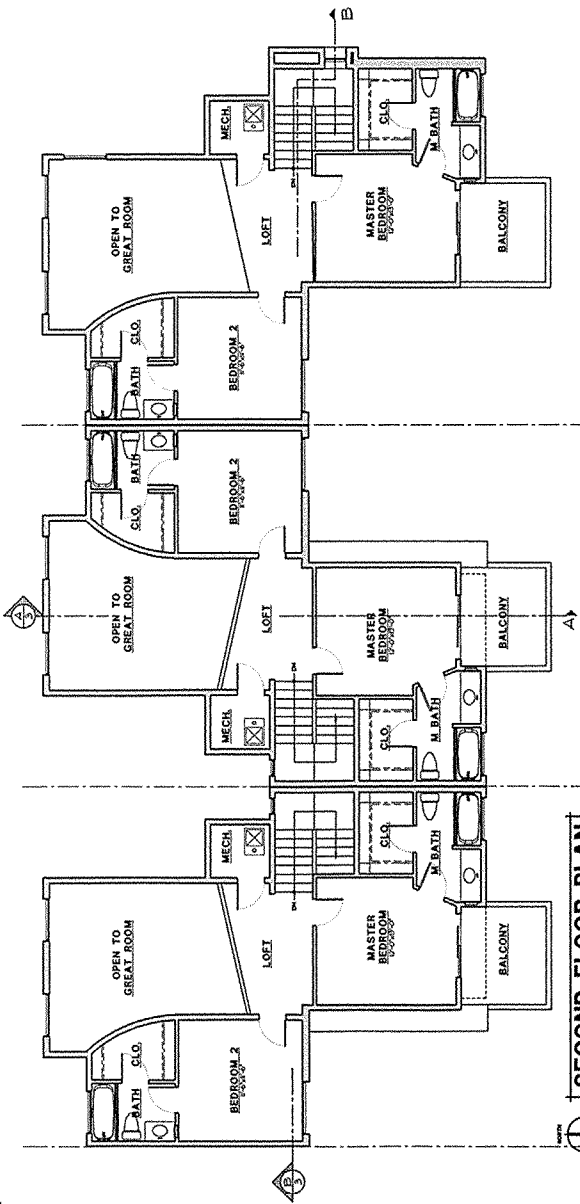
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HAYDEN LANE TOWNHOMES

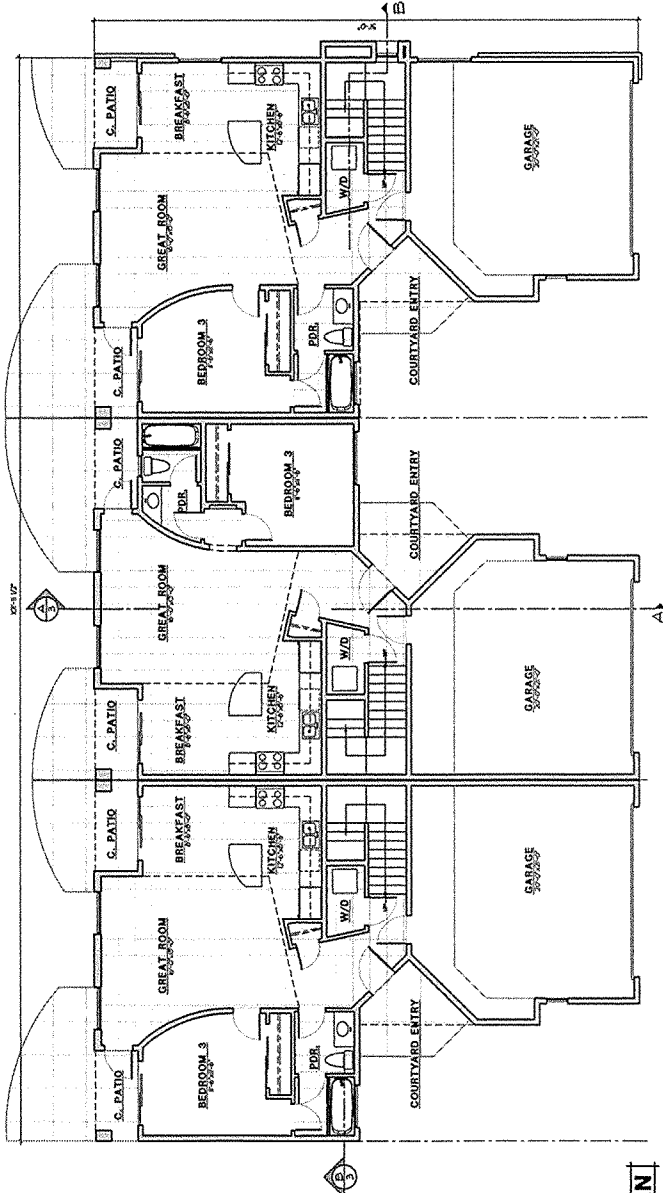
TEMPE, ARIZONA

SQUARE FOOTAGE:

1st FLOOR LIVABLE:	862 SQ. FT.	2586 SQ. FT.
2nd FLOOR LIVABLE:	644 SQ. FT.	1972 SQ. FT.
GARAGE, STG. & MECH:	499 SQ. FT.	1371 SQ. FT.
COVERED:	109 SQ. FT.	315 SQ. FT.
TOTAL:	2,090 SQ. FT.	6,250 SQ. FT.



SECOND FLOOR PLAN
 SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN
 SCALE: 3/16"=1'-0"

