

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 12/11/2012
Agenda Item: 4**

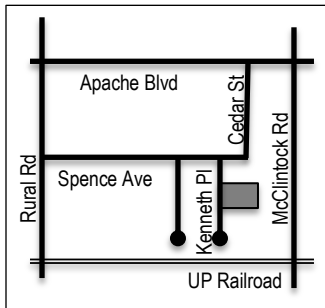
ACTION: Request approval for a Zoning Map Amendment, Planned Area Development, and Development Plan Review for eight new attached single-family townhomes for KENNETH PLACE TOWNHOMES, located at 1419 and 1425 S. Kenneth Place. The applicant is Mario Mangiamele, of Iplan Consulting.

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: KENNETH PLACE TOWNHOMES PL120269 is located in the Apache Boulevard Redevelopment Area, within the Transportation Overlay District. The site is south of Apache Boulevard, north of the Union Pacific Railroad line and between Rural and McClintock roads. The request includes the following:

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|----------|---|
| ZON12011 | Zoning Map Amendment from R-4 Multi-Family Residential to R1-PAD Single-Family Residential |
| PAD12015 | Planned Area Development Overlay to define development standards for eight single-family, two-story townhomes with modified setbacks, reduced lot coverage and landscape area and reduced height. |
| DPR12202 | Development Plan Review including site plan, building elevations, and landscape plan |



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| Property Owner | Neil Tang, Kenneth Property, LLC |
| Applicant | Mario Mangiamele, Iplan Consulting |
| General Plan Land Use/Density | Residential / 16-25 du/ac |
| Current/Proposed Zoning District | R-4 / R1-PAD |
| Lot Area | 16,823 gross s.f. / 16,404 net s.f. / .376 acres |
| Density / # of Units | 21 dwelling units per acre / 8 units |
| Building Lot Coverage | 44% |
| Landscape Percentage | 23% |
| Net Building Area | 12,240 s.f. |
| Building Height | 30' |
| Development West Setback (from Kenneth Place) | 13' |
| Development North and South Setbacks | 5' |
| Development East Setback | 13' |
| Front Yard Setback | 0' (per lot) |
| Side Yard Setback | 0' (per lot) |
| Rear Yard Setback | 5' (per lot) |

ATTACHMENTS: Ordinance, Resolution, Development Agreement, 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:

This site is located north of the Union Pacific Railway, south of Apache Boulevard and between Rural and McClintock roads within the Apache Boulevard Redevelopment Area and the Transportation Overlay District Corridor. The property includes Lots One and Two of the Kenneth Place Subdivision. Kenneth Place connects to Spence to the north, and dead-ends at the railroad tracks at the south end.

This request includes the following:

1. Zoning Map Amendment from R-4 Multi-family to R1-PAD Single-Family.
2. Planned Area Development for development standards for a single-family townhome development.
3. Development Plan Review which includes: Eight two-story single-family townhomes in two attached buildings totaling 12,240 s.f. of building area on .376 acres.

The applicant is requesting the Development Review Commission take action on the item 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 the individual lots into one and a Horizontal Regime Subdivision, to create individual for-sale condominium units.

PUBLIC INPUT

- Neighborhood meeting is required
- Neighborhood meeting was held on Monday, November 26th, 2012 from 6:30 p.m. to 8:30 p.m. at the Escalante Community Center.
- See attached summary of meeting provided by the applicant.
- Community Development staff attended the meeting.
- Three residents were in attendance. Issues of concern included:
 - protection and maintenance of the existing private utility easement for flood irrigation in the neighborhood – there is a private 12" water line running along the east and north property lines that was not disclosed in the title search or survey conducted prior to sale of the property. (see attached document from residents regarding rights to maintain water access).
 - not wanting student housing in the neighborhood
 - wanting single family houses – one did not like the style of the buildings because it looked like multi-family would prefer detached single family houses with yards, although lot is already zoned R-4 multi-family
 - concern about privacy to adjacent home to south – applicant reviewed window location and building height
 - preference for cooler color palette, did not like the warm tones presented
 - concern about driveway location in proximity to windows of house across the street – location reviewed and issue resolved.
 - interest in landscape materials, want shade trees that will help screen the view from the street
 - desire to see sustainable development such as solar panels or roof-top gardens

Staff and the applicant and property owner are working to address the protection of the existing underground irrigation pipe, and conditions have been applied to this request to maintain water rights throughout the development and future use of this site.

PROJECT ANALYSIS

ZONING

The two parcels have R-3 zoning to the north, occupied by a large established apartment community that wraps around to the east side of this site. The properties to the south and across the street to the west of the parcels are zoned R-4 and have a combination of single family homes, duplexes, four-plexes and small older apartments as uses. The General Plan identifies this area for medium-high density residential use. Although the property could be developed as multi-family, the applicant is requesting a change to R1-PAD to enable a single-family infill development to be located on this cul-de-sac street. The

Apache Boulevard Redevelopment Plan encourages revitalization of existing neighborhoods, redevelopment of underutilized properties and infill that supports the businesses and existing community within the area. The proposed zoning change from R-4 Multi-family with a density of 25 dwelling units per acre to R1-PAD with a density of 21 dwelling units per acre helps implement the goals and objectives of the General Plan and the Apache Boulevard Redevelopment Plan. The proposed development is also supportive of the Transportation Overlay District in providing owner-occupied residential opportunities supportive of a lifestyle that uses alternative transportation. The applicant has provided a letter of justification for the request, which outlines the intent of this project to comply with the General Plan.

Section 6-304 C.2. Approval criteria for Zoning Amendment:

1. The proposed zoning amendment is in the public interest. By providing infill development with ownership opportunity to help stabilize a transitional neighborhood and revitalize the street front with new landscape and architecture.
2. The proposed zoning amendment conforms with and facilitates implementation of the General Plan. The proposed development is in concert with the land use and density for this site. The proposed project will help implement the Land Use, Redevelopment, Neighborhoods, Housing, and Growth Area elements of the General Plan by providing eight new single-family residences into an area with limited ownership opportunities, by developing a vacant land locked parcel of land, and meeting the goals and objectives of the General Plan.

PLANNED AREA DEVELOPMENT

The R1-PAD zoning district, like the Mixed-Use district, requires a Planned Area Development as part of the zoning, to set the standards for the development. These standards are specific to the proposed design of the site plan. In this case, the flexibility is necessary to allow an attached multi-story single-family housing product to be built with non-traditional standards that still meet the density, building height, and street front landscape area of the surrounding developments. The property currently has two multi-family lots with the front yard facing Kenneth Place. After platting the property into eight single-family lots, the front yard setback will be the property line facing the interior private drive flanked by four lots on either side of the drive. The setback on Kenneth Place will be reduced from 20 feet to 13 feet, however, buildings will be set back at 13' 6" plus 7' 6" of additional right of way, providing 21' of landscaped common yard along the street front. The lots will have zero lot lines for front and side yard setbacks, however the east side adjacent to an existing apartment community has a 12' landscape buffer of common yard next to the end units. The rear yard of the individual units provides a small 5' backyard for private personal space. Each unit has a one car garage and one outdoor parking space. Single-family residences are required 2 parking spaces per home, the proposed PAD provides the required 16 parking spaces, plus two additional spaces at the east end, and within the TOD, the ability for on-street parking for two vehicles, providing a total of 20 parking spaces for Kenneth Place Townhome residents and guests. No additional amenities are provided. Below is a chart of the existing and proposed zoning development standards.

| Development Standards | Existing R-4 Zoning (before plat, existing lots) | Proposed R1-PAD Zoning (after plat, per new lots) |
|---|---|--|
| Density, Maximum Dwelling Unit per Acre | 25 du/ac | 21 du/ac |
| Lot Area per Dwelling Unit, Minimum | 1,740 s.f. | 1,315 s.f. |
| Building Height, Maximum | 40' | 40' (two stories) |
| Building Height Step-Back | Yes, 1' per foot above 30' | Yes, 1' per foot above 30' |
| Lot Coverage (% of net), Maximum | 60% | 50% |
| Landscape Area (% of net), Minimum | 25% | 22% |
| Building Setbacks, Minimum: | | |
| Front Yard | 20' (west side Kenneth Place) | 0' (north or south front yards) |
| Side Yard | 10' (north and south sides) | 0' (east and west sides, common walls and 0 lot lines) |
| Rear Yard | 10' (east side) | 5' (north or south rear yards) |
| Perimeter Common Yard | N/A | 13' (west side, Kenneth Place) 12' (east side of development) |

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

1. The proposed residential land uses 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 in conformance with the Apache Boulevard Redevelopment Plan and the Transportation Overlay District provisions in Part 5
4. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

DEVELOPMENT PLAN REVIEW

The property proposed for development has been underutilized since the 1970s and vacant for the past decade. As a landlocked parcel with multi-family surrounding the site, on a dead end cul-de-sac adjacent to the railroad tracks, there is limited opportunity for a larger-scale multi-family redevelopment to occur. The site is a small infill site with requirements to underground power lines encumbering the property with additional development costs not conducive to a traditional single-family product. The challenge to revitalizing Kenneth Place, preserving the surrounding established residences, is to develop this vacant lot with a hybrid product that combines the characteristics of adjacent multi-story multi-family residences, the characteristics of smaller multi-family and single-family residences, in a newer product that meets current building code requirements and market demands for energy efficiency and lifestyle convenience in an owner-occupied product. The applicant has provided a detailed letter of explanation of the design intent for a unique product that meets this site's challenges. The units will provide ownership opportunities for 1,521-1,539 square feet of living area, plus a single car garage and small backyard, ideal for urban living.

Site Plan

The plan has two rectangular buildings oriented with the short elevation facing the street. The existing surrounding developments have buildings that appear to be set back approximately 20 feet from the drip line to the back of sidewalk, as measured by aerial. There is a relatively large street right of way on the east side of Kenneth Place, and the proposed PAD would allow a 13 foot street side setback, with the additional right of way bringing the units to 20 feet back of sidewalk, similar in proximity to the existing developments on the street. The eight-unit community would be gated at the entrance to the private drive for the security of the residences. Circulation is entirely on-site, and provides room for exiting and entering from Kenneth Place without a significant traffic increase. The street front is lushly landscaped with low-water use plants to provide shade and visual interest to the project. The units have decorative paving on the private drive and outdoor parking spaces. If residents are not parked outside, this area can serve as a front yard patio or courtyard for gathering with neighbors. The front doors are adjacent to this space, providing opportunities for interaction between residents.

Building Elevations

From the street front, the development appears as two separate structures, each less than 60 feet wide, with a 24 foot wide drive with decorative paving and landscaping in between, creating a courtyard appearance from the street. The typical building in the area ranges from 30 to 45 feet in width; two of the multi-family developments have larger elevations of approximately 60 feet in width, similar in massing to what is being proposed. The two-story townhomes have a relatively flat roof line; a condition was added to increase the highest elevation by one foot in the roof parapet to provide more variation. The elevations provide clerestory windows for natural interior day-lighting, and picture windows in the larger more public areas of the residences. The north and south elevations have the majority of the windows, with the east and west sides limited for privacy and sun control. The units are broken up into smaller masses of block forms, painted solid gold, burnt orange, or brown sand-finished stucco. Masonry accents wrap the garages and extend up vertically to delineate between units and provide textural variation. The scale is appropriate for the area and the massing is kept at a pedestrian level appropriate to residential design.

Landscape Plan

The proposed landscape provides a xeriscape palette densely planted to create a lush street front with evergreen trees (Mexican Ebony, and Phoenix Mesquite hybrid), Mexican fan palms, Mexican Bird of Paradise, Mexican Honeysuckle Lantana, Hesperaloe and Bougainvillea. Each unit has a smaller patio tree (Caesalpinia Mexicana 'Sierra Sun') out front by the driveway and front door and either a Japanese Yew or a Palo Blanco Acacia in the back patio yards. The eastern side is landscaped for retention, providing smaller shrubs. A condition of approval has been added to include small patio trees along the eastern side as a buffer from the apartment community to the east.

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 two buildings are located approximately 20 feet from the sidewalk, with retention, vegetation and wall pop-outs screening the sliding gate. The use of a center drive creates more open space viewed from the street as a courtyard. The use of color and variation of height and material provide visual interest along Kenneth Place.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the use of vegetation provides street-front shade, shade to the buildings and to the drive aisle and back yards. Limited windows on the west and south elevations will help maximize interior energy efficiency.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials are similar to the surrounding area, but of newer construction quality to meet current building codes, the design provides detail appropriate for a small residential infill site.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; by placing the narrow side of the elevation to the street and separating the buildings, the eight units appear as two structures from the street front, similar in setback to residences in the area that have a 5-7 foot side setback between buildings. The two-story structure is appropriately scaled adjacent to two-story apartments adjacent to the site on the north and east sides. The landscape elements are scaled to work with the size of the buildings and are a significant enhancement to the Kenneth Place street front.
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*; building massing is broken up with the use of color, building height variation, sections projected at different horizontal levels to create pop-outs, and concrete masonry block to articulate the building edge of each residence. The buildings each contain four units, and create a sense of movement and rhythm by repetition that unifies the small community.
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 placement of windows provides visual interest to the building massing, with horizontal clerestory windows on horizontal segments, and narrow slot windows on vertically massed segments. The combination of colors and materials and building mass levels creates a unique street front presence appropriate in scale to the surrounding properties.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the site is located within the Transportation Overlay District, supporting a density appropriate for the area, within walking and biking distance of bus and light rail, and easy access to the neighborhood Orbit bus. The combination of a single car garage and outdoor space encourages a secure parking space for a vehicle and bike, while allowing a second vehicle or guest car to be parked on site. If the second outdoor space is not used, it is designed to function as a front patio for social interaction with residents.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; traffic engineering has reviewed the proposed development and density, with all circulation functioning on site, and a gated entry/exit, it is not anticipated that there will be significant traffic generated by this development. Guests who do not have gated entry can park on Kenneth Place while calling their hosts for access, which can be provided internally or remotely by the residents. Taking two lots and reducing driveways to one point of entry reduces potential pedestrian conflicts on Kenneth Place.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the site meets design guidelines for landscaping, lighting, and surveillance of the surroundings, with a gated entry for additional protection of residences.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape materials are low-water use plants with year-round color and variety of texture and size. The driveway will be shaded by trees on either side of the drive aisle and small patio trees in front of each unit.*
11. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; although this is a single family development, the units will comply with dark sky standards and provide recommended lighting levels of 1 foot candle in the drive aisle and 2 foot candles at the entry and parking space, illuminated from dusk to dawn by photocell, so that the lights are not controlled by timers or manual control.*

Conclusion

Based on the information provided 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 and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility in the design of infill properties.
4. The proposed project meets the approval criteria for a Development Plan Review.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. A building permit application shall be made on or before January 24, 2015, 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 shall sign a waiver of rights and remedies form. By signing the form, the Owner voluntarily waives 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 February 25, 2013, or the Zoning Map Amendment and Planned Area Development approval shall be null and void.
3. An Encroachment Permit must be obtained from the Engineering Department prior to submittal of construction documents for building permit. The limitations of this encroachment include;
 - a. a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure, and
 - b. any other requirements described by the encroachment permit or the building code.

