

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 10/08/2013
Agenda Item: 2

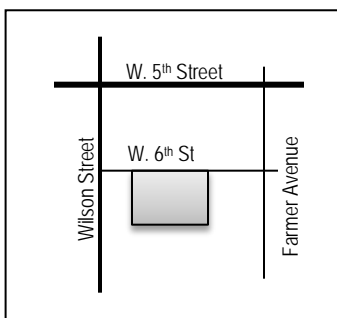
ACTION: Request for a General Plan Density Map Amendment, Zoning Map Amendment, Planned Area Development and Development Plan Review consisting of 24 single family attached 3 and 4 story townhomes for CLARENDON TOWNHOMES, located at 425 West 6th Street. The applicant is Symi Development/Catclar Investment, LLC.

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: CLARENDON TOWNHOMES (PL130215) is located on the south side of 6th Street, west of Mill Avenue, east of Hardy Drive, north of University Drive and south of Rio Salado Parkway, in the Riverside Neighborhood. The site has single family residences to the north side of 6th Street, south of the alley adjacent to the site, and to both the east and west of the site, immediately adjacent. The .77 acre site includes four vacant lots that are zoned R-3 Multi-family. There are multi-family developments and Planned Area Developments further to the west of Wilson Street. The request includes the following:

- GEP13005 General Plan Projected Residential Density Map Amendment from Medium-High (up to 25 du/ac) to High Density (>25 du/ac)
- ZON13008 Zoning Map Amendment from R-3 Multi-Family Residential Limited to R1-PAD Single Family
- PAD13012 Planned Area Development Overlay for 24 townhomes, 31 dwelling units per acre, 3-4 story attached units, 48' building height, 0' setbacks, 2 tandem parking spaces per dwelling unit, 1 compact tandem guest space per unit in driveway, 59% lot coverage and 25% landscape area.
- DPR13220 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Irene Clary, Symi Development LLC
Applicant	Irene Clary, Catclar Investment LLC
Current /Proposed Zoning	R-3 / R1-PAD
Gross/Net site area	.77 acres
Total Building area	56,803 s.f.
Lot Coverage	59.3%
Building Height	34' 3-story units, 48' 4-story units
Project Site Setbacks	0' front, north (6 th St), 8' side, east & west, 0' rear, south (alley)
Building Unit Setbacks	0' lot line for individual townhome units
Landscape area	25% of entire lot
Vehicle Parking	48 tandem in garage, 24 compact tandem in driveway
Bicycle Parking	In garages

ATTACHMENTS: Ordinance, Resolution, Development Project File

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

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

This site is located between 5th Street to the north, University Drive to the south, Farmer Avenue to the east and Hardy Drive to the west, within an existing multi-family zoned area predominantly comprised of 1940-60 era single family, duplex and four-plex apartments, larger newer 1970-90 era multi-family apartments and more recent Planned Area Developments. The site is one block away from the Transportation Overlay District, is walking distance to transit amenities and within view of the Centerpoint W6 development due east of the site. The Brownstones development is to the west of the site. The four lots proposed for redevelopment have been vacant since 1996, on a block with other properties that have been challenged with code violations and inactive real estate activity.

This request includes the following:

1. General Plan Amendment from Medium-High (up to 25 du/ac) to High Density (greater than 25 du/ac)
2. Zoning Map Amendment from R-3 Multi-Family to R1-PAD Single Family
3. Planned Area Development for establishment of development standards to allow building heights of 34' and 45' specific to townhome unit type, 0' setbacks for individual units, tandem garage and driveway parking, density of 31 dwelling units per acre, 59% lot coverage and 25% landscape area.
4. Development Plan Review which includes: two buildings of twelve attached townhomes each, ranging from three to four stories, with perimeter landscape buffers of 8' to the east and west, utilization of the alley for primary access to the 12 units on the south, and 6th Street for primary access to the 12 units to the north. The lot is approximately .77 net acres. The request includes the site plan, landscape, elevations and materials.

The applicant is requesting the Development Review Commission take action on the item four listed above, and provide recommendations to City Council for items one through three listed above. For further processing, the applicant will need approval for a Subdivision Plat, to combine the four existing lots into one, for subdivision into twenty-four zero-lot-line parcels with common landscape area.