HAYDEN LANE TOWNHOMES

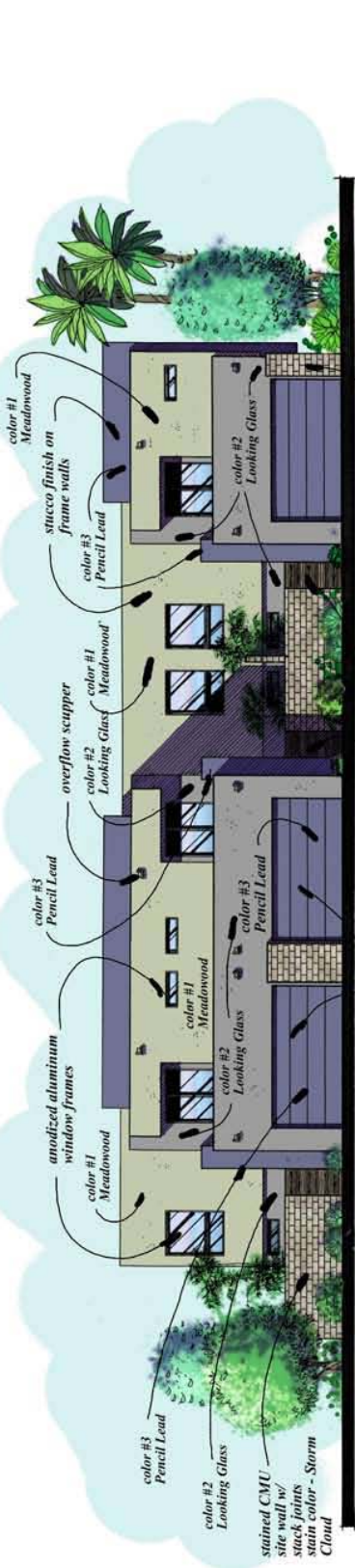
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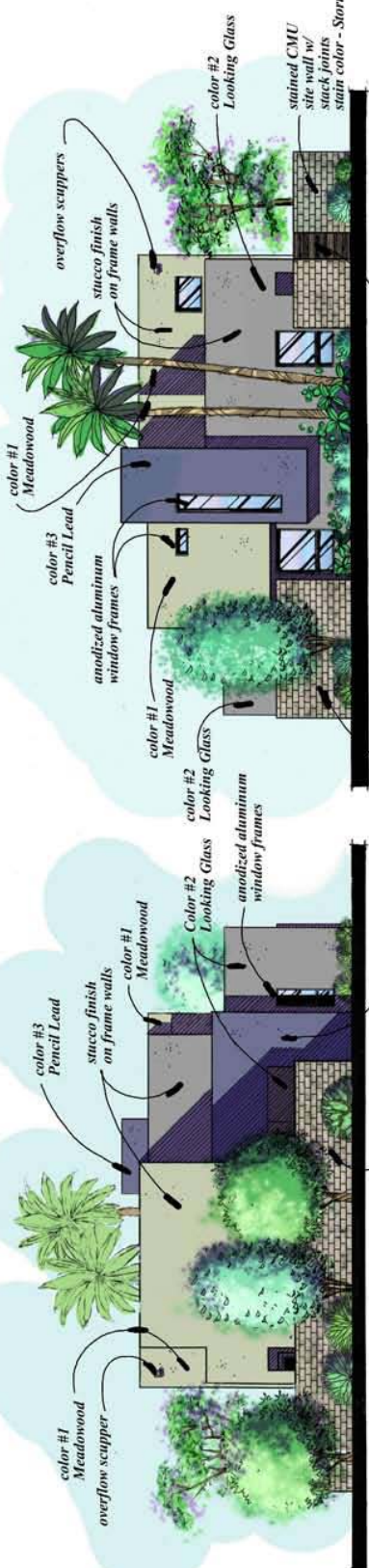
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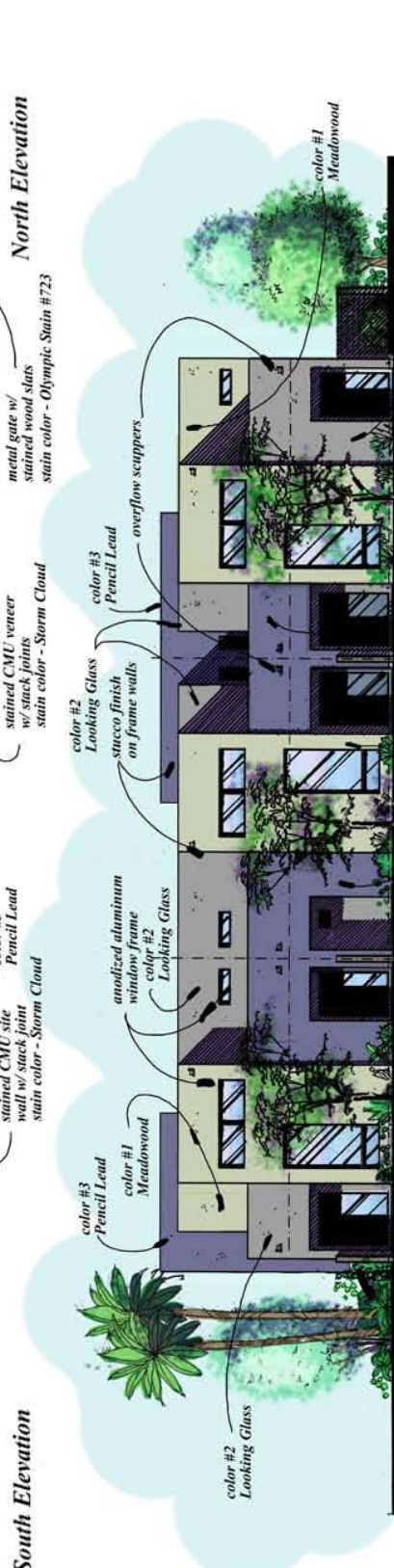
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 Checked: JCA
 Date: 07-23-12
 Job no: 12104000
 Project: Hayden Lane Townhomes