4. The Planned Area Development for KENNETH PLACE 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.
5. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
6. The Subdivision 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 January 24, 2014. Failure to record the plat on or before January 24, 2014, within one year of City Council approval, shall make the plat null and void.
7. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.

Site Plan

8. Provide 5'6" wide public sidewalk along Kenneth Place as required by Traffic Engineering Design Criteria and Standard Details.
9. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
10. Provide upgraded paving at driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
11. 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.
12. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

13. The materials and colors are approved as presented:

Roof – flat with parapet

Main Body Color – Stucco – Dunn Edwards *Honey Glow* DE5354 (gold) with an LRV of 47

Second Body Color – Stucco – Dunn Edwards *Desert Spice* DE5202 (burnt orange) with an LRV of 22

Accent color and garage doors – Dunn Edwards *Chester Brown* DE6147 (medium brown) with an LRV of 15

Masonry walls – Mesastone textured concrete masonry units, stained *Berkley* (warm light brown)

Wrought Iron Gates – Dunn Edwards *Black Tie* DE6357 (black) with an LRV of 6

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.

14. If providing roof access, roof access shall be from the interior of the building; do not expose roof access to public view.
15. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building and not create maintenance problems with the materials of the building or adjacent landscape. Overflows shall not drain into pedestrian paths from the residences.

16. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
17. Locate the electrical service entrance section (S.E.S.) where they are concealed from public view.

Lighting

18. Provide minimum of 1 foot candle in drive aisle and 2 foot candles at guest parking spaces and front doors with photo cell fixtures mounted on buildings for dusk to dawn illumination of public areas on site. Fixtures shall be designed to reduce glare and be dark-sky compliant.

Landscape

19. The plant palette is approved as proposed and specified on the landscape plan. Additional trees (from the proposed palette) to be added along the eastern perimeter to provide a buffer from the adjacent apartment community to the residents. Any additions or modifications may be submitted for review during building plan check process.
20. Irrigation notes:
 - a. 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 sizes greater than 1/2". Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
21. 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.
22. 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.
23. 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.
24. 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 include restrictions on noise and nuisances by residents or guests of residents, parking, modification to topography affecting drainage, and requirements for storage of refuse containers within each unit and protection of the existing water rights for irrigation from the private irrigation system.** 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.
 - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.
- **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. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- **FIRE:** Clearly define the fire lane. 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. Sign the fire lane for NO PARKING. Layout and details of fire lanes are subject to Fire Department approval.

- **ENGINEERING:**
 - Underground utilities except high-voltage transmission line.
 - 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 design.
 - 100 year onsite retention required for this property, coordinate design with Engineering Department requirements.
- **REFUSE:** Refuse and recycling to be accommodated with roll-out trash containers at the curb.
- **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.
- **LIGHTING:** Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- **LANDSCAPE:** Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- **WATER:** The development will comply with water access and conveyance rights per Arizona Revised Statutes, as relevant to private water easements and conveyance systems.

HISTORY & FACTS:

| | |
|-----------|--|
| 1930-1951 | Aerial imaging indicates property was used for agricultural purposes and had no structures. |
| 1952-1959 | No aerial imaging available. Property record cards indicate permits were pulled in 1959 for sewer connections. |
| 1963-1965 | Utility and building permits issued for a residence located at 1419 S. Kenneth Place. |
| 1967-1970 | Utility and building permits issued for a single family residence on 1425 S. Kenneth Place. |
| 1990 | 1419 S. Kenneth is vacant, house has been removed. |
| 2002 | 1425 S. Kenneth is vacant, house has been removed. |
| 2002-2012 | Both properties have remained vacant for the past decade. |

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



DEVELOPMENT PROJECT FILE

for

KENNETH PLACE TOWNHOMES

ATTACHMENTS:

- 1-2. Waiver of Rights and Remedies form
3. Location Map
4. Aerial Photo
- 5-22. Letter of Explanation for Zoning and PAD and Development Plan Review
23. PAD Cover Sheet
24. Site Plan
25. Floor Plan
26. Elevations
27. Color Elevations
28. Sections
29. Color Landscape Plan
30. Color Board (color copy, original available at hearing)
- 31-32. Grading and Drainage
- 33-38. Site Context Photos
- 39-42. Resident submittal regarding private irrigation line
- 43-48. Neighborhood Meeting Summary

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 **Kenneth Property, 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. **PL120269** 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. : 133-09-041B & 133-09-042A

Addresses: 1419 & 1425 S. Kenneth Place, Tempe AZ 85281

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 as a result of the City's approval of 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 _____, 2012.

OWNER: Kenneth Property, LLC

By Its Duly
 Authorized Signatory: _____
(Printed Name)

(Signed Name)

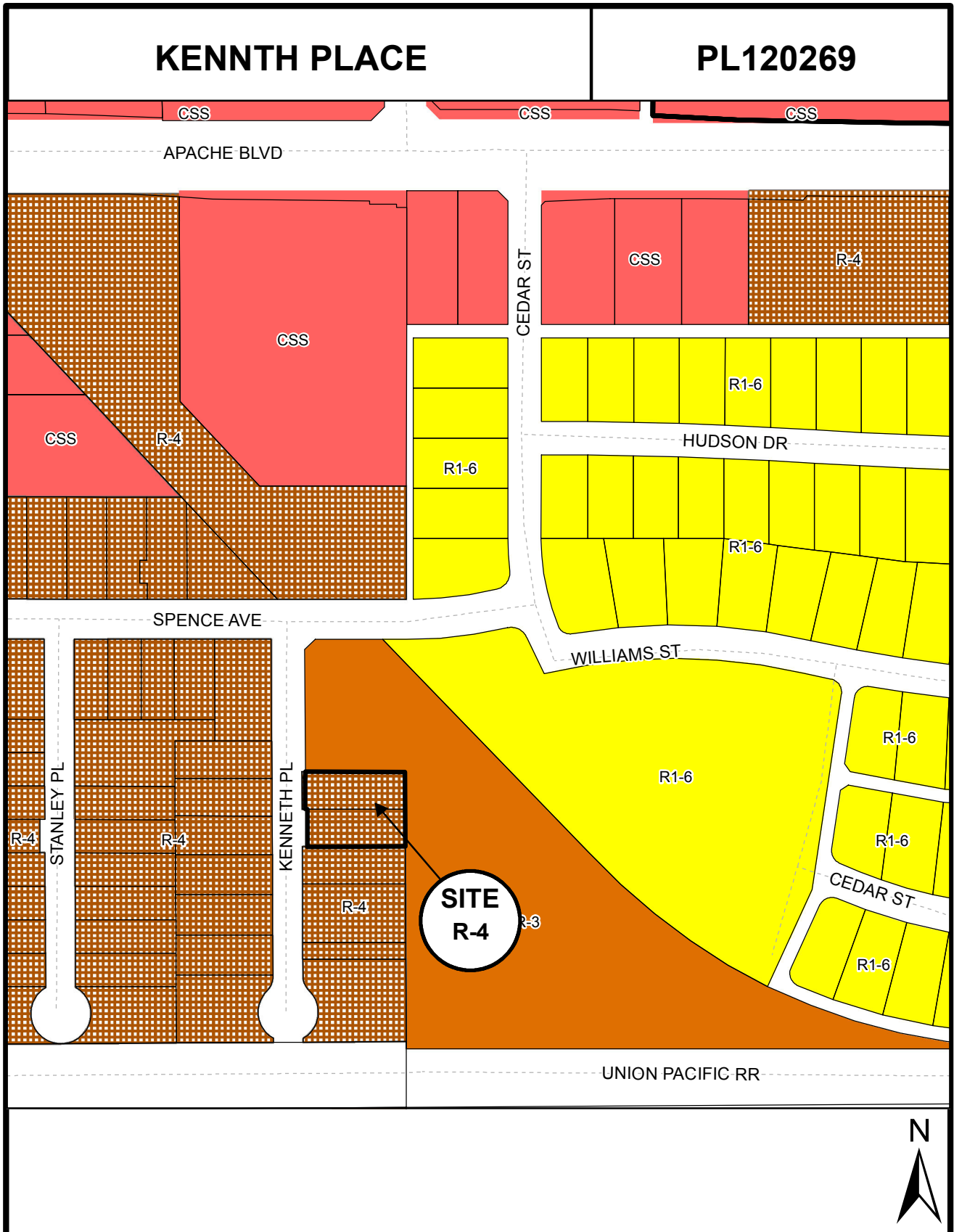
Its: _____
(Title, if applicable)

State of _____)
) ss.
 County of _____)

This instrument was acknowledged before me this _____ day of _____, 20____ by _____.

Notary Public
 My Commission Expires:

(Signature of Notary)



Location Map



KENNETH PLACE (120269)

**PLANNED AREA DEVELOPMENT
DEVELOPMENT PLAN REVIEW
SUBDIVISION PLAT AMENDMENT**

**KENNETH PLACE
TOWNHOMES**

LETTER OF EXPLANATION | PROJECT NARRATIVE

**South of the SEC East Spence Avenue | South Kenneth Place
1419 & 1425 South Kenneth Place, Tempe, AZ 85281**

Submitted to:
CITY OF TEMPE
PLANNING DIVISION
31 East Fifth Street | Tempe, AZ 85281 | 480-358-3003

Prepared: October 2012
Revised: November 2012

Prepared For:

KENNETH PROPERTY, LLC
Neil Tang
8840 E. Chaparral Blvd., #105
Scottsdale, AZ 85205
V: 480-321-8785
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Prepared By:



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**KENNETH PLACE TOWNHOMES
PLANNED AREA DEVELOPMENT | DEVELOPMENT PLAN REVIEW
SUBDIVISION PLAT AMENDMENT**

LETTER OF EXPLANATION | PROJECT NARRATIVE

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SITE AERIAL PHOTO



Map Source: Google, 2012

2. REQUEST

Kenneth Property, LLC, is pleased to submit formal applications for a Planned Area Development rezoning, Zoning Map amendment, Development Plan Review, and a Subdivision Plat amendment concerning portions of Lot 2 and Lot 3 of Kenneth Place subdivision (MCR 51-28), generally located south of the southeast corner of East Spence Avenue and South Kenneth Place.

More specifically, this Letter of Explanation - Project Narrative complements the following requests: A) rezone portions of Lot 2 and Lot 3 of Kenneth Place by changing approximately 16,823 square feet (sq. ft.) from Multi-Family Residential General (R-4) to Single-Family Residential Planned Area Development (R1-PAD); B) Zoning Map amendment to modify the existing zoning district boundaries for the lots; C) Major Development Plan Review to establish design criteria and concepts for the site plan, building elevations, building color and materials, conceptual landscape plan, and preliminary grading and drainage for the property; and D) a Subdivision Plat amendment to subdivide the property into eight, 1,315 square foot (sq. ft.) lots to accommodate the proposed single family attached housing product.

3. OVERVIEW

While the approximate 0.39-acre property was subdivided for residential use over sixty years ago, it has remained vacant since at least 2002. Kenneth Property, 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

Rancho Las Palmas Apartments, a multi-family residential development, is located contiguous to the entire north and east property boundaries, while residential uses are located contiguous to the southern project boundary. The property is further bound on the west, across South Kenneth Place, by existing 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 – Kenneth Place:

TABLE 4.101: EXISTING LAND USE SUMMARY – KENNETH PLACE:

| DIRECTION | PROJECTED GENERAL PLAN LAND USE CLASSIFICATION | EXISTING ZONING | EXISTING USE |
|------------------|---|------------------------|---------------------|
| <i>On-Site</i> | Residential – Medium to High Density (Up to 25 DU/AC) | R-4 | Vacant |

TABLE 4.101: EXISTING LAND USE SUMMARY – KENNETH PLACE:

| DIRECTION | PROJECTED GENERAL PLAN LAND USE CLASSIFICATION | EXISTING ZONING | EXISTING USE |
|------------------|---|------------------------|--|
| <i>North</i> | Residential – Medium to High Density (Up to 25 DU/AC) | R-3 | Multi-Family Residential (Rancho Las Palmas) |
| <i>South</i> | Residential – Medium to High Density (Up to 25 DU/AC) | R-4 | Residential |
| <i>East</i> | Residential – Medium to High Density (Up to 25 DU/AC) | R-3 | Multi-Family Residential (Rancho Las Palmas) |
| <i>West</i> | Residential – Medium to High Density (Up to 25 DU/AC) | R-4 | Residential |

5. CONSISTENCY WITH GENERAL PLAN

The City of Tempe General Plan Projected Residential Density map classifies this property as Residential Medium to High Density (Up to 25 DU/AC), which land use supports compact residences with limited private outdoor space. Residential homes within this classification are to be attached, and may be multi-story and have stacked residences.

In effort to promote the relatively urban land use characteristics projected for the area, the proposed net density of the Planned Area Development (PAD) is 20.71 DU/AC; which density conforms to the Residential Medium to High Density land use classification for the project area and surrounding properties.