PUBLIC INPUT

- Neighborhood meeting was required
- Neighborhood meeting held Thursday September 5, 2013 at 6pm at the Westside Multi-Generational Center at 715 W 5th Street, Tempe.
- See attached summary of meeting provided by the applicant.
- Community Development staff attended the meeting.
- 11 Members of the public attended, comments were supportive of the proposed project.
- The only concerns raised were the potential for owners to rent units and them to become student housing and not wanting the property to become a fraternity house.

PROJECT ANALYSIS

GENERAL PLAN

The applicant has provided a written justification for the proposed General Plan amendment, see attachment 3 of the Development Project File after this report.

Land Use Element:

The existing land use is vacant residential property with a projected land use of Residential; the request is in compliance with the residential land use map designation and will facilitate implementation of the Land Use Element by redeveloping an area with an investment in housing supportive of the downtown Tempe employment center, offering a unique housing alternative within an urban environment. Although it does not provide affordable housing, it provides owner-occupied housing in a predominantly rental area with limited opportunities for new ownership product. The interest in this project at the neighborhood meeting was largely from property owners, not necessarily residents, who were excited by the proposed new investment in the area, and the potential for revitalizing the larger surrounding area. The scale of the project is in context with surrounding newer developments, and provides an appropriate buffer between what is developed east of Farmer, as part of the downtown.

The General Plan projected residential density for this site is Medium-High density residential use, allowing no more than 25 dwelling units per acre. The site consists of 4 vacant lots that formerly had single-family units that were demolished in 1996. The General Plan density designation would allow up to 19 units if the property were zoned in conformance with the General Plan. The property is zoned R-3, which allows 20 du/ac, or 15 units on a .77 acre site. The applicant is requesting to amend the General Plan Density Map, to allow more than 25 dwelling units per acre, and to re-zone the property from multi-family to single-family, using the R1-PAD zoning to define the appropriate density and development standards for the site. The resulting increase would be from 25 to 31 dwelling units per acre, allowing an increase from 19 to 24 dwelling units. The General Plan does not specify differences in ownership, cost of product, or population of occupants; the density is determined by appropriateness to surrounding area and availability of infrastructure, which will be addressed in the analysis of the other elements. The area is predominantly multi-family zoned, with some single family residences on multi-family lots. Newer product has been largely apartment and condominium, with limited opportunities for owner-occupied product near downtown Tempe. The proposed increase from 25-31 du/ac allows five additional units to be built within the development; the proposed increase is not considered a significant impact to the area, due to the relatively small size of the lot.

Accessibility Element: The units are single-family attached townhomes, which do not require accessibility. The design requires stair access to the front of all units, however, the applicant has indicated that the design of the units can accommodate an option for an elevator from the garage level to all levels of the residence; this provides a unique owner-occupied product for residents who may wish to live near transit and downtown. The interiors are customized for the owners' needs. The sidewalk on 6th Street will be widened to comply with current sidewalk standards, allowing greater accessibility and safety at the street edge.

Community Design Element: The proposed design is very different from anything in the Riverside Neighborhood. The neo-traditional architecture is reflective of a walk-up product type largely found in eastern communities, with a Mediterranean influence to the design. This distinctive style will create a recognizable place, enhanced by an enclosed private landscaped courtyard, and permeable to the street with zero-lot-line balconies overlooking 6th Street and the alley to the south. The building will be a focal point and achieves diverse continuity with the use of warm building tones reflective of other housing in the area, and some architectural detailing complimenting that of the Brownstones at Hyde Park across the street on Wilson and Roosevelt. The placement of the buildings and de-emphasis of the driveways by tucking them under the buildings encourages pedestrian movement and interaction. The architecture is not trendy, it reflects a more classical design that will withstand the changes of style. The houses have north and south facing windows with large outdoor balconies, lush landscaping will provide a cooling effect to the surrounding area, largely devoid of landscape, and shade the units. Lighting will comply with dark sky requirements, be integrated into the building design and sensitively accommodate safety without creating glare in the area. There is no unifying architectural character within this area; earlier projects promoted an industrial look reflective of the proximity to industrial uses along the railroad, however the variety of styles in Riverside Neighborhood promotes an eclectic community character distinctive in its diversity.