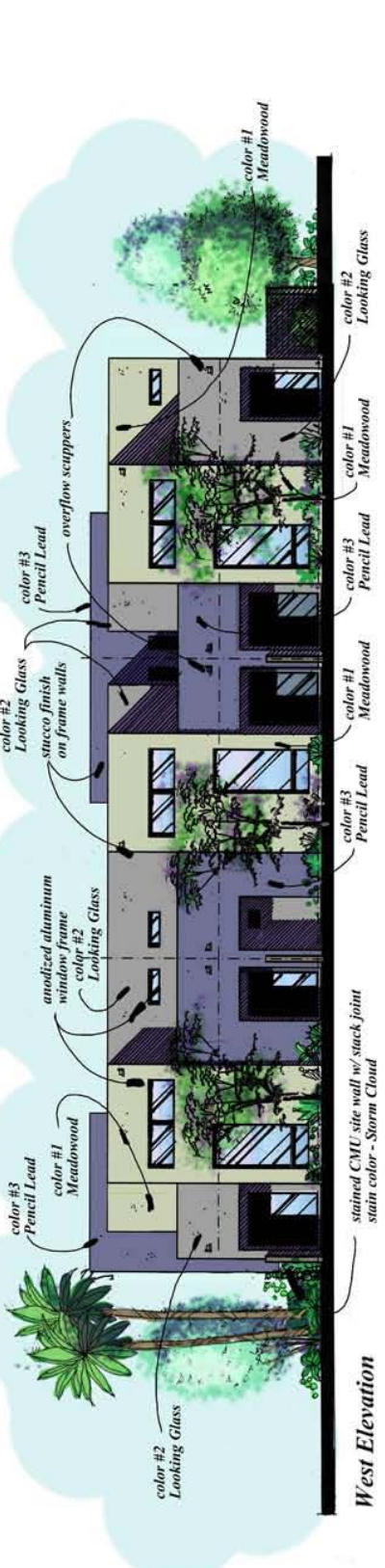
East Elevation



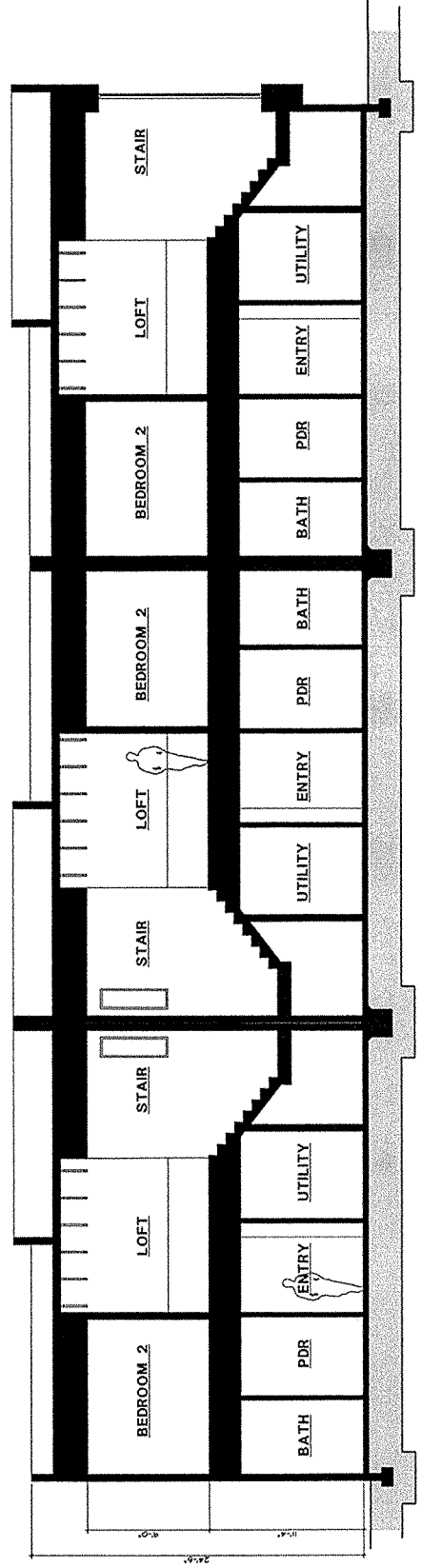
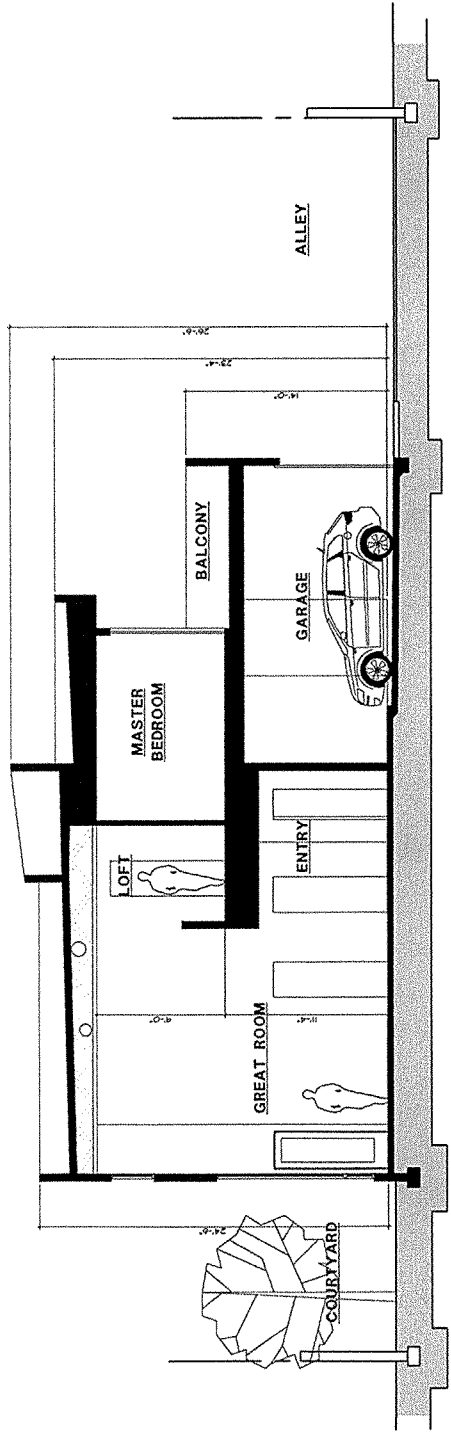
North Elevation



South Elevation



West Elevation



Drawn by: KA
 date: 08-22-12
 checked: 12/09/00
 job no: 12/09/00
 revised: 04-21-12