The requested 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.

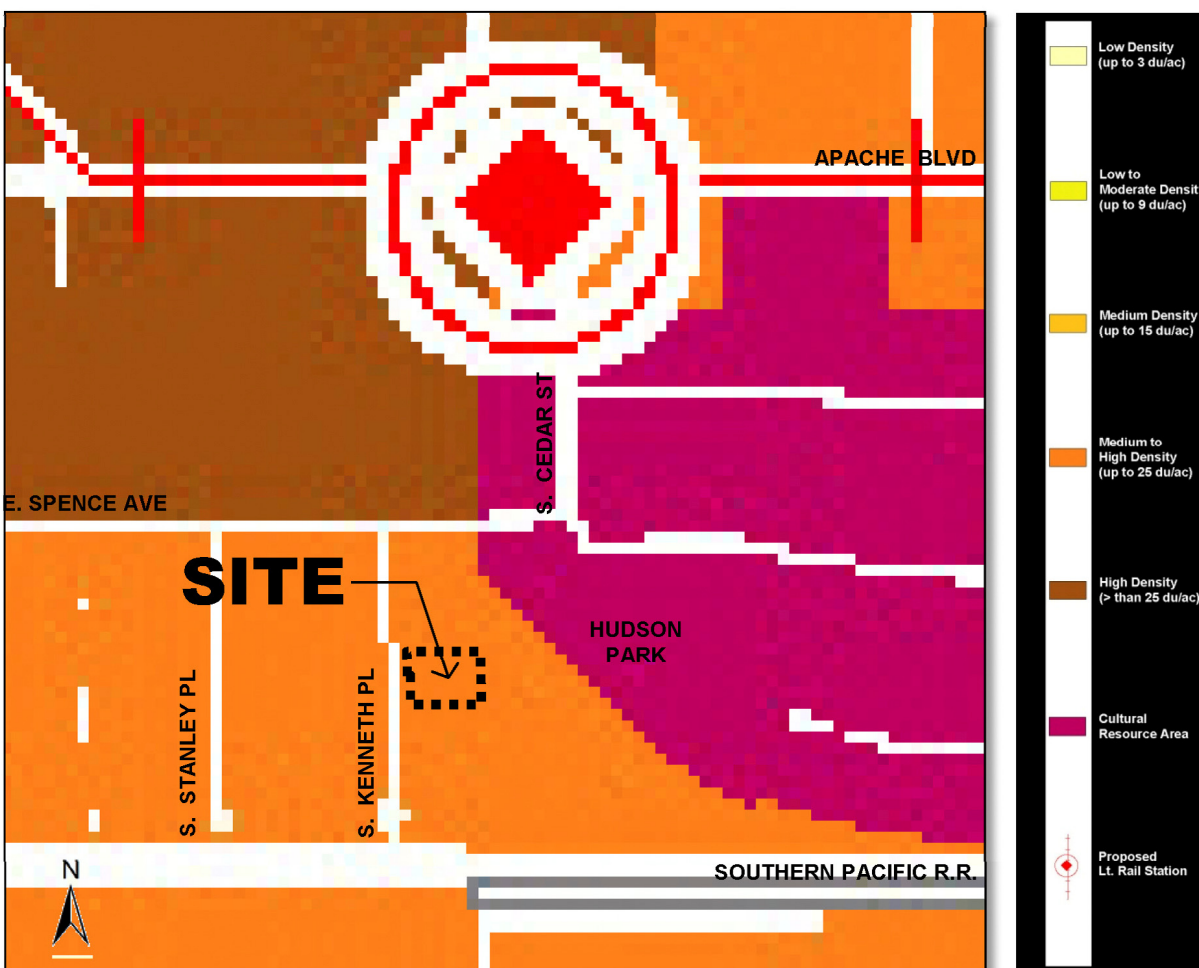
Providing diverse housing opportunities for current and future residents by:

- 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,

November 2012

Kenneth Place Townhomes - Letter of Explanation | Project Narrative
Planned Area Development | Development Plan Review | Subdivision Plat Amendment
Page 7 of 17

- Increasing the utilization of undeveloped property.

In summary, the proposed PAD and Zoning Map amendment respond 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 LOT DEVELOPMENT REGULATIONS

Particular 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 requirements in the Tempe Zoning and Development Code for the existing R-4 zoning designation of the property.

Table 6.301: Site Development Standards - Kenneth Place Townhomes

| <i>Standards</i> | <i>R-4 (Code)</i> | <i>R1-PAD (Proposed)</i> |
|--|-----------------------|------------------------------|
| Density (DU/AC) | 25 | 21 |
| Minimum Lot Area per Dwelling Unit (sq. ft.) | 1,740 | 1,315 |
| Building Height (ft.) (max.) | 40 | 30 |
| Building Height Step-Back | Yes ¹ | Yes ¹ |
| Maximum Lot Coverage (% of net) | 60 | 50 |
| Minimum Landscape Area (% of net) | 25 | 22 |

¹. Building step-back requirements begin at a height of thirty (30) feet.

Table 6.302: Site / Lot Development Standards | Building Setbacks - Kenneth Place Townhomes

| <i>Standards</i> | <i>R-4 (Code)</i> | <i>R1-PAD Site Perimeter (Proposed)</i> | <i>R1-PAD Lot (Proposed)</i> |
|---------------------------------|-----------------------|---|--------------------------------------|
| Minimum Building Setbacks (ft.) | | | |
| Front (building) | 20 | 13 (west side of Kenneth Place) | 0 (north & south) |
| Side | 10 | 5 (north & south) | 0 (east & west) |
| Rear | 10 | 10 (east) | 5 (north & south) |

7. CONCEPTUAL DEVELOPMENT PLAN | DEVELOPMENT PLAN REVIEW

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 Kenneth Place 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 to High Density (Up to 25 DU/AC), and maintaining compatibility with adjacent built form.

7.1 CONCEPT OVERVIEW

Promoting the vision of the General Plan 2030, the Apache Boulevard Redevelopment Area, and the Projected Medium to High Density residential land use (Up to 25 DU/AC) for the property - eight, two-story single family attached dwelling units are thoughtfully designed for integration into the existing built environment. The four end dwelling units are comprised of approximately 1,539 sq. ft. of living area, while the four center units provide for approximately 1,521 sq. ft. of living area. All eight units contain an enclosed one-car garage, and are situated on an approximate 1,315 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.

7.2 VEHICULAR CIRCULATION

Kenneth Place Townhomes is designed to safely and efficiently move traffic into and out of the site through utilization of the existing and adjacent South Kenneth Place public right-of-way. One set of rolling, limited access gates are proposed to be located on-site to restrict vehicular and pedestrian access to the site. This gate will include appropriate preemptive devices for public safety access.

Right-of-way improvements are not warranted for South Kenneth Place as the full street improvements exists; however, an additional right-of-way dedication of up to 7.5-feet in width will be provided for the south portion of the existing Lot 2.

7.3 LANDSCAPE | HARDSCAPE DESIGN

Landscape materials for the project are characterized by a relatively arid palette including Palo Blanco, Mexican Ebony, Phoenix Mesquite and Mexican Fan Palms combined with complementary shrubs and ground cover.

Dense plantings of materials are situated along Kenneth Place – between the existing sidewalk and west building elevations, adjacent to the east building elevations – between the proposed buildings and the existing wall, adjacent to the uncovered parking areas, within entry courtyards, as well as within the rear private spaces to serve as a buffer from the adjacent uses. The planting design is further supplemented through the thoughtful placement of materials to create useful shade as well as delineation of space. Additionally, decorative concrete paving is proposed to delineate and connect the uncovered parking areas, provide for a sense of arrival at the project entrance, and for the private rear patios to increase the design aesthetics and level of quality associated with the project.

7.4 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.

The project is designed to provide for on-site retention of the one hundred (100) year, one (1) hour storm event.

7.5 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 a combination of symmetrical and 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.

7.6 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 Kenneth Place Townhomes and maximizing immediate protection from the sun and heat, large 36-inch box shade trees will be installed along the south building elevations – adjacent to the private patios for each unit, while a combination of large 24-inch and 36-inch box shade trees will be provided adjacent to the west building elevations. Further respecting the arid desert context, a combination of covered rear patios and lushly landscaped rear patio areas are 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 25.33-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 existing lots, development of two-story dwelling units are necessary. The proposed building height is consistent with multi-family structures immediately north and east of the property.

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

Symmetrical and asymmetrical building massing, complementary proportions, combined with use of building materials and harmonizing landscape design, provide for the desired pedestrian scale along the public 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 west elevations to assist with creating a visually appealing streetscape, while also allowing for surveillance on to South Kenneth Place. Architecturally style appropriate fenestration is also included on the lower and upper stories of the east building elevations, while appropriate fenestration is included on both the lower and upper story elevations of the north and south building elevations 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;*

While the project does not contain any true public spaces, semi-public areas such as guest parking and building entrance areas provide for special paving treatment

surfaces 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, front entrance doorways, 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 streets. Additionally, multiple mass transit opportunities such as FLASH, Orbit Mars, Valley Metro bus and light 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;*

The single, centrally located point of access proposed off South Kenneth Place promotes safe vehicular circulation as it has been designed to provide for sufficient separation from adjacent driveway cuts onto the public street; and, eliminate the need for additional curb cuts for the proposed eight dwelling units.

Arrangement of the proposed garages and guest parking facilitate vehicular access onto South Kenneth Place 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 will be provided through use of the proposed driveway accessing South Kenneth Place to facilitate a pedestrian friendly, walkable environment. Access to the dwelling units from the adjacent public sidewalks will be designed to comply with appropriate ADA guidelines.

The contiguous and fully improved South Kenneth Place does not incorporate demarcated bike lanes; however, demarcated lanes do exist on Apache Boulevard – approximately 1,200-feet north 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, limited access gates, 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 are thoughtfully designed to soften the hardscape of the uncovered guest parking and entry court areas. An additional approximate 13-foot wide landscape area is incorporated along the west building elevations to serve as a buffer from the adjacent public street.

- 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 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.

8. SUBDIVISION PLAT AMENDMENT

An integral part of the corresponding PAD zoning and Development Plan Review requests is the Subdivision Plat amendment that demonstrates how the division of real properties will be implemented to enable re-development of the property.

8.1 CONCEPT OVERVIEW

Promoting the vision of the General Plan 2030, the Apache Boulevard Redevelopment Area, and the Projected Medium to High Density residential land use (Up to 25 DU/AC) for the property - eight, two-story single family attached dwelling units are thoughtfully designed for integration into the eight proposed 1,315 sq. ft. lots.

8.2 INFRASTRUCTURE | UTILITIES | PUBLIC FACILITIES

The property is located entirely within the jurisdictional boundaries of the City and will receive Tempe public safety and fire services. Water and sewer service to the site, as well as sanitation services, will also be provided by the City of Tempe. Electric and telecommunications are to be provided by private utilities franchised by Tempe.

The proposed plat amendment to subdivide the existing portions of portions of Lot 2 and Lot 3 of Kenneth Place subdivision (MCR 51-28) into 8 lots and 1 Tract is consistent with the provisions set forth in Chapter 30: Subdivisions of the Tempe Municipal Code.

9. 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.

10. CONCLUSION

Kenneth Place 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 KENNETH PLACE TOWNHOMES

A PORTION OF KENNETH PLACE, LOTS 2 AND 3 AS RECORDED IN BOOK 51 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, LOCATED WITHIN PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED NEEL 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 _____
NOTARY PUBLIC

1419 S. KENNETH PLACE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

TITLE: PRESIDENT

OWNER/DEVELOPER

1419 S. KENNETH PLACE, LLC
CONTACT: NEEL TANG

PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S)

R-4 EXISTING

R1-PAD PROPOSED

DWELLING QUANTITY

8 UNITS

DENSITY

8 UNITS/ 0.3662 ACRES

(21/ACRE)

BUILDING HEIGHT

30 FEET

BUILDING LOT COVERAGE

47.08%

SITE LANDSCAPE COVERAGE

23.33%

BUILDING SETBACKS

FRONT: 13'-0"

SIDE: 5'-0"

REAR: 12'-0"

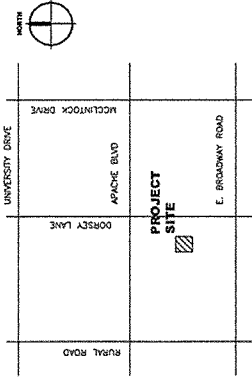
VEHICLE PARKING QUANTITY

16 SPACES

BICYCLE PARKING QUANTITY

8 SPACES

SITE VICINITY MAP



CONDITIONS OF APPROVAL

GENERAL NOTES

PARCEL NO. 1: THE SOUTH HALF OF LOT 2, KENNETH PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA, ARIZONA, RECORDED IN BOOK 51 OF MAPS, PAGE 26, EXCEPT THE WEST 7.5' THEREOF.

PARCEL NO. 2: THE NORTH HALF OF LOT 3, KENNETH PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA, ARIZONA, RECORDED IN BOOK 51 OF MAPS, PAGE 26, EXCEPT THE WEST 7.5' THEREOF.

APPROVAL

APPROVED BY THE WARDER AND CITY COUNCIL OF TEMPE
ON THIS _____ DAY OF _____ 20____.