Historic Preservation Element: Although the site is located in the oldest established area of Tempe, it remained undeveloped until the 1950s and is not identified as part of an archeologically sensitive area or historically significant block. It is not in a cultural resource area, nor are any of the surrounding properties listed for historic value. There are no impacts to this element.

Housing Element: The eastern portion of Riverside Neighborhood is predominantly zoned multi-family, with limited opportunities for significant new housing in the area. Although there have been larger scaled blocks of development creating apartments and condominiums within the area, new owner-occupied product is unique to this area. The product is being designed for urban professionals who are attracted to a downtown environment with transit access. The product does not provide affordable work force housing. The project directly implements the housing element objectives of encouraging property reinvestment, increasing opportunities for home ownership, and support housing that allows the greatest level of self-sufficiency and independence. The unique design that allows elevators to be added to units will make the units more attractive to residents wishing to age in place. The small scale of the development will create a stronger sense of community, with units sharing a common landscaped court area.

Neighborhoods Element: The applicant hosted a neighborhood meeting to discuss the project with residents. 11 members of the public attended the open-house style meeting, a summary of the meeting was provided by the applicant. Most of the attendees were property owners positively responsive to the proposal. The general attitude was support for investment in the area and infill redevelopment of this scale. The area has had substantial development pressure in the past, with assemblage of small lots for large scale projects. This infill investment produces a definitive boundary from downtown, with a scale that does not exceed what has been recently built or what is projected for this area. The design of the building is like nothing within the neighborhood, although elements of the building design ties in with the more traditional Brownstones development to the west. Contextually, it sets a new style for the neighborhood.

Redevelopment Element: The site is part of an area with dilapidated, deteriorated and aging buildings, with a history of code enforcement actions for maintenance of properties within the area. The site is not part of a formal redevelopment area, however it has been vacant for 17 years, despite positive real estate activity in the surrounding area. The proposed Clarendon Townhome development will provide adequate infrastructure to serve 24 new residences within these four lots. Development of the vacant property will encourage reinvestment and revitalization of the area and help prevent and eliminate slum and blight by stimulating private investment. Reaction from surrounding property owners during the neighborhood meeting indicated support for attracting new developments to the area. The proposed increase in density on a small infill parcel facilitates implementation of this element.

Economic Development Element: The residential development will generate temporary construction employment for the area, and long term provide housing for employees working within the area. The increase in density and increased value of the lot from its vacant condition to 24 new owner-occupied residences will increase the tax base, promote an improved quality of life in the neighborhood and attract employers seeking quality housing for their employees who want to live near work. The addition of higher end owner-occupied housing product is necessary to help attract a grocer to the downtown area: the demographic data used by economic market analysts indicates an income level (albeit skewed by the student population) that is not favorable to attracting grocers. Introduction of more residents with higher disposable income will help attract goods and services that this area has been requesting for almost two decades.

Cost of Development Element: The proposed development will be responsible for water and sewer infrastructure costs, as well as a per unit fee for residential development. The infrastructure in this area was planned for a 25 du/ac capacity, what is requested is 31 du/ac, however, it is on a relatively small lot. There are no other known fiscal impacts associated with the proposed increase in density, to allow 5 additional units on this .77 acre site.

Environment (Air, Noise, Ambient Temperature, Energy) Element: The vacant dirt lot has been a contributor to air quality with a lack of dust control for 17 years, development and landscape of this property will help mitigate dust affecting nearby residents and the overall air quality in downtown. The site is located near the flight path for Sky Harbor International Airport, near the Union Pacific Railway, near the Light Rail, near University Drive traffic with trucks and busses and near the active nightlife of downtown Tempe and event venues in Tempe Beach Park and at ASU. The site will be impacted by ambient noise. The large outdoor balconies could encourage outdoor parties overlooking residents to the north and south of the site; this would be similar to potential nuisances in a private backyards. However, as a Home Owner's Association with CC&Rs, the development would have more behavioral control over what residents within the small 24 unit community. The proposed design provides significant landscape value to the site, providing turf and shade trees, as well as patios over the parking areas to shade the pavement. The lighter colors of the building will reflect rather than absorb heat, also reducing the night time impacts of the building mass releasing heat. The units are designed for energy conservation, two buildings with windows predominantly on the north and south sides, with current energy efficient technologies compliant with building codes. Keeping residents near where they work may reduce the amount of driving, further reducing the overall carbon footprint of the development through active urban lifestyles of the residents.