a+
 architecture plus, ltd.
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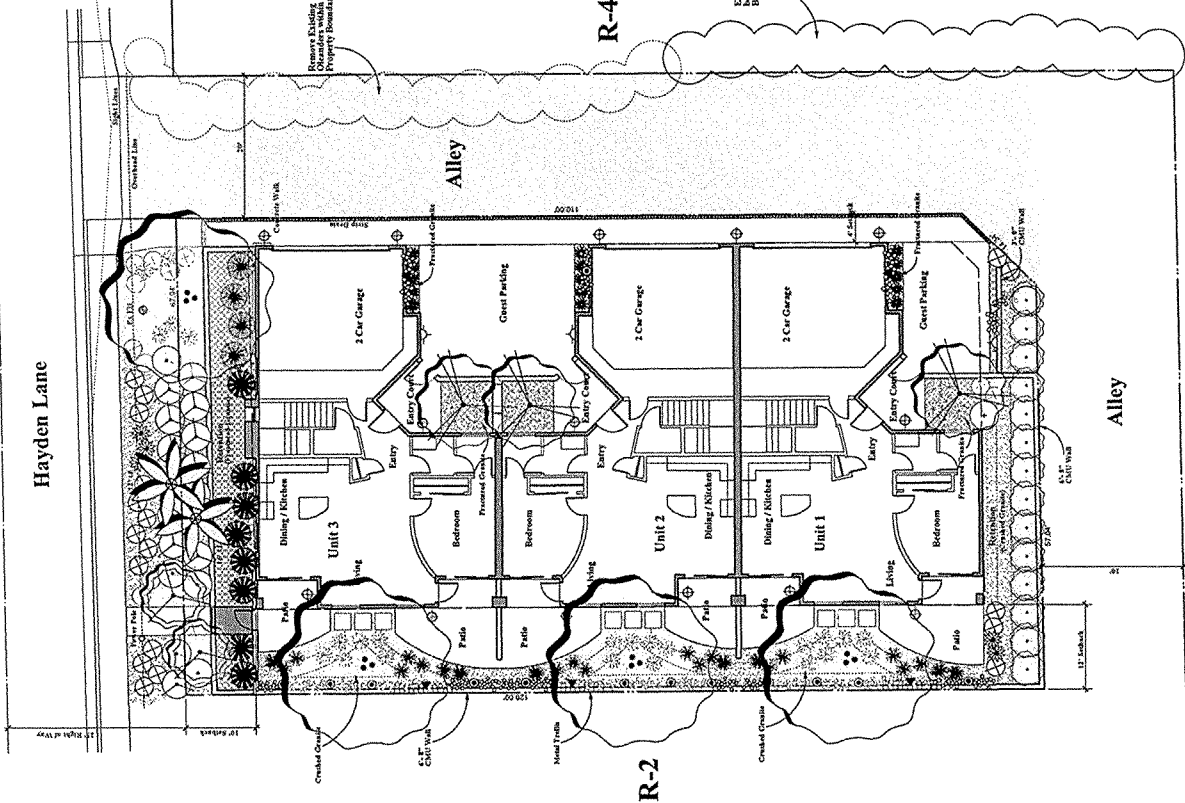
TEMPLE, ARIZONA

HAYDEN LANE TOWNHOMES

3.0

R-4

Hayden Lane



Planting Schedule

TREES	Plant Name	Quantity	Notes
	PAIS BLANCO	3	2' x 6'
	YELLOW OLIVE	2	2' x 6'
	PHOENIX HYBRID PALM	4	3' x 6'
	MORNING PAIN PALM	2	size indicated (2' x 6' x 12')
	SHRUBS		
	BOUGHAMVILLE TROPICAL HORSE	5	5 gallon
	BOUGHAMVILLE LA JOYE	1	5 gallon
	BOUGHAMVILLE TROPICAL	17	5 gallon
	SEMI ORANGE HEDGE	14	5 gallon
	FOCUS FOUNTAIN	13	5 gallon
	HEAVELY BAMBOO	12	5 gallon
	COPY BAMBOO	1	5 gallon
	ACCENTS		
	AGAVE ESCOBETHIANA	47	5 gallon
	AGAVE GEMIFLORA	15	5 gallon
	PEDALANTHUS MACROCARPUS	24	5 gallon
	COVERED COVERS		
	UNIFORM VERDE	20	1 gallon
	2" GRANITE COVERING	1,700 S.F.	
	2" FRACTURED GRANITE	592 S.F.	

General Notes

Note: All plants to be installed within the limits of the site plan. All plants to be installed within the limits of the site plan. All plants to be installed within the limits of the site plan.

Note: Planting Schedule shall be maintained by the Contractor. All plants to be installed within the limits of the site plan. All plants to be installed within the limits of the site plan.