SPR12124

SPR12124

TEMPER, ARIZONA
I, _____, County Clerk of Maricopa County, Arizona, do hereby certify that the foregoing is a true and correct copy of the original as recorded in the office of the County Recorder of Maricopa County, Arizona, on this _____ day of _____ 20____.

architecture plus, ltd.
9002 north central avenue
phoenix, az. 85020 602-264-7500

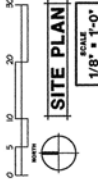
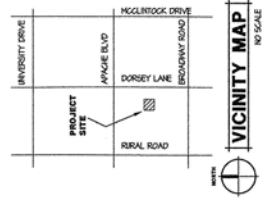
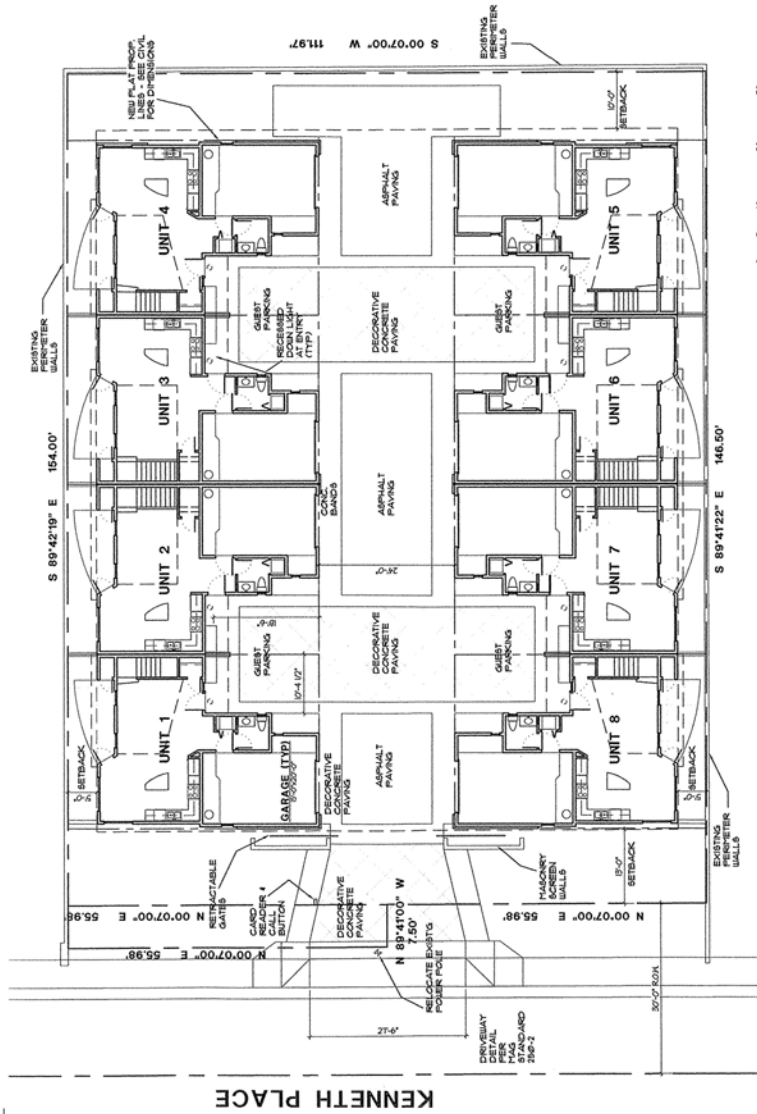
1419 S. KENNETH PLACE

KENNETH PLACE TOWNHOMES

drawn by: JKA
date: 04-24-12
checked: 12/10/00
job no: 1210000

C-1

CONCEPTUAL DEVELOPMENT PLAN | SITE PLAN



PROJECT DATA

SUBMITTED BY: GREG DAVIS - ENGINEER
 602-242-7800
 PROJECT NAME: KENNETH PLACE TOWNHOMES
 SITE ADDRESS: 1419 S. KENNETH PLACE
 TEMPE, ARIZONA 85284
 LEGAL DESCRIPTION: THE SOUTHWEST CORNER OF LOT 2, KENNETH PLACE, ACCORDING TO THE PLAT OF "KENNETH PLACE, A SUBDIVISION OF PARAGRAPHS, ARIZONA, RECORDED IN BOOK 3 OF MAPS PAGE 28, 3, THE NORTH HALF OF LOT 3, KENNETH PLACE, ACCORDING TO THE PLAT OF "KENNETH PLACE, A SUBDIVISION OF PARAGRAPHS, ARIZONA, RECORDED IN BOOK 3 OF MAPS PAGE 28, EXCEPT THE WEST 12 FEET THEREOF.
 PARCEL SIZE: 6205 SQ. FT. OR 0.142 ACRES
 ZONING: EXISTING - R4
 BUILDING AREA: 1419 SQ. FT.
 LOT AREA: 1419 SQ. FT.
 BUILDING HEIGHT: 30 FEET
 NUMBER OF UNITS: 2
 TYPE OF CONSTRUCTION: ANCHORAGE EXTERIORING SYSTEM
 EGRESS: NO
 EGRESS: 2 DOORWAYS
 PARKING: 8 SPACES
 LANDSCAPE AREA: 2338

| STANDARD | AS SHOWN | PROPOSED | AS SHOWN | PROPOSED |
|---|----------------------------------|----------------------------------|-------------------------------------|-------------------------------------|
| EXISTING DIMENSIONS | 2 | 2 | 2000 SF | 2000 SF |
| MINIMUM LOT AREA PER DWELLING UNIT | 2 | 2 | 2000 SF | 2000 SF |
| BUILDING HEIGHT | NO | NO | 30 FT | 30 FT |
| BUILDING HEIGHT STEP-BACK | NO | NO | NO | NO |
| REQUIRED ADJ. TO SF. OF LOT | NO | NO | NO | NO |
| MAXIMUM LOT COVERAGE PER LOT | NO | NO | 45% | 45% |
| MINIMUM LANDSCAPE AREA (% OF NET SITE AREA) | 23% | 23% | 23% | 23% |
| SETBACKS (FEET) | 0 FT NORTH SIDE OF KENNETH PLACE | 0 FT NORTH SIDE OF KENNETH PLACE | 0 FT NORTH SIDE OF KENNETH PLACE | 0 FT NORTH SIDE OF KENNETH PLACE |
| REAR SETBACKS (FEET) | 3 FT NORTH SIDE OF KENNETH PLACE | 3 FT NORTH SIDE OF KENNETH PLACE | 4.50 FT NORTH SIDE OF KENNETH PLACE | 4.50 FT NORTH SIDE OF KENNETH PLACE |
| CORNER WALLS | 0 FT NORTH SIDE OF KENNETH PLACE | 0 FT NORTH SIDE OF KENNETH PLACE | 0 FT NORTH SIDE OF KENNETH PLACE | 0 FT NORTH SIDE OF KENNETH PLACE |

KENNETH PLACE TOWNHOMES

1419 S. KENNETH PLACE
 9002 NORTH CENTRAL AVENUE PHOENIX, AZ 85028 602-242-7800

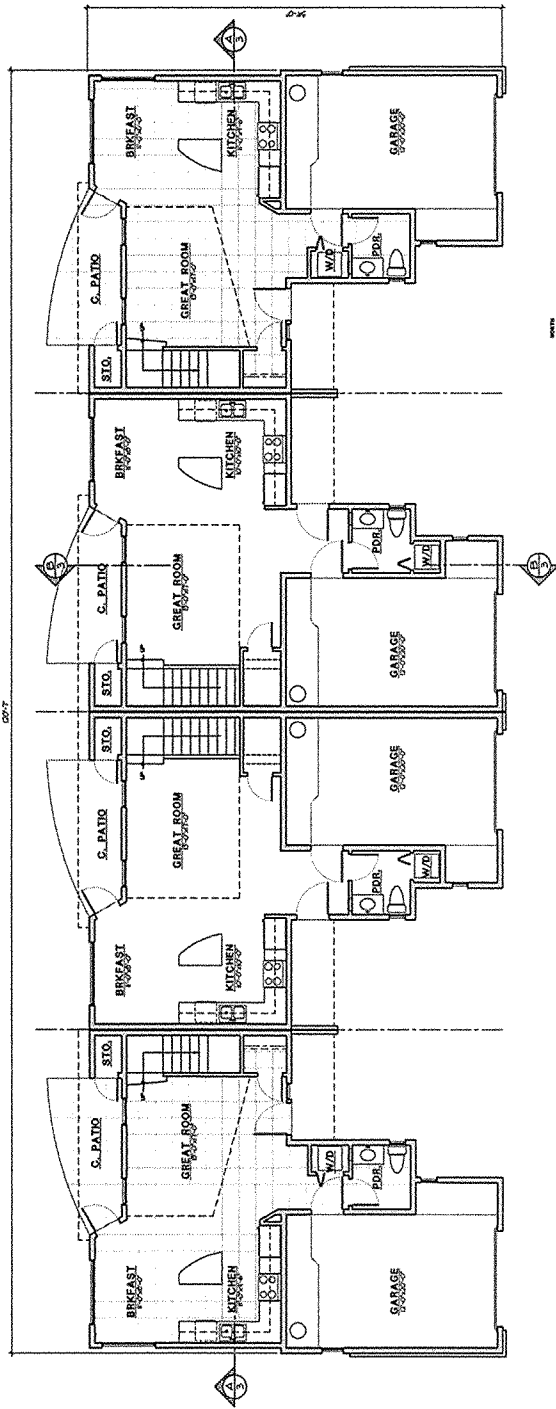
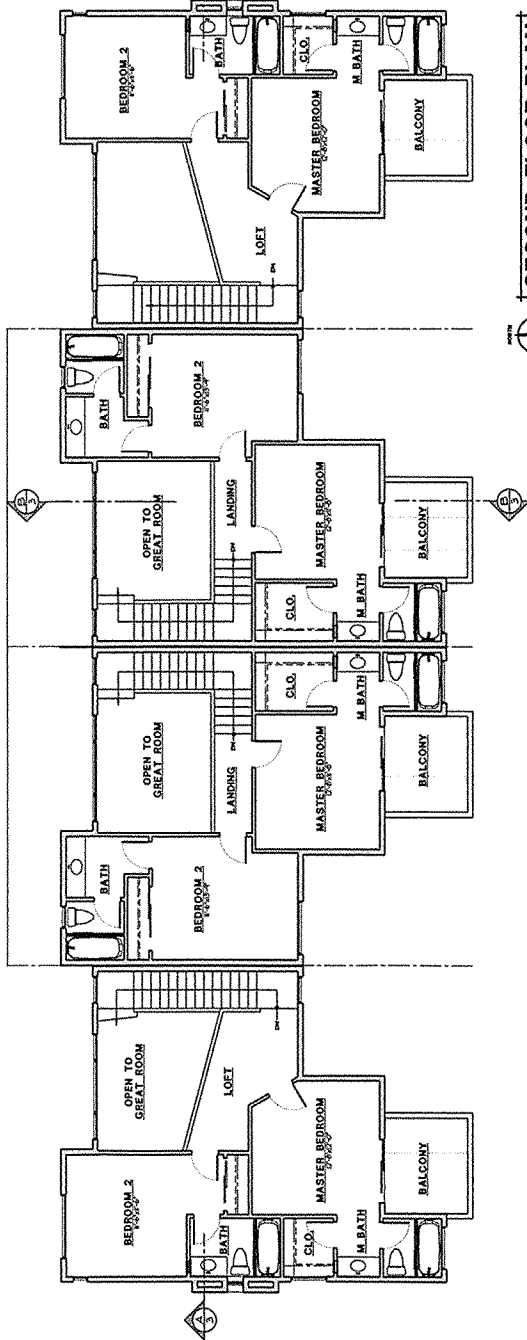
a+ architecture plus, ltd.

TEMPERATURE: 1.0

DRAWN BY: JCA
 CHECKED BY: JCA
 DATE: 12/10/2010

SQUARE FOOTAGE:

| 2-BED UNITS | | 2-BED CENTER UNITS | | ALL UNITS | |
|-------------------------------|---------------|--------------------|----------------|----------------|----------------|
| 1st FLOOR LIVABLE: | 608 SQ. FT. | 591 SQ. FT. | 4,830 SQ. FT. | 4,830 SQ. FT. | 4,830 SQ. FT. |
| 2nd FLOOR LIVABLE: | 637 SQ. FT. | 625 SQ. FT. | 5,628 SQ. FT. | 5,628 SQ. FT. | 5,628 SQ. FT. |
| GARAGE, STC. 4 MECH. COVERED: | 293 SQ. FT. | 293 SQ. FT. | 2,302 SQ. FT. | 2,302 SQ. FT. | 2,302 SQ. FT. |
| TOTAL | 1,627 SQ. FT. | 1,624 SQ. FT. | 12,764 SQ. FT. | 12,764 SQ. FT. | 12,764 SQ. FT. |



drawn by: JKA
checked: 04-24-12
job no: 1210.000
revised:

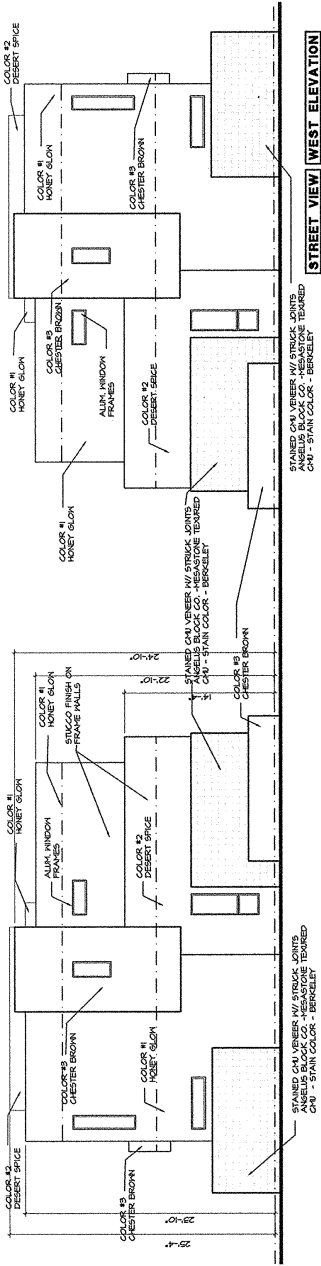
2.0

drawn by: JKA
date: 11-26-12
job no: 1210000
checked:

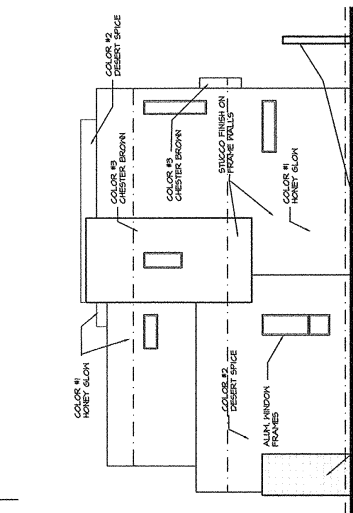
architecture plus, ltd.
9022 north central avenue
phoenix, az 85020 602-264-7500

TEMP, ARIZONA
this drawing is preliminary and is not to be used for construction or any other purpose without the written permission of the architect.

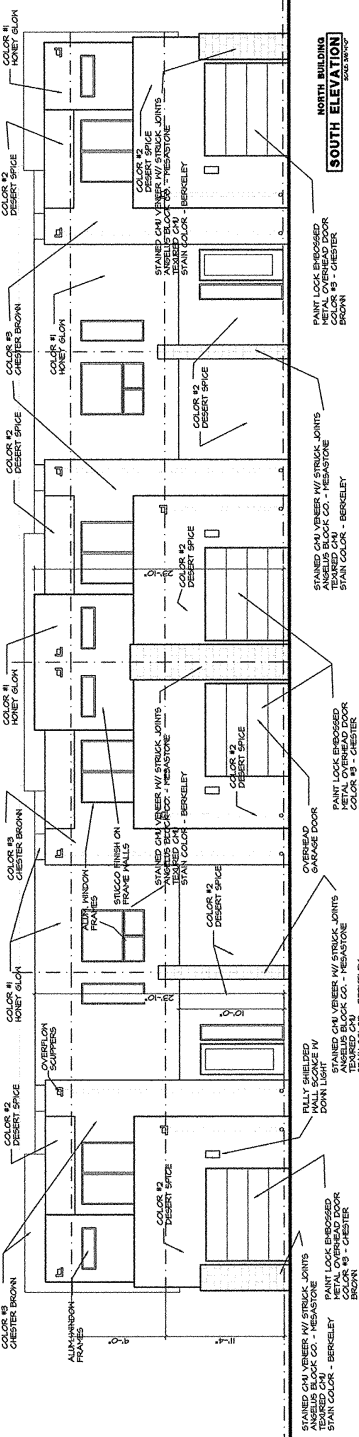
KENNETH PLACE TOWNHOMES



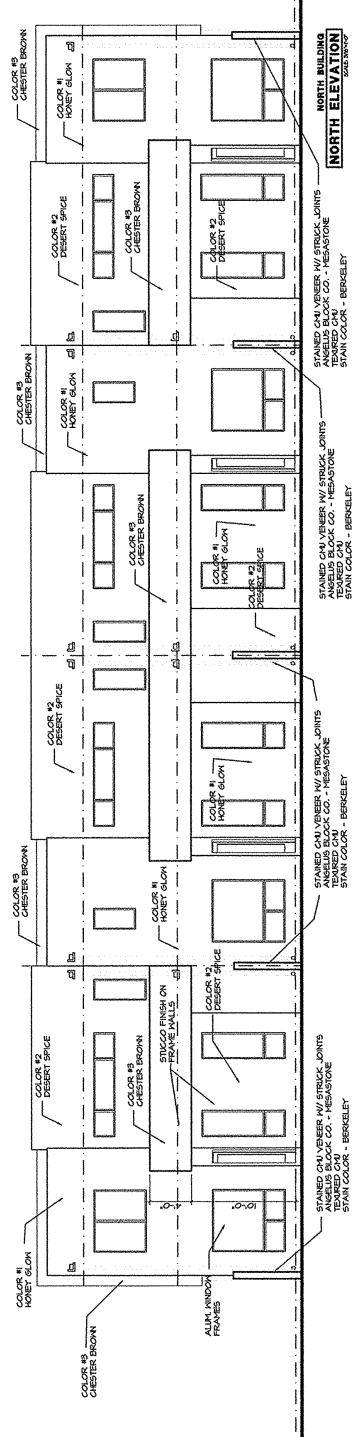
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



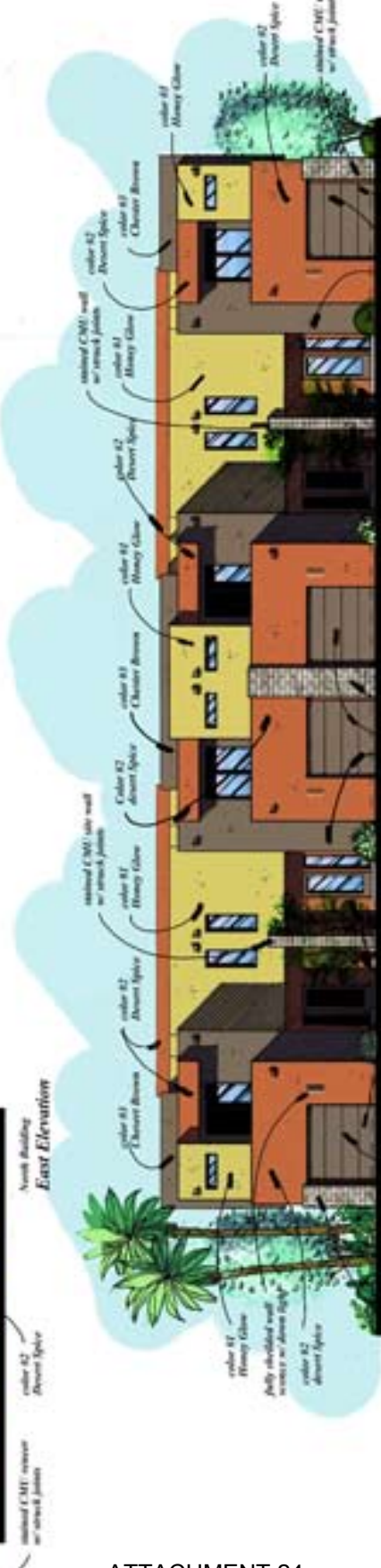
NORTH ELEVATION



Street View - West Elevation

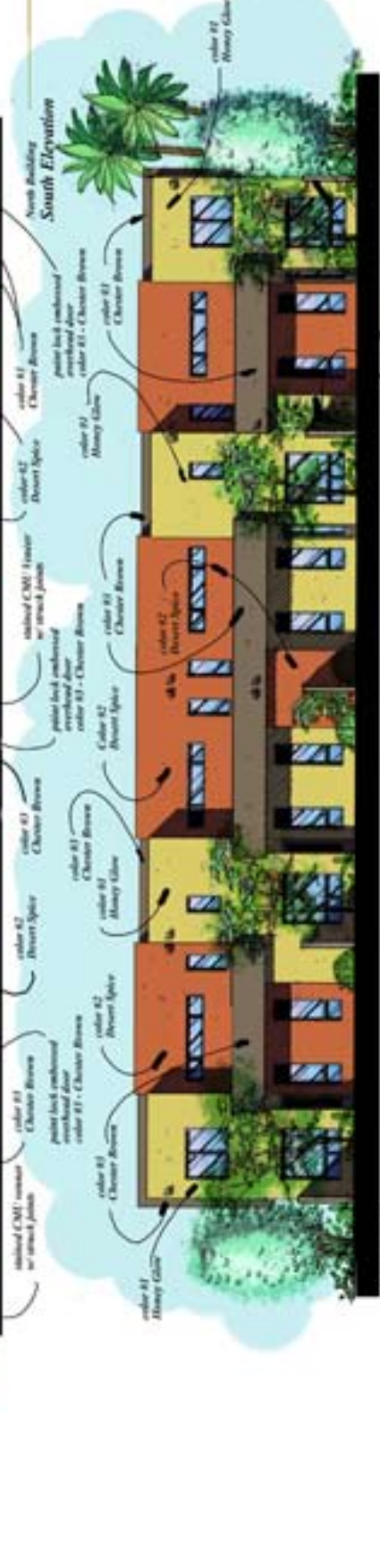
insulated CMU: exterior w/ stucco finish

insulated CMU: site wall / veneer w/ stucco finish



North Building East Elevation

insulated CMU: exterior w/ stucco finish



North Building South Elevation

point lock paneled w/ stucco finish

point lock paneled w/ stucco finish

point lock paneled w/ stucco finish

point lock paneled w/ stucco finish

North Building North Elevation

insulated CMU: site wall w/ stucco finish

3.0

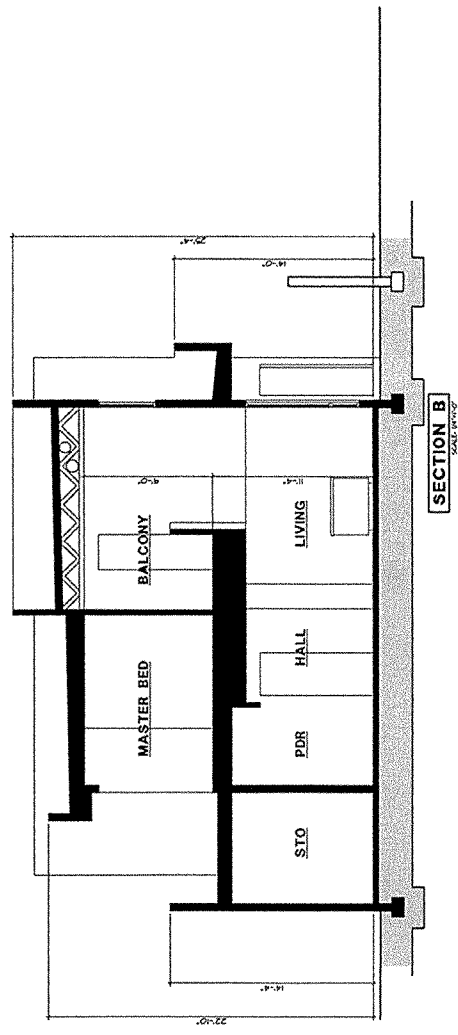
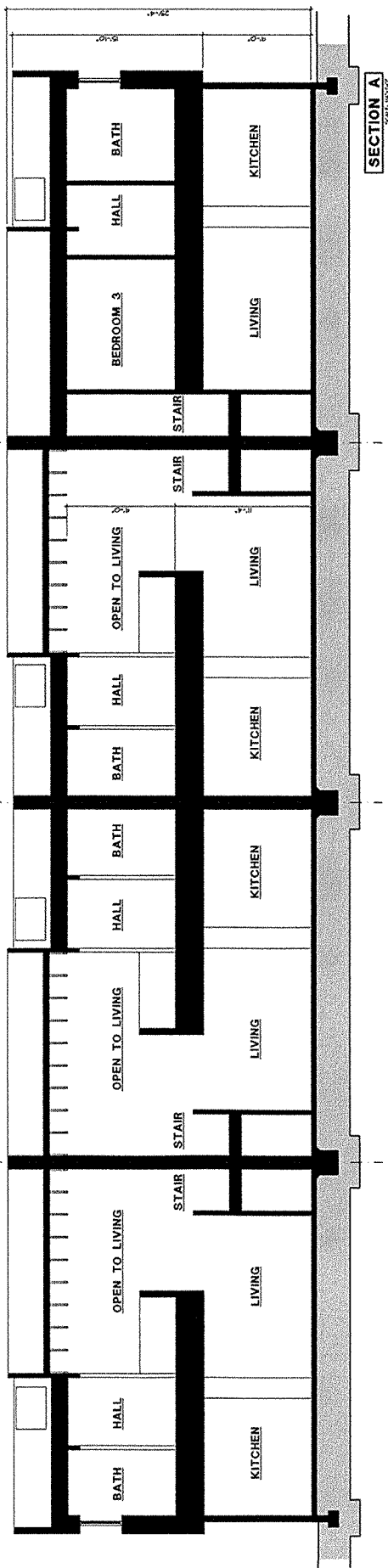
Drawn by: KA
Date: 09-24-12
Checked: 1210.000
Job no: 1210.000
Revised:



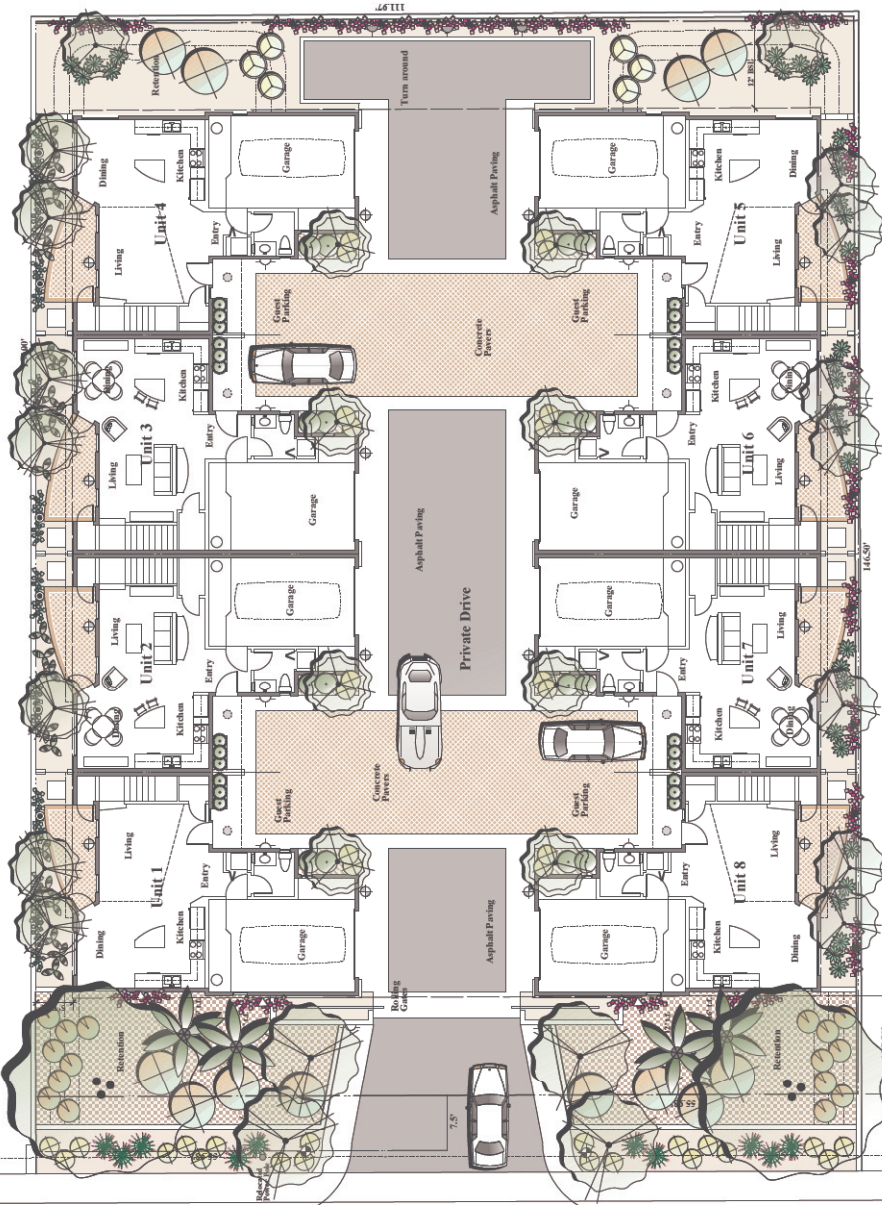
architecture plus, ltd.