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Planting Schedule

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Location Map



Hayden Lane Townhomes L1
1825 East Hayden Lane
Tempe, Arizona 85281

28 August 2012 28 September 2012



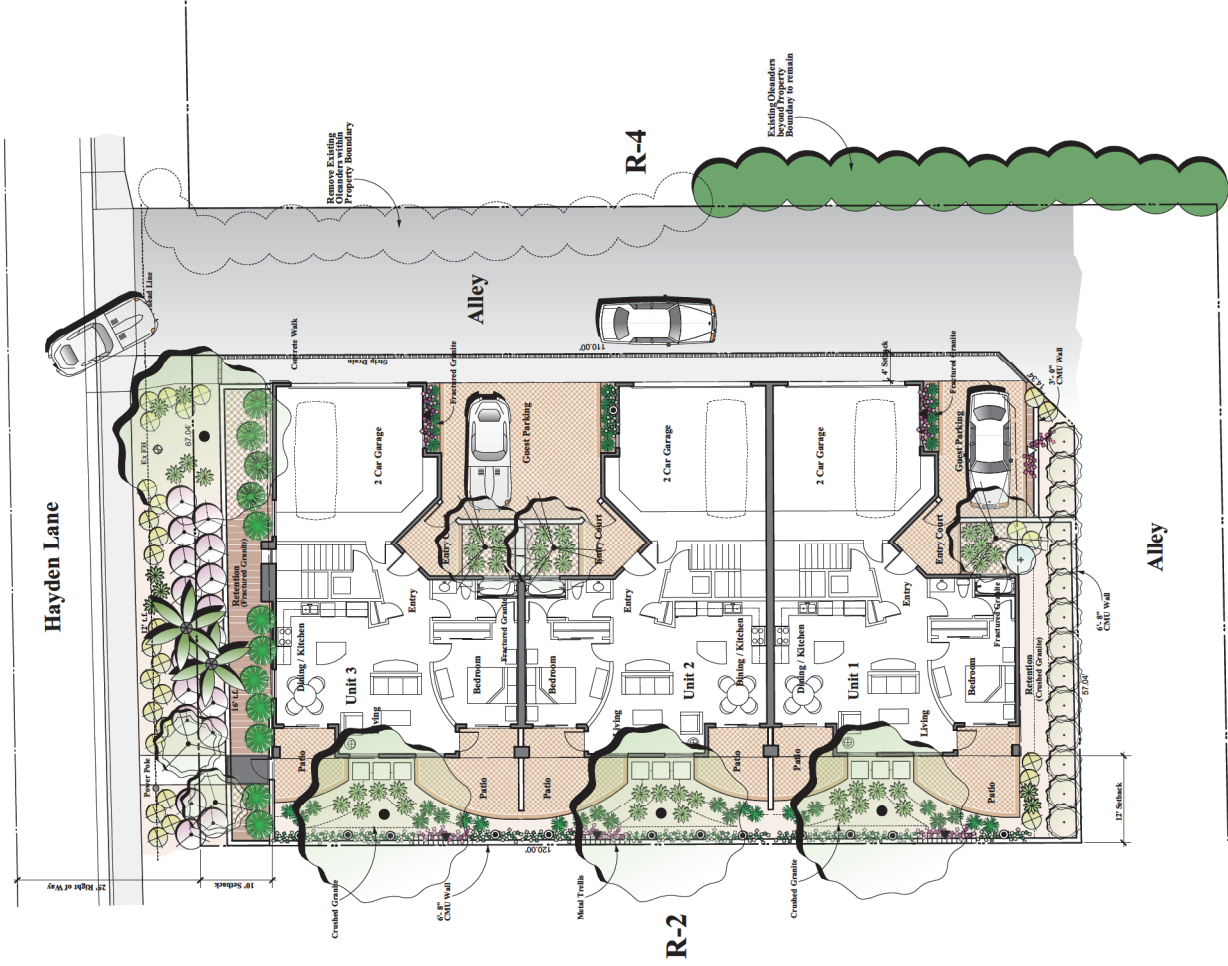
View West



View North



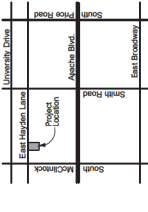
View South



Planting Schedule

Plant Name	Quantity	Notes
TRUNKS		
Palo Blanco	3	24" box
ACACIA WILLARDIANA	2	24" box
THEVETIA PERUVIANA	4	36" box
PROSORPIS ALBA 'Phoenix' (Milkthistle)	2	size indicated on plans
WASHINGTONIA ROBUSTA	2	(28" total L.L.) on plans
SHRUBS		
BOUGAINVILLEA 'Barbara Kerr'	5	5 gallon
BOUGAINVILLEA 'La Jolla'	17	5 gallon
BOUGAINVILLEA 'Rosenau'	14	5 gallon
CITRUS AURANTIUM (lemons)	13	5 gallon
FICUS PUMILA	12	5 gallon
MANINA DOMESTICA	1	5 gallon
PLUMBAGO AURICULATA	1	5 gallon
AGAVE		
AGAVE BESMETTIANA	47	5 gallon
AGAVE GEMINIFLORA	15	5 gallon
FEDULANTHUS MICROCARPUS	24	5 gallon
IMPROVED GOLD LANTANA	29	1 gallon
FRACTURED GRANITE	---	1,792 s.f. (12' x 2' x 2" Granite Chunks)

Note:
 Provide Documentation to Owner for all
 Installed Plant/Vanities installed in Project.



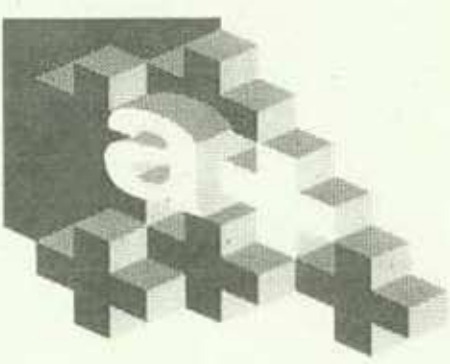
Location Map

CONSTRUCTION NOTES/QUANTITIES

NO.	DESCRIPTION	QUANTITY	UNITS
1	CONSTRUCT BUILDING PER ARCHITECTURAL PLANS	000	SF
2	PAVERS PER ARCHITECTURAL PLANS	1,373	SF
3	CONSTRUCT RETAINING WALLS PER DETAIL	300	LF
4	CONSTRUCT SCREEN WALLS PER DETAIL	300	LF
5	CONSTRUCT GATES PER ARCHITECTURAL PLANS	6	EA
6	CONSTRUCT RETENTION BASIN PER CITY OF TEMPE DRAINAGE DESIGN CRITERIA	1,014	CuFt
7	INSTALL GUTTER & STUOM PIPE	120	LF
8	CONSTRUCT PAVED ALLEY PER MAG STD. DET 202	2,580	SF
9	CONSTRUCT SIDEWALK PER MAG STD. DET 200	495	SF
10	CONSTRUCT "X" WATER SERVICE LINE	10	LF
11	REMOVE EXISTING AND RELOCATE	120	LF
12	CONSTRUCT PAVEMENT EDGE PER MAG STD. DET 201	20	LF
13	CONSTRUCT ALLEY ENTRANCE PER MAG STD. DET 201	1	EA
14	MATCH EXISTING GRADE OR ELEVATION AS SHOWN		