1419 S. KENNETH PLACE
PHOENIX, AZ 85029 602-264-1500
This drawing is an addition to
the original drawings of
Kenneth Place Townhomes
at 1419 S. Kenneth Place,
Phoenix, AZ 85029.
The original drawings were
prepared by
Kenneth Place Townhomes,
Phoenix, AZ 85029.
The original drawings were
prepared by
Kenneth Place Townhomes,
Phoenix, AZ 85029.

KENNETH PLACE TOWNHOMES



Kenneth Place



View South



View North



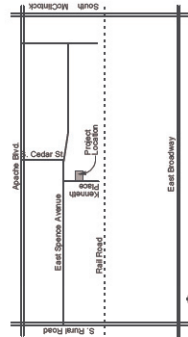
View West



View East

Exterior Lighting Legend

- Recessed Ceiling Light
- Wall Sconce Light (approx. 6" above ground surface)
- Wall Sconce Light (approx. 2.5' above ground surface)
- Recessed Wall Light (recessed approx. 2.5' above ground surface)
- Low Area Flood Light (approx. 18" high)
- Wall Flood Light (ground level mount)

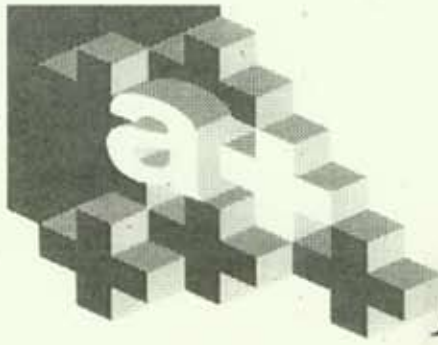


Location Map

| THRESH | PLANT | QUANTITY | BOX | PLANT | QUANTITY | PLANT | QUANTITY | PLANT | QUANTITY | PLANT | QUANTITY | |
|--------|------------------------------------|----------|----------|-------------------------------|----------|------------|---------------------------|-------|------------|--|----------|------------|
| THRESH | ACACIA WILLYARDIANA | 7 | 24" box | BOUGAINVILLEA 'Barbosa Kurat' | 4 | 9 gallon | BOUGAINVILLEA | 4 | 9 gallon | BOUGAINVILLEA 'La Jolla Bougainvillea' | 20 | 9 gallon |
| THRESH | CAESALPINA MEXICANA 'Silver Sun' | 10 | 24" box | CASAPALPINA POLYDERMIA | 12 | 9 gallon | MEXICAN BIT-OF-PARADISE | 12 | 9 gallon | MEXICAN BIT-OF-PARADISE | 12 | 9 gallon |
| THRESH | PITHECOLUM MEXICANUM (Multi-trunk) | 4 | 36" box | CARISA GRANDIFLORA 'Tuff' | 16 | 9 gallon | TULSA NATAL PALM | 16 | 9 gallon | TULSA NATAL PALM | 16 | 9 gallon |
| THRESH | PODOCARPUS MACROPHYLLUS | 7 | 24" box | FOUR PUMILA | 10 | 9 gallon | FLOSA PUMILA | 10 | 9 gallon | FLOSA PUMILA | 10 | 9 gallon |
| THRESH | PRODRIPS ALBA 'Phoenix' | 2 | 24" box | NANDINA 'Nani' | 24 | 1 gallon | DEWEE HEAVENLY BAMBOO | 24 | 1 gallon | DEWEE HEAVENLY BAMBOO | 24 | 1 gallon |
| THRESH | WASHINGTONIA ROBUSTA | 4 | 24" box | STREITZIA REGINALE | 23 | 9 gallon | TROPICAL BIT-OF-PARADISE | 23 | 9 gallon | TROPICAL BIT-OF-PARADISE | 23 | 9 gallon |
| THRESH | AGAVE DESMETIANA | 33 | 5 gallon | TECOMA S. 'Gold Star' | 6 | 9 gallon | GOLD STAR YUCCA | 6 | 9 gallon | GOLD STAR YUCCA | 6 | 9 gallon |
| THRESH | HESPERALOE PARVIFLORA | 10 | 5 gallon | GRANDIS OLYMPIA | 16 | 1 gallon | MEXICAN HONEYBUCKLE | 16 | 1 gallon | MEXICAN HONEYBUCKLE | 16 | 1 gallon |
| THRESH | HESPERALOE PARVIFLORA | 10 | 5 gallon | JUSTICIA SPICEAE | 36 | 5.103 x L | IMPROVED GOLD LANTANA | 36 | 5.103 x L | IMPROVED GOLD LANTANA | 36 | 5.103 x L |
| THRESH | HESPERALOE PARVIFLORA | 10 | 5 gallon | LANTANA 'New Gold' | 36 | 5.103 x L | DEWEE GOLD CHURCH | 36 | 5.103 x L | DEWEE GOLD CHURCH | 36 | 5.103 x L |
| THRESH | HESPERALOE PARVIFLORA | 10 | 5 gallon | 2" GRANITE COVERING | --- | 310 s.f. | 2" GRANITE COVERING | --- | 310 s.f. | 2" GRANITE COVERING | --- | 310 s.f. |
| THRESH | HESPERALOE PARVIFLORA | 10 | 5 gallon | 2" FRACTURED GRANITE | --- | 2,889 s.f. | 2" FRACTURED GRANITE | --- | 2,889 s.f. | 2" FRACTURED GRANITE | --- | 2,889 s.f. |
| THRESH | HESPERALOE PARVIFLORA | 10 | 5 gallon | 4" - 6" FRACTURED GRANITE | --- | 2,889 s.f. | 4" - 6" FRACTURED GRANITE | --- | 2,889 s.f. | 4" - 6" FRACTURED GRANITE | --- | 2,889 s.f. |

Giuliano Wyse Jones
LANDSCAPE ARCHITECT
1111 East McDowell, Suite 2
Tempe, Arizona 85281
480.962.8000
www.gwjlandscape.com

Vertical Scale 1/8" = 1'-0"
Preliminary Planting Plan
Kenneth Place Townhomes L1 (of 1)
 1419 / 1425 South Kenneth Place
 Tempe, Arizona 85281
 16 September 2012



architecture plus, ltd.

9002 n. central ave. phoenix, az 85020

Kenneth Place Townhomes

Tempe, Arizona

Color & Material Sample Board



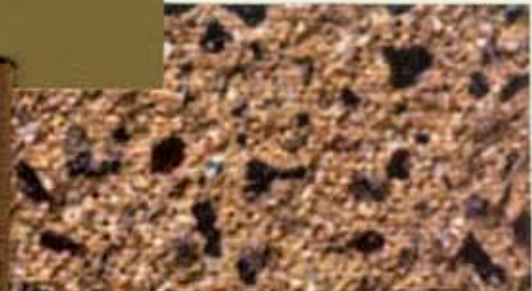
*Stucco Color #1
Dunn-Edwards Paints
Honey Glow
#DE5354 LRV 47*

*Wrought Iron Gates Color
Dunn-Edwards Paints
Black Tie
#DE6357 LRV 6*



*Stucco Color #2
Dunn-Edwards Paints
Desert Spice
#DE5202 LRV 22*

*Stucco Color #3
Dunn-Edwards Paints
Chester Brown
#DE6147 LRV 15*



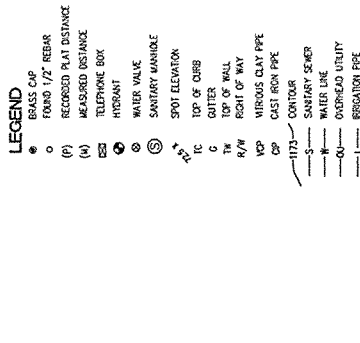
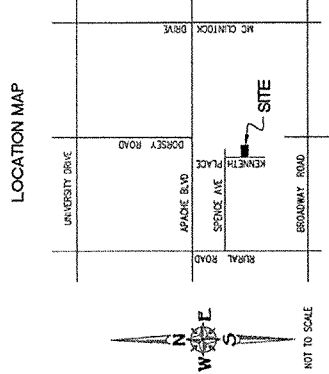
*Wood Stain
(wood gate slats and
front door only)
Olympic Stain
Semi-Transparent
#723*

*Stained Concrete Masonry Block
Angelus Block Company
Mesastone Textured Concrete Masonry Units
Stain Color – Berkeley*

LOT 3 & 2, KENNETH PLACE, BOOK 51 OF MAPS, PAGE 26, M.C.R. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

Groing and Drainage Notes (City of Tempe)

- THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO THE CITY ENGINEER'S SIGNATURE. THE CITY ENGINEER'S SIGNATURE IS VALID ONLY IF THE CITY FROM RECORDING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR CODE.
- THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
- THIS SET OF PLANS, INCLUDING ALL CORRECTIONS, IS VALID ONLY IF THE CITY ENGINEER'S SIGNATURE IS VALID ONLY IF THE CITY FROM RECORDING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR CODE.
- THE CITY ENGINEER'S SIGNATURE IS VALID ONLY IF THE CITY FROM RECORDING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR CODE.
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- THE CITY ENGINEER'S SIGNATURE IS VALID ONLY IF THE CITY FROM RECORDING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR CODE.



SAFETY NOTE TO THE CONTRACTOR

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.

ENGINEER'S NOTE TO CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER / LAND SURVEYOR
REGISTRATION NUMBER: _____
DATE: _____

APPROVAL FOR DRAINAGE ONLY

CITY ENGINEER _____ DATE _____

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

| COUNTY NUMBER | PANEL # | SUFFIX | DATE OF FIRM | FIRM ZONE | BASE FLOOD ELEVATION (AT 100 YEAR FLOOD PERIOD) | NA |
|---------------|---------|--------|--------------|-----------|---|----|
| 04050 | 2170 | C | 9/25/05 | X | | NA |

UTILITY COORDINATION

| COMPANY | CONTACT |
|---|----------------------------------|
| ELECTRIC (APS) | AL BAUER (602) 256-4203 |
| CABLE & FIBER OPTICS (COX COMMUNICATIONS) | CHENGLIANG GARCIA (602) 338-3534 |
| TELEPHONE (CITY OF TEMPE) | (NA) |
| CABLE & FIBER OPTICS (QUEST) | CONFLICT LOGAN (602) 656-5072 |
| NATURAL GAS (SUNBELT GAS) | LENN FOWLER (602) 959-9777 |

| DATE | REVISION |
|--|--|
| 10/24/12 <td>FIRST DRAFT - CITY OF MARICOPA SUBMITTAL</td> | FIRST DRAFT - CITY OF MARICOPA SUBMITTAL |
| 05/15/13 <td>FINAL DRAFT - CITY OF MARICOPA SUBMITTAL</td> | FINAL DRAFT - CITY OF MARICOPA SUBMITTAL |

PROJECT NO. 133-09-014A & 014B
CIVIL - STRUCTURAL
RESIDENTIAL - COMMERCIAL

PRELIMINARY
CONSTRUCTION

COVER SHEET
IMPROVEMENT PLAN
 FOR
 LOT 2 & 3, KENNETH PLACE
 1425 & 1419 SOUTH KENNETH PLACE - TEMPE, ARIZONA

PROJECT NO. 133-09-014A & 014B
 SHEET: C 1 of 02

LEGAL DESCRIPTION

PARCEL NO. 1:
 THE SOUTH HALF OF LOT 2, KENNETH PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, AS RECORDED IN BOOK 51 OF MAPS, PAGE 26.

PARCEL NO. 2:
 THE NORTH HALF OF LOT 3, KENNETH PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, AS RECORDED IN BOOK 51 OF MAPS, PAGE 26.

SETBACKS

FRONT: 13'
 REAR: 5'
 SIDE: 5'

OWNERS

1411 SOUTH KENNETH PLACE
 KENNETH PROPERTY, LLC
 1425 SOUTH KENNETH PLACE
 TEMPE, ARIZONA 85284-2919

ARCHITECT

ARCHITECTURE PLUS, LTD.
 5002 NORTH CENTRAL AVENUE
 SCOTTSDALE, ARIZONA 85264
 (602) 264-7200

PROJECT DATA

APN: 133-09-014B
 ADDRESS: 1411 SOUTH KENNETH PLACE
 TEMPE, ARIZONA
 LOT SIZE: 16,814 SQFT (0.39 ACRES)
 ZONING: R2 (EXISTING)
 R1-PAD (PROPOSED)
 PROPOSED LOT COVERAGE: 7,440 SQFT (44.23%)
 PROPOSED LANDSCAPE AREA: 3,498 SQFT (23.18%)
 EXISTING UTILITIES:
 - 11" WATER MAIN
 - 12" SANITARY SEWER
 - 12" OVERHEAD UTILITY

ENGINEERING NOTES

- TOPOGRAPHY/BOUNDARY SURVEY WAS DONE BY OTHERS. SEE NOTES TO THE ACCURACY OF CONTIGUOUS BOUNDARY LOCATIONS, OR DESIGN LOCATIONS WITHIN SAID SURVEY.
- THE BUILDING SETBACKS, ENVELOPE AND LOT COVERAGE ARE SHOWN FOR THE ZONING DETAIL. SETBACKS AND LOT COVERAGE ARE SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL. THE CONTRACTOR IS THE RESPONSIBILITY OF THE OWNER OF SAID PROPERTY AND THE CORRESPONDING GOVERNMENTAL AGENCY CONCERNING SAID PROPERTY.
- WATERMANS AND SINKER LOCATIONS ARE BASED ON INFORMATION PROVIDED BY THE TOPOGRAHY/BOUNDARY AND MONUMENTS FOUND IN THE FIELD. CONTRACTOR TO VERIFY ACTUAL SIZES, LOCATIONS AND TYPES OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM BUILDING FOUNDATION FOR A MINIMUM OF 5% SLOPE FOR 10 FEET, NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ALL COMPLETION EXCAVATION AND BACK FILL SHALL BE DONE IN ACCORDANCE WITH GEOTECHNICAL REPORT OR AT MINIMUM A 95% COMPACTION RATE IS REQUIRED PER ASTM D698.

ENGINEER

PROJECT MANAGER: GUYL SORGER (602) 229-4430
 11826 NORTH WINCHESTER DRIVE
 SCOTTSDALE, ARIZONA 85268
 (480) 237-1807
 www.guyll.com

SURVEYOR

PEW LAND SURVEYING, LLC
 11826 NORTH WINCHESTER DRIVE
 SCOTTSDALE, ARIZONA 85268
 (480) 237-1807
 www.guyll.com

BENCHMARK

BENCHMARK IS A BRASS CAP IN A HAND HOLE AT THE CENTERLINE INTERSECTION OF BROADWAY DRIVE AND UNIVERSITY DRIVE. BENCHMARK ELEVATION IS 1172.69 MGD, 1925 PER THE TEMPE, ARIZONA SURVEY CONTROL, LAST UPDATED 01-23-12.

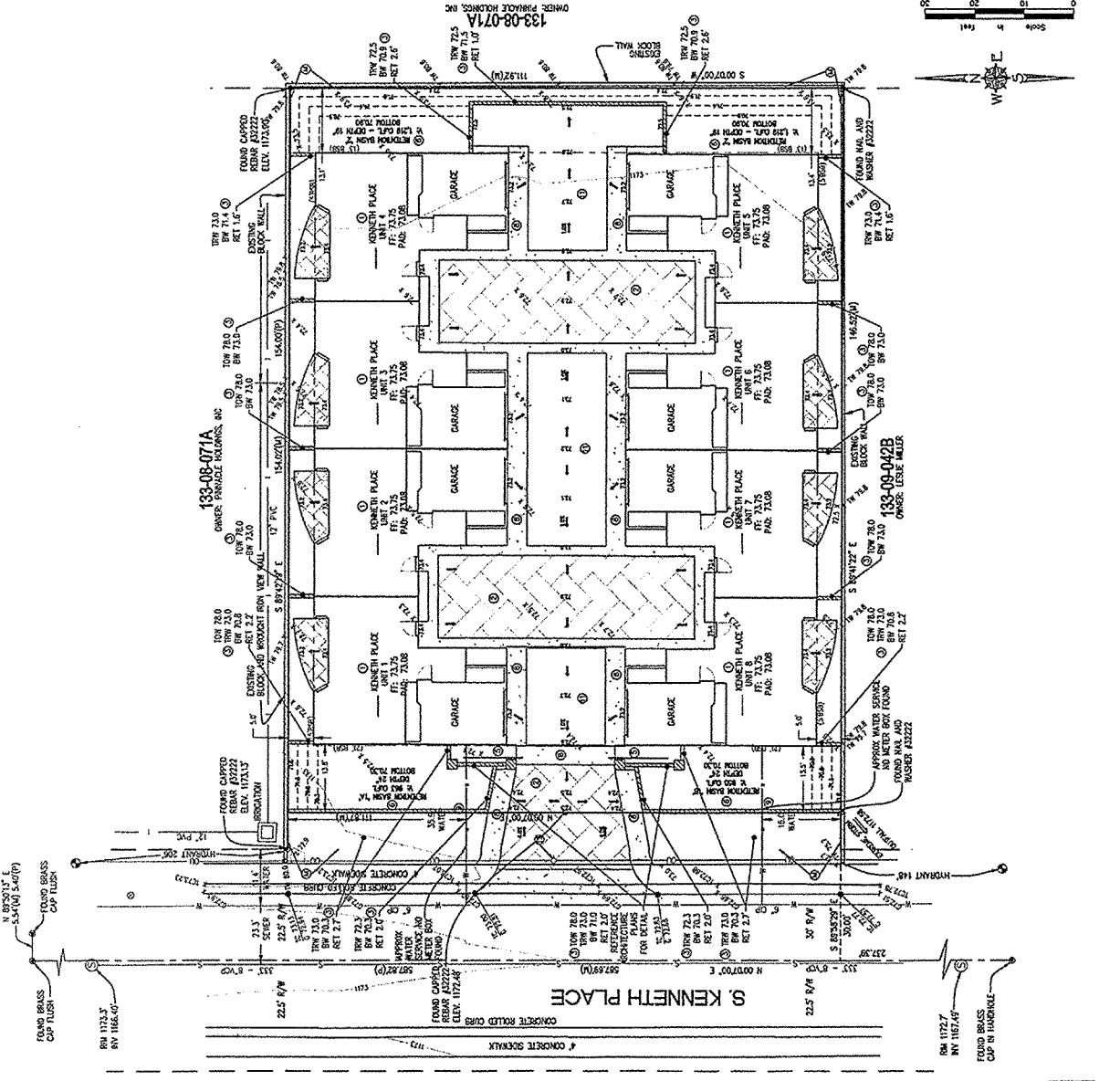
SITE BENCHMARKS ARE THE TOP OF THE CAPPED PROPERTY CORNER MONUMENTS AS NOTED.

SHEET INDEX

- COVER SHEET
- DRAINING AND DRAINAGE PLAN

NOTICE TO CONTRACTORS

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.



CONSTRUCTION NOTES/QUANTITIES

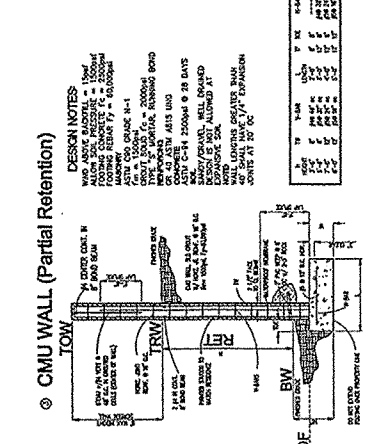
| NO. | DESCRIPTION | QUANTITY | UNITS |
|-----|--|----------|-------|
| 1 | CONTRACT BIDDING PER ARCHITECTURAL PLANS | 5 | SF |
| 2 | PERKS PER ARCHITECTURAL PLANS | 5 | SF |
| 3 | CONTRACT RETAINING WALLS PER DETAIL | 17 | LF |
| 4 | CONTRACT BENCHMARKS PER DETAIL | N/A | EA |
| 5 | CONTRACT DATES PER ARCHITECTURAL PLANS | 3,100 | SF |
| 6 | CONTRACT RETENTION BENCH | N/A | EA |
| 7 | CONTRACT RETENTION BENCH | N/A | EA |
| 8 | CONTRACT RETENTION BENCH | N/A | EA |
| 9 | CONTRACT RETENTION BENCH | N/A | EA |
| 10 | CONTRACT RETENTION BENCH | N/A | EA |
| 11 | CONTRACT RETENTION BENCH | N/A | EA |
| 12 | CONTRACT RETENTION BENCH | N/A | EA |
| 13 | CONTRACT RETENTION BENCH | N/A | EA |
| 14 | CONTRACT RETENTION BENCH | N/A | EA |
| 15 | CONTRACT RETENTION BENCH | N/A | EA |
| 16 | CONTRACT RETENTION BENCH | N/A | EA |
| 17 | CONTRACT RETENTION BENCH | N/A | EA |
| 18 | CONTRACT RETENTION BENCH | N/A | EA |
| 19 | CONTRACT RETENTION BENCH | N/A | EA |
| 20 | CONTRACT RETENTION BENCH | N/A | EA |
| 21 | CONTRACT RETENTION BENCH | N/A | EA |
| 22 | CONTRACT RETENTION BENCH | N/A | EA |
| 23 | CONTRACT RETENTION BENCH | N/A | EA |
| 24 | CONTRACT RETENTION BENCH | N/A | EA |
| 25 | CONTRACT RETENTION BENCH | N/A | EA |
| 26 | CONTRACT RETENTION BENCH | N/A | EA |
| 27 | CONTRACT RETENTION BENCH | N/A | EA |
| 28 | CONTRACT RETENTION BENCH | N/A | EA |
| 29 | CONTRACT RETENTION BENCH | N/A | EA |
| 30 | CONTRACT RETENTION BENCH | N/A | EA |
| 31 | CONTRACT RETENTION BENCH | N/A | EA |
| 32 | CONTRACT RETENTION BENCH | N/A | EA |
| 33 | CONTRACT RETENTION BENCH | N/A | EA |
| 34 | CONTRACT RETENTION BENCH | N/A | EA |
| 35 | CONTRACT RETENTION BENCH | N/A | EA |
| 36 | CONTRACT RETENTION BENCH | N/A | EA |
| 37 | CONTRACT RETENTION BENCH | N/A | EA |
| 38 | CONTRACT RETENTION BENCH | N/A | EA |
| 39 | CONTRACT RETENTION BENCH | N/A | EA |
| 40 | CONTRACT RETENTION BENCH | N/A | EA |
| 41 | CONTRACT RETENTION BENCH | N/A | EA |
| 42 | CONTRACT RETENTION BENCH | N/A | EA |
| 43 | CONTRACT RETENTION BENCH | N/A | EA |
| 44 | CONTRACT RETENTION BENCH | N/A | EA |
| 45 | CONTRACT RETENTION BENCH | N/A | EA |
| 46 | CONTRACT RETENTION BENCH | N/A | EA |
| 47 | CONTRACT RETENTION BENCH | N/A | EA |
| 48 | CONTRACT RETENTION BENCH | N/A | EA |
| 49 | CONTRACT RETENTION BENCH | N/A | EA |
| 50 | CONTRACT RETENTION BENCH | N/A | EA |

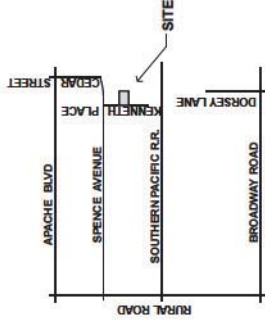
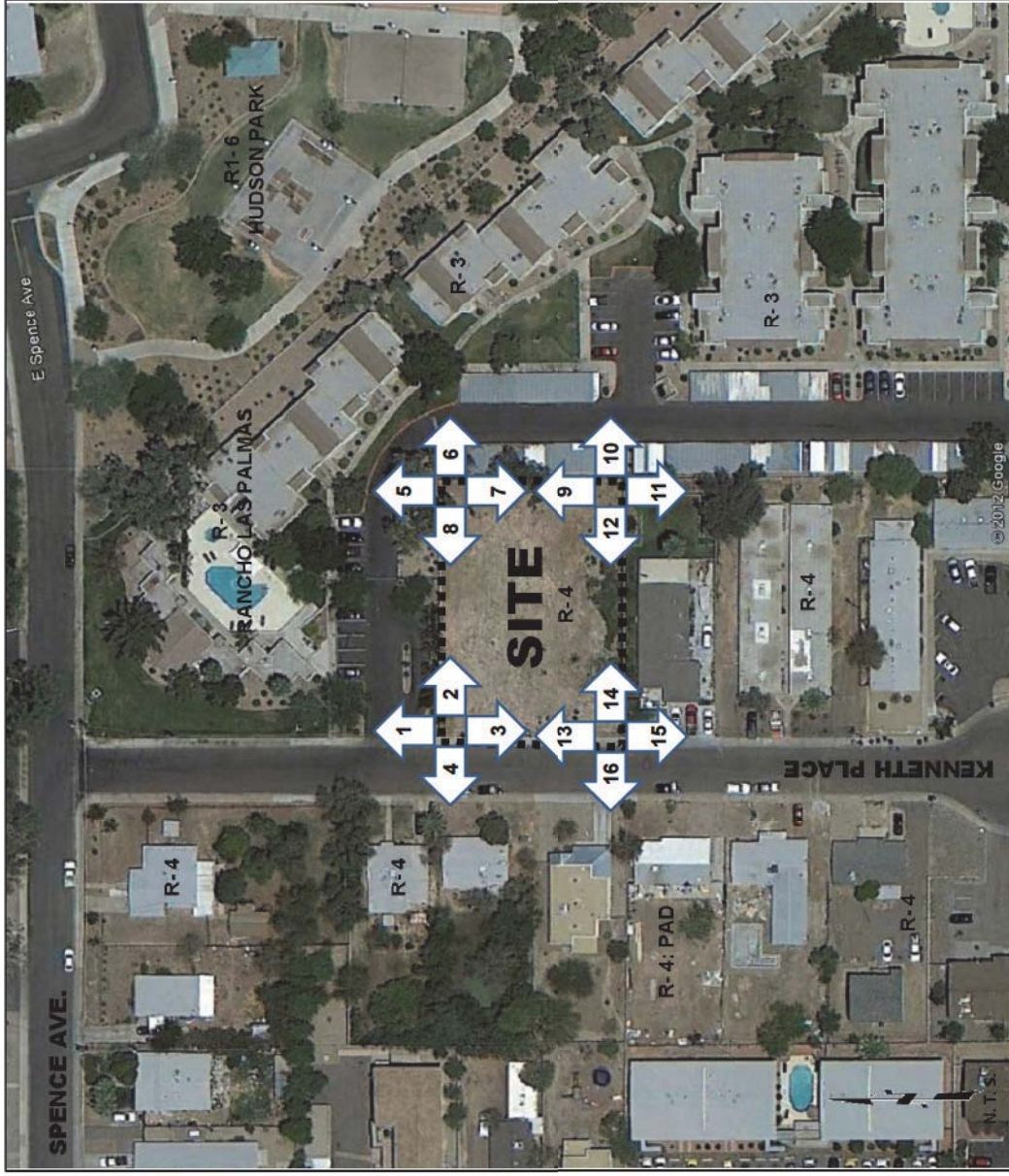
RETENTION CALCULATION