RETENTION CALCULATION

RETENTION REQUIRED	VOLUME	RETENTION REQUIRED	RETENTION REQUIRED
1.0	136	136	136
1.5	145	145	145
1.8	165	165	165
2.1	195	195	195
2.4	230	230	230
2.7	270	270	270
3.0	315	315	315
3.3	365	365	365
3.6	420	420	420
3.9	480	480	480
4.2	540	540	540
4.5	600	600	600
4.8	660	660	660
5.1	720	720	720
5.4	780	780	780
5.7	840	840	840
6.0	900	900	900
6.3	960	960	960
6.6	1020	1020	1020
6.9	1080	1080	1080
7.2	1140	1140	1140
7.5	1200	1200	1200
7.8	1260	1260	1260
8.1	1320	1320	1320
8.4	1380	1380	1380
8.7	1440	1440	1440
9.0	1500	1500	1500
9.3	1560	1560	1560
9.6	1620	1620	1620
9.9	1680	1680	1680
10.2	1740	1740	1740
10.5	1800	1800	1800
10.8	1860	1860	1860
11.1	1920	1920	1920
11.4	1980	1980	1980
11.7	2040	2040	2040
12.0	2100	2100	2100
12.3	2160	2160	2160
12.6	2220	2220	2220
12.9	2280	2280	2280
13.2	2340	2340	2340
13.5	2400	2400	2400
13.8	2460	2460	2460
14.1	2520	2520	2520
14.4	2580	2580	2580
14.7	2640	2640	2640
15.0	2700	2700	2700
15.3	2760	2760	2760
15.6	2820	2820	2820
15.9	2880	2880	2880
16.2	2940	2940	2940
16.5	3000	3000	3000
16.8	3060	3060	3060
17.1	3120	3120	3120
17.4	3180	3180	3180
17.7	3240	3240	3240
18.0	3300	3300	3300
18.3	3360	3360	3360
18.6	3420	3420	3420
18.9	3480	3480	3480
19.2	3540	3540	3540
19.5	3600	3600	3600
19.8	3660	3660	3660
20.1	3720	3720	3720
20.4	3780	3780	3780
20.7	3840	3840	3840
21.0	3900	3900	3900
21.3	3960	3960	3960
21.6	4020	4020	4020
21.9	4080	4080	4080
22.2	4140	4140	4140
22.5	4200	4200	4200
22.8	4260	4260	4260
23.1	4320	4320	4320
23.4	4380	4380	4380
23.7	4440	4440	4440
24.0	4500	4500	4500
24.3	4560	4560	4560
24.6	4620	4620	4620
24.9	4680	4680	4680
25.2	4740	4740	4740
25.5	4800	4800	4800
25.8	4860	4860	4860
26.1	4920	4920	4920
26.4	4980	4980	4980
26.7	5040	5040	5040
27.0	5100	5100	5100
27.3	5160	5160	5160
27.6	5220	5220	5220
27.9	5280	5280	5280
28.2	5340	5340	5340
28.5	5400	5400	5400
28.8	5460	5460	5460
29.1	5520	5520	5520
29.4	5580	5580	5580
29.7	5640	5640	5640
30.0	5700	5700	5700
30.3	5760	5760	5760
30.6	5820	5820	5820
30.9	5880	5880	5880
31.2	5940	5940	5940
31.5	6000	6000	6000
31.8	6060	6060	6060
32.1	6120	6120	6120
32.4	6180	6180	6180
32.7	6240	6240	6240
33.0	6300	6300	6300
33.3	6360	6360	6360
33.6	6420	6420	6420
33.9	6480	6480	6480
34.2	6540	6540	6540
34.5	6600	6600	6600
34.8	6660	6660	6660
35.1	6720	6720	6720
35.4	6780	6780	6780
35.7	6840	6840	6840
36.0	6900	6900	6900
36.3	6960	6960	6960
36.6	7020	7020	7020
36.9	7080	7080	7080
37.2	7140	7140	7140
37.5	7200	7200	7200
37.8	7260	7260	7260
38.1	7320	7320	7320
38.4	7380	7380	7380
38.7	7440	7440	7440
39.0	7500	7500	7500
39.3	7560	7560	7560
39.6	7620	7620	7620
39.9	7680	7680	7680
40.2	7740	7740	7740
40.5	7800	7800	7800
40.8	7860	7860	7860
41.1	7920	7920	7920
41.4	7980	7980	7980
41.7	8040	8040	8040
42.0	8100	8100	8100
42.3	8160	8160	8160
42.6	8220	8220	8220
42.9	8280	8280	8280
43.2	8340	8340	8340
43.5	8400	8400	8400
43.8	8460	8460	8460
44.1	8520	8520	8520
44.4	8580	8580	8580
44.7	8640	8640	8640
45.0	8700	8700	8700
45.3	8760	8760	8760
45.6	8820	8820	8820
45.9	8880	8880	8880
46.2	8940	8940	8940
46.5	9000	9000	9000
46.8	9060	9060	9060
47.1	9120	9120	9120
47.4	9180	9180	9180
47.7	9240	9240	9240
48.0	9300	9300	9300
48.3	9360	9360	9360
48.6	9420	9420	9420
48.9	9480	9480	9480
49.2	9540	9540	9540
49.5	9600	9600	9600
49.8	9660	9660	9660
50.1	9720	9720	9720
50.4	9780	9780	9780
50.7	9840	9840	9840
51.0	9900	9900	9900
51.3	9960	9960	9960
51.6	10020	10020	10020
51.9	10080	10080	10080
52.2	10140	10140	10140
52.5	10200	10200	10200
52.8	10260	10260	10260
53.1	10320	10320	10320
53.4	10380	10380	10380
53.7	10440	10440	10440
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54.3	10560	10560	10560
54.6	10620	10620	10620
54.9	10680	10680	10680
55.2	10740	10740	10740
55.5	10800	10800	10800
55.8	10860	10860	10860
56.1	10920	10920	10920
56.4	10980	10980	10980
56.7	11040	11040	11040
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57.3	11160	11160	11160
57.6	11220	11220	11220
57.9	11280	11280	11280
58.2	11340	11340	11340
58.5	11400	11400	11400
58.8	11460	11460	11460
59.1	11520	11520	11520
59.4	11580	11580	11580
59.7	11640	11640	11640
60.0	11700	11700	11700
60.3	11760	11760	11760
60.6	11820	11820	11820
60.9	11880	11880	11880
61.2	11940	11940	11940
61.5	12000	12000	12000
61.8	12060	12060	12060
62.1	12120	12120	12120
62.4	12180	12180	12180
62.7	12240	12240	12240
63.0	12300	12300	12300
63.3	12360	12360	12360
63.6	12420	12420	12420
63.9	12480	12480	12480
64.2	12540	12540	12540
64.5	12600	12600	12600
64.8	12660	12660	12660
65.1	12720	12720	12720
65.4	12780	12780	12780
65.7	12840	12840	12840
66.0	12900	12900	12900
66.3	12960	12960	12960
66.6	13020	13020	13020
66.9	13080	13080	13080
67.2	13140	13140	13140
67.5	13200	13200	13200
67.8	13260	13260	13260
68.1	13320	13320	13320
68.4	13380	13380	13380
68.7	13440	13440	13440
69.0	13500	13500	13500
69.3	13560	13560	13560
69.6	13620	13620	13620
69.9	13680	13680	13680
70.2	13740	13740	13740
70.5	13800	13800	13800
70.8	13860	13860	13860
71.1	13920	13920	13920
71.4	13980	13980	13980
71.7	14040	14040	14040
72.0	14100	14100	14100
72.3	14160	14160	14160
72.6	14220	14220	14220
72.9	14280	14280	14280
73.2	14340		




architecture plus, ltd.