RETENTION WALL CALCULATED PER DETAIL PER SECTION 10.04.02

City of Tempe, Arizona

| NO. | DESCRIPTION | QUANTITY | UNITS |
|-----|--|----------|-------|
| 1 | CONTRACT BIDDING PER ARCHITECTURAL PLANS | 5 | SF |
| 2 | PERKS PER ARCHITECTURAL PLANS | 5 | SF |
| 3 | CONTRACT RETAINING WALLS PER DETAIL | 17 | LF |
| 4 | CONTRACT BENCHMARKS PER DETAIL | N/A | EA |
| 5 | CONTRACT DATES PER ARCHITECTURAL PLANS | 3,100 | SF |
| 6 | CONTRACT RETENTION BENCH | N/A | EA |
| 7 | CONTRACT RETENTION BENCH | N/A | EA |
| 8 | CONTRACT RETENTION BENCH | N/A | EA |
| 9 | CONTRACT RETENTION BENCH | N/A | EA |
| 10 | CONTRACT RETENTION BENCH | N/A | EA |
| 11 | CONTRACT RETENTION BENCH | N/A | EA |
| 12 | CONTRACT RETENTION BENCH | N/A | EA |
| 13 | CONTRACT RETENTION BENCH | N/A | EA |
| 14 | CONTRACT RETENTION BENCH | N/A | EA |
| 15 | CONTRACT RETENTION BENCH | N/A | EA |
| 16 | CONTRACT RETENTION BENCH | N/A | EA |
| 17 | CONTRACT RETENTION BENCH | N/A | EA |
| 18 | CONTRACT RETENTION BENCH | N/A | EA |
| 19 | CONTRACT RETENTION BENCH | N/A | EA |
| 20 | CONTRACT RETENTION BENCH | N/A | EA |
| 21 | CONTRACT RETENTION BENCH | N/A | EA |
| 22 | CONTRACT RETENTION BENCH | N/A | EA |
| 23 | CONTRACT RETENTION BENCH | N/A | EA |
| 24 | CONTRACT RETENTION BENCH | N/A | EA |
| 25 | CONTRACT RETENTION BENCH | N/A | EA |
| 26 | CONTRACT RETENTION BENCH | N/A | EA |
| 27 | CONTRACT RETENTION BENCH | N/A | EA |
| 28 | CONTRACT RETENTION BENCH | N/A | EA |
| 29 | CONTRACT RETENTION BENCH | N/A | EA |
| 30 | CONTRACT RETENTION BENCH | N/A | EA |
| 31 | CONTRACT RETENTION BENCH | N/A | EA |
| 32 | CONTRACT RETENTION BENCH | N/A | EA |
| 33 | CONTRACT RETENTION BENCH | N/A | EA |
| 34 | CONTRACT RETENTION BENCH | N/A | EA |
| 35 | CONTRACT RETENTION BENCH | N/A | EA |
| 36 | CONTRACT RETENTION BENCH | N/A | EA |
| 37 | CONTRACT RETENTION BENCH | N/A | EA |
| 38 | CONTRACT RETENTION BENCH | N/A | EA |
| 39 | CONTRACT RETENTION BENCH | N/A | EA |
| 40 | CONTRACT RETENTION BENCH | N/A | EA |
| 41 | CONTRACT RETENTION BENCH | N/A | EA |
| 42 | CONTRACT RETENTION BENCH | N/A | EA |
| 43 | CONTRACT RETENTION BENCH | N/A | EA |
| 44 | CONTRACT RETENTION BENCH | N/A | EA |
| 45 | CONTRACT RETENTION BENCH | N/A | EA |
| 46 | CONTRACT RETENTION BENCH | N/A | EA |
| 47 | CONTRACT RETENTION BENCH | N/A | EA |
| 48 | CONTRACT RETENTION BENCH | N/A | EA |
| 49 | CONTRACT RETENTION BENCH | N/A | EA |
| 50 | CONTRACT RETENTION BENCH | N/A | EA |





VICINITY MAP
N.T.S.

PORTION OF SEC. 23, T1N, R4E

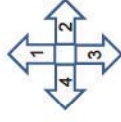


PHOTO REFERENCE NUMBER
AND VIEW DIRECTION

SITE DATA

| | |
|------------------------|---|
| EXISTING GENERAL PLAN: | RESIDENTIAL - MEDIUM TO HIGH DENSITY (UP TO 25 DU/AC) |
| EXISTING ZONING: | R-4 |
| PROPOSED ZONING: | R1 - PAD |
| SITE AREA: | +/- 16,823 S.F. |



KEY MAP
N.T.S.

OCTOBER 21, 2012

Iplan Consulting



KENNETH PLACE TOWNHOMES

SITE CONTEXT PLAN TEMPE, ARIZONA

KENNETH PLACE TOWNHOMES

SITE CONTEXT PLAN TEMPE, ARIZONA



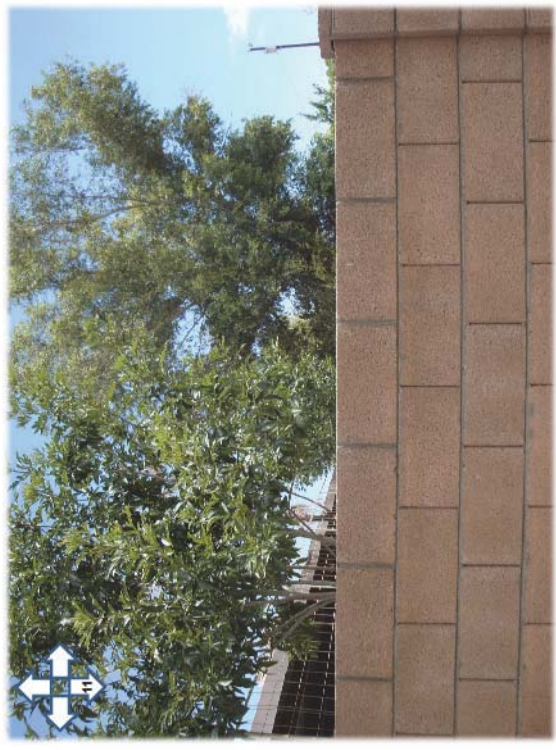
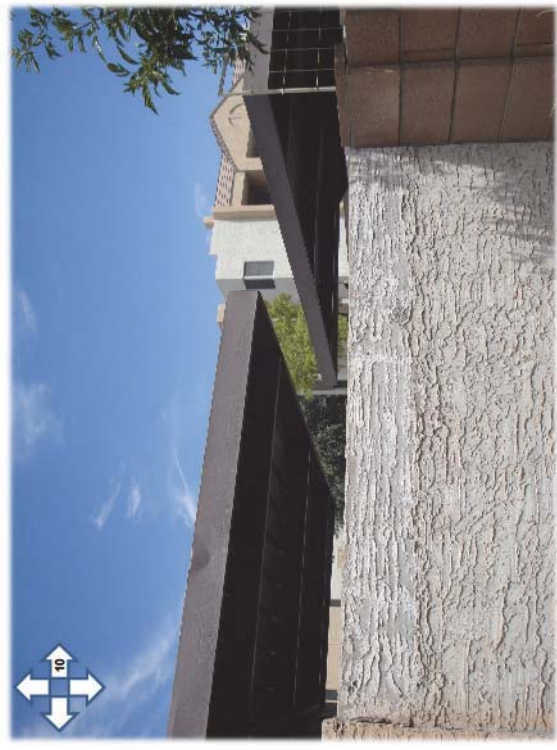
KENNETH PLACE TOWNHOMES

SITE CONTEXT PLAN TEMPE, ARIZONA



KENNETH PLACE TOWNHOMES

SITE CONTEXT PLAN TEMPE, ARIZONA





KENNETH PLACE TOWNHOMES

SITE CONTEXT PLAN TEMPE, ARIZONA



November 26, 2012

To: City of Tempe Development Department/Review Commission

RE: Kenneth Place Townhomes Development Project - Case# PL12069 Lot 2&3
Applicant: Mario Mangiamele – Iplan Consulting

Jen Tilly Terrace Neighborhood Subdivision Irrigation Facilities – Right-of-Way
SRP Subdivision Name: Jen Tilly Terrace; Canal 6; Lateral 06.0; Gate 15.00

While it is our intention as project neighbors to achieve mutual objectives in the subdivision development, as neighboring SRP irrigation water subdivision customers, stakeholders, and appropriators of the system belonging to the neighborhood subdivision, and regarding the irrigation facilities located on the properties proposed for the Kenneth Place Townhomes development, we wish to convey and ensure acknowledgment that we are legally entitled to historic water rights (grandfathered) pursuant to ARS45-112 (8); assurance of no obstruction interfering with the use of works, or prevents convenient access thereto, when an appropriator of water has the lawful right of way for the storage, diversion, or carriage of such water.

We collectively and individually and by representation of those present, formally request development plans require and are recorded to include these legal requirements/entitlements for the facility and associated land rights, that which may be impacted as a result of the development project, during or post construction or that may occur in the future.

We, as neighbors, are not necessarily opposed the Kenneth Place Townhome projects as a whole, but as SRP stakeholders and system appropriators have a substantial investment and interest, not only monetarily but environmentally in ensuring continued irrigation delivery. Any adverse impact to the historic system would affect each of our properties, vegetation/mature trees, and neighborhood uniqueness. Many of our properties have been owned by the families for many decades.

In a nutshell, the proposed development Kenneth Place Townhome Project site is critical to the entire subdivision delivery location as it is the direction flow starting point to all irrigated properties “downstream” that are located within in the Jen Tilly Terrace Subdivision.

Our irrigation system is near and dear to us. The Jen Tilly Terrace N.A. were recipients of a City of Tempe grant allocation for system repairs and in addition, the neighborhood irrigation owners recently completed and personally paid for repairs/replacement to approximately 200 Feet of underground pipe located at the two parcels where the proposed Kenneth Place Townhome project is located. Prior to the repair, the section where the project lots are located were being flooded due to aged, collapsed, and cracked pipes.

This was a substantial neighborhood project costing residents approximately \$5,000.00 to comply with SRP requirements and to ensure continued water delivery to neighborhood properties.

As subdivision residents, we have been in contact with SRP who has provided guidance and information regarding water delivery rights and legal compliance requirements when development/construction/landscape projects potentially affect the water delivery system. In addition, SRP Water Engineering (PAB106) will review construction project plans, determine legal requirements for the facility and associated land rights, determine whether the irrigation facility needs relocation, an SRP license may be necessary in project plans conflict with irrigation facility or water delivery operations.

Also defined by Tempe Subdivision Ordinance/Tempe Code, Chapter 30, SUBDIVISIONS, Art. I. Sec. 30-2. Definitions – Irrigation facilities includes canals, laterals, ditches, conduits, gates and allied equipment necessary for the supply, delivery, and the construction, operation, and maintenance of such.

Chapter 30 SUBDIVISIONS Art. II.; Sec. 30-10, Platting Procedures and Requirements, (9b) Existing Conditions Data, which includes location, direction of flow, extent of areas subject to inundation being frequent, periodic or occasional.

Respectfully,

Jen Tilly Terrace Neighborhood, SRP Irrigation Stakeholders and Neighbors

Contacts: Holly Bowers 1426 S Rita Lane Tempe, AZ 85281 480 894-2561

or Mary Abeyta 1418 S Kenneth Place Tempe, AZ 85281 480 882-8630/480 966-3754



Holly Bowers <hollygramz@gmail.com>

Private System Map

WATERDEL - Dept ID <waterdel@srpnet.com>
To: "hollygramz@gmail.com" <hollygramz@gmail.com>
Cc: WATERDEL - Dept ID <waterdel@srpnet.com>

Mon, Nov 26, 2012 at 11:15 AM

Thank you for contacting SRP Water Customer Services.

Attached please find a courtesy copy of the private neighborhood irrigation system maps you requested. The equipment, pipelines, ditches, property lines, etc. represented on this map may be inaccurate, out-of-date or may not exist at all. Private neighborhood irrigation systems are typically not installed or maintained by SRP and therefore, neighbors or contractors hired to install or work on the neighborhood irrigation system may have more accurate and up-to-date information than what is shown on this map. We do our best to keep maps updated as much as possible, in particular when we are notified by water shareholders or if SRP field personnel become aware of them.

If you have any questions, require immediate assistance, or if you would like to report an active flooding, please call SRP Water Customer Services at (602) 236-3333. Our representatives are available to assist you 24 hours a day, seven days a week. For additional information regarding irrigation, please visit us online at srpnet.com.

One last note: Your opinion counts! We would appreciate your taking just a few minutes to click here to begin a survey to give us your opinions about this email response. Thank you for helping us improve the services that SRP provides.

Sincerely,

SRP Water Customer Services

Case #3265587

SRP LEGAL DISCLAIMER: Fair and efficient distribution and use of water beyond the main structure from which SRP releases the water for end use is the responsibility of water users. SRP has no authority to intervene in disputes among customers, irrigators and property owners over access to water or private water delivery facilities. Ultimate resolution of some disputes may require resort to lawyers, courts or other experts. SRP cannot and will not advise parties regarding their legal rights, which will depend upon the facts of each and every dispute. What is most often the case is that each party involved has rights and corresponding obligations, requiring a balancing of interests to reach an accommodation that is fair to all.

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