9002 n. central ave. phoenix, az 85020


Hayden Lane Townhomes

1825 E. Hayden Lane

Tempe, AZ 85281





*Stucco Color #3
Dunn-Edwards Paints
#DE5922
Pencil Lead
LRV 12*



*Masonry Stain
Dunn-Edwards Paints
#DE6362
Storm Cloud
LRV 21*

*Masonry
Stained Concrete Block*

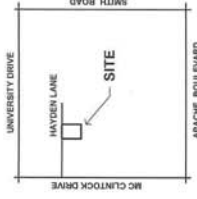
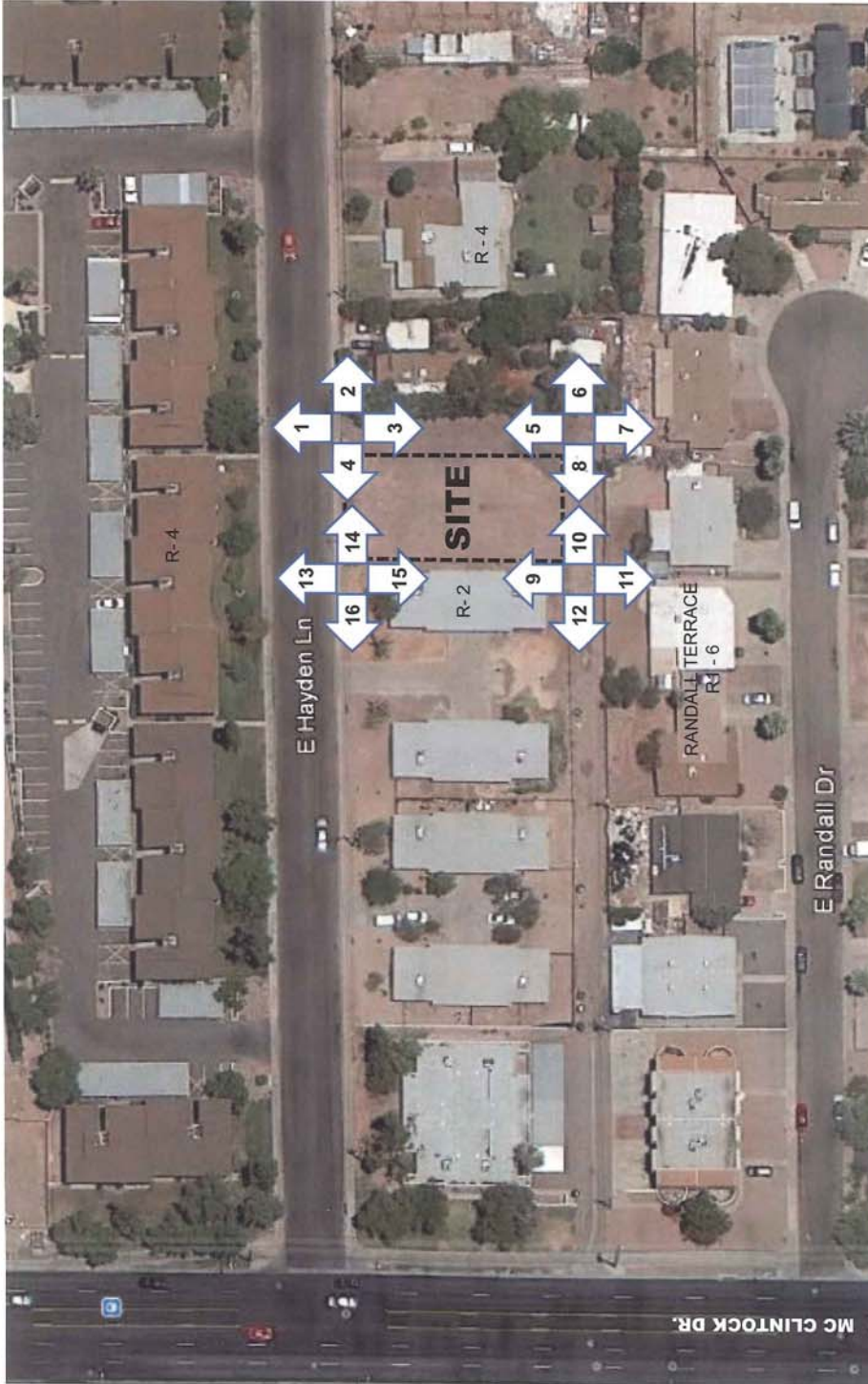


*Stucco Color #1
Dunn-Edwards Paints
#DEC777
Meadowood
LRV 33*



*Wood Stain
Olympic Stain
Semi-Transparent
#723
wood gate slats and
front door only*

*Stucco Color #2
Dunn-Edwards Paints
#DE6376
Looking Glass
LRV 23*



VICINITY MAP
N.T.S.

PORTION OF SEC. 24, 14N, R4E

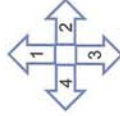


PHOTO REFERENCE NUMBER
AND VIEW DIRECTION

SITE DATA

EXISTING GENERAL PLAN:	RESIDENTIAL - MEDIUM DENSITY (UP TO 15 DU/AC)
EXISTING ZONING:	R-2
PROPOSED ZONING:	R1 - PAD
GROSS SITE AREA:	+ 7,994 - S.F.



KEY MAP
N.T.S.

SEPTEMBER 03, 2012

iPlan Consulting



HAYDEN LANE TOWNHOMES
SITE CONTEXT PLAN TEMPE, ARIZONA



Ighar Consulting

HAYDEN LANE TOWNHOMES

SITE CONTEXT PLAN TEMPE, ARIZONA



HAYDEN LANE TOWNHOMES

SITE CONTEXT PLAN TEMPE, ARIZONA



HAYDEN LANE TOWNHOMES

SITE CONTEXT PLAN TEMPE, ARIZONA



HAYDEN LANE TOWNHOMES

SITE CONTEXT PLAN TEMPE, ARIZONA





Hayden Lane Townhomes | Planned Area Development
Neighborhood Meeting Summary

Monday, October 8, 2012: 6:30 PM – 7:25 PM

Escalante Community Center - Multi-Generational Facility, La Paz Room, 2150 E. Orange St.,
Tempe, AZ 85281

Hayden Lane Townhomes | Development Representatives:

Owner / Development Representative: Neil & Karen Tang, 1825 Hayden Lane LLC, Scottsdale, AZ

Meeting Facilitator / Recorder: Mario Mangiamele, AICP, Iplan Consulting, Chandler, AZ

Neighborhood Attendees:

{ See attached sign-in sheet – 1 page }

City of Tempe Representative:

Diana Kaminski, Senior Planner

Purpose:

Objective of the neighborhood meeting was to present the Planned Area Development (PAD) rezoning proposal to the community in effort to obtain feedback on the requested rezoning of an approximate 0.8-acre property, generally located at 1825 East Hayden Lane, Tempe, Arizona.

This neighborhood meeting is the first meeting to be conducted with the adjacent property owners and owners associations, and is in compliance with the public participation provisions for the City of Tempe's rezoning process.

All questions and comments are numbered and in italicized font, while responses to questions and comments of the meeting attendees are identified in a **red color typeface**.

Presentation Summary:

- Mr. Mario Mangiamele welcomed attendees and introduced the project team members.
- Mr. Mangiamele outlined the anticipated land use entitlement process and corresponding public participation element. It was noted that the Hayden Lane Townhomes site plan, building elevations and conceptual landscape exhibits presented at the neighborhood meeting have already been submitted to the City, review comments have been received from the City, and public meetings have been scheduled. Mr. Mangiamele outlined the City's Planned Area Development (PAD) rezoning and Development Plan review processes, while further noting that the plans could change as a result of additional staff, neighborhood, Development Review Commission or City Council comments. The following advertised public meeting dates and times were provided concerning the requests:

- 10-23-12: Development Review Commission – 6:00 pm
 - 11-15-12: City Council (Introduction) – 7:30pm
 - 12-13-12: City Council (Final) – 7:30pm
- Mr. Mangiamele further noted that these public meetings are another opportunity for the neighbors to express their comments on the project; however one of the goals of this meeting is to hear those comments now to allow the development team adequate time to address any concerns or questions. Mr. Mangiamele reiterated that the plan has not been approved at this time and that the project is still in the early planning stages.
 - Mr. Mangiamele generally explained the purpose of the Tempe General Plan, along with the projected residential densities identified in the General Plan for the property. Mr. Mangiamele further noted the role of the Development Review Commission and City Council in hearing these cases, along with possible actions that could be taken by these two public bodies.
 - Mr. Mangiamele continued by providing an overview of the requests presented to the City of Tempe, as identified below:
 - Rezone the approximately 0.8-acres from R-2 (multi-family) to R1-PAD, to allow for the requested development of three single family detached dwelling units on the property. It was further noted that the purpose of the PAD zoning was to provide flexibility in the establishment of development regulations for the property such as uses and building setbacks. Mr. Mangiamele noted that this request is consistent with the Tempe General Plan land use classification for the property which allows up to 15 dwelling units per acre (DU/AC).
 - The second component of the request is for Development Plan Review concerning the site design, building elevations, conceptual landscape design, and grading and drainage design.
 - Mr. Mangiamele reminded the attendees that the primary purpose of tonight’s meeting is to discover and record any neighborhood comments in an effort for the development team to consider any plan changes prior to the formal public meetings on the project.
 - Mr. Mangiamele concluded his presentation concerning process and opened for questions and comments from the meeting attendees.

1. *Is that the only ingress for that property (reference made to alleyway intersecting Hayden Lane)?*

Response: Mr. Mangiamele responded that the alleyway connecting to Hayden Lane will be paved and that this serves as the primary access; however, the alleyway along the south side of the project, which extends out to McClintock, serves as a secondary point of access.

2. *I enjoy that the alley will be paved as we've had a lot of problems with the dust; however, my concerns are how will the use of the alley change as right now it is used for bulk and refuse?*

Response: The use of the alleyway will not change; however, the portion of the alley that lies west of your property will serve as the primary access to our project.

Ms. Diana Kaminski added that the function of the alley will not change and that it will be paved and will also serve to direct drainage.

3. *We currently have two access gates there now and we want to make sure no one will ever be allowed to park there to block our access.*

Response: Mr. Mangiamele responded that the alley will most likely be signed to prohibit parking as this area also needs to maintain a minimum of twenty-feet in width for access.

4. *I believe we are responsible for maintaining two feet of the alley adjacent to our fence?*

Response: Ms. Kaminski responded that all owners adjacent to an alley are responsible for maintaining their one-half of the alley.

5. *I believe we only have about a two feet setback adjacent to the alley? We want to have an amicable understanding about the existing oleanders as it helps with privacy.*

Response: Ms. Kaminski responded that the City needs to verify the exact location of the existing oleander shrubs – if they are in the alleyway, or if they are on private property. Ms. Kaminski added that there is probably no flexibility in reducing the alley width should the oleanders be located in the alley.

6. *We obviously have concerns with dust. How long is the construction process going to take?*

Response: Mr. Neil Tang responded that we'd like to build as soon as possible. Mr. Mangiamele added that development of the site is highly regulated by the County in terms of dust control, while also noting that if the project stays on track, we can probably expect vertical construction to start on the site by late spring (2013) or early summer (2013). Construction of the project would probably take until the end of the summer.

7. *Isn't this part of a Superfund site? There are three manholes in the alley and it seems that there is regular testing taking place through these manholes. We*

just want to make sure nothing (reference made to contaminants and pollutants) is going to be stirred up.

Response: Mr. Mangiamele responded that the development team is not aware of any environmental issues with the site, but that we will certainly look into this with the City.

- Mr. Mangiamele continued by explaining specific elements of the design by noting the following: dwelling units are proposed at 2-story and will contain three bedrooms and approximately 2,050 square foot in area each; and, each unit will contain an enclosed two-car garage and uncovered visitor parking. An overview of the landscape design, proposed elevation design, floor plans, and site design was additionally provided.

8. *Will there be upstairs windows on both the east and west elevations?*

Response: Mr. Mangiamele responded that upper story windows are proposed on all elevations, with the exception of the south elevation.

9. *What about the power lines?*

Response: Ms. Kaminski responded that if the power lines are on or adjacent to the site that the Engineering Department will require the undergrounding of those lines.

10. *What is the height of these buildings?*

Response: Mr. Mangiamele responded that the measurement to the highest building parapet is 26-feet.

11. *I'm not sure how the City is going to continue to pick up the garbage as the trash trucks now drive on your site when they make their turn through the alleyway?*

Response: We are maintaining the required 20-foot width, while we've also provided for a chamfer at the southeast corner of our property to accommodate for the necessary turning radii. Ms. Kaminski added that the City's public works department has reviewed and preliminarily approved the circulation for the project.

- Mr. Kaminski excused herself from them meeting.

12. *What aspect of the project do you think is vulnerable to rejection from the City?*

Response: Mr. Mangiamele responded that we've received comments from staff and that the review comments appear to be positive. We believe that we

are enhancing the aesthetics of this neighborhood with development of this vacant property. My assumption is that you're probably going to hear more noise than what you're accustomed to since this lot has been vacant and will now have residents living closer to you.

13. *What price point are you looking at?*

Response: Mr. Neil Tang responded that pricing has not been determined at this point.

14. *We know we can't control, but we really don't want more rental properties.*

Response: Mr. Mangiamele responded that although we cannot control what future owners will do with their property, our goal from the early stages was to provide a single family attached product for sale – not rentals. It was further noted that Mr. Tang's goals have been to help revitalize neighborhoods by purchasing distressed properties and redeveloping them with a high quality product.

15. *We do have security concerns both during construction as well as long term.*

Response: The City highly promotes crime prevention through design and as such, we will have certain types of lighting on the garages, as well as other design elements, to increase the visibility in the area. The construction site will most likely be secured. Additionally, the development of this lot will also provide additional 'eyes on the street' to hopefully minimize crime.

- With no further questions or comments from the group, Mr. Mangiamele thanked the neighbors for attending and provided the attendees with reduced size copies of the proposed elevations for their use.
- Neighborhood meeting concluded at approximately 7:25 p.m.

END