Land (Remediation, Habitat, Solid Waste) Element: The site has been vacant for 17 years, and could be considered a gray-field, challenged by lack of interest in redevelopment. The site is not in an archeologically sensitive area and is not in an area identified in need of remediation. There is no existing habitat value to the property, however introduction of landscape materials under a common maintenance agreement will assure future urban habitat for birds. Refuse containers will be kept in the garage and rolled to the street for trash and recycling collection. The number of units proposed does impact the function of the site for fire and refuse access: the alley is being developed as a 20 foot fire lane to the southern

building, which precludes refuse containers from being located in this fire lane. A condition has been added to address refuse collection relocation for existing adjacent properties, from alley to curbside for recycle, refuse and bulk collections.

Water (Water, Wastewater, Stormwater) Element: The introduction of 5 additional units is not anticipated to impact water or waste-water demands on existing infrastructure. The landscape areas have a lush plant palette covering 25% of the site; the limited landscape area will reduce water consumption. The area of this development has not had retention planning in decades, with the new development storm water retention for 100-year storm events will be provided.

Transportation (Pedestrian Network, Bikeways, Transit, Travel-ways, Motorists) Elements: The development will provide a wider sidewalk to meet current engineering standards for accommodation of more pedestrian traffic within the area. The units will have garages for storage of bicycles. The site is within ½ mile of light rail stations, within 2 blocks of Orbit or Valley Metro bus lines, walking distance to downtown Tempe, and biking distance to many attractions and employment centers. The tandem style garages are also long enough to accommodate rowing sculls, kayaks or canoes: a unique amenity that may eventually serve as a form of transportation around the Town Lake. The development minimizes vehicle visibility by tucking private garages back under the balconies, creating carports with the above structure. The narrow 8' garage doors reduce visual impact. The garages are tandem, with the driveway fully covered by overhead balcony to serve as a third tandem space for guests. The guest spaces are compact dimensions; the north building has 15' of driveway on site before encroachment into the right of way, but does not overhang the sidewalk. Single family developments are not required to provide guest parking; however most of the newer R1-PAD products have been required to provide guest parking to alleviate impacts of guests on surrounding neighbors. In this development, the four lots now have six driveways along 6th street, eliminating the opportunity for on street parking in front of the development. Most single family homes in this area have single car carports, with a tandem space for the second on-site parking space. In this development, each unit has a tandem 2-car garage with the driveways providing a third tandem space on site. The urban location and design as walk-up units is intended to minimize the need and emphasis on vehicles within the residential community, further promoting the objectives of the Transportation Elements.

Aviation Element: The proposed project is south of the Sky Harbor International Flight path, but will experience occasional flight traffic. The project is 45' tall at the tallest portion of the building; this is well within the FAA building height restrictions; Centerpoint W6 is 343' tall to the top of mechanical due east of this site. There will be no impact on or implementation of this element by the proposed density increase.

Open Space Element: The proposed development offers small patios on the ground floor, overlooking a common landscaped courtyard. Large balconies extend over the full length of the driveway, providing shade for parking and creating a large outdoor living area of private balcony space. This is a unique feature of this project that minimizes the emphasis of the driveways and parking area, and brings residents out to the street front and alleyway, providing meaningful open space above ground level. Although the common courtyard may function for pets, there is no provision for children in the design; the residents would have access to public parks nearby.

Recreational Amenities Element: There is a residential fee assessed for recreational services. The proposed product does not offer significant open space or recreational amenities on site, there is a large gated green belt with lush landscape to serve residents and their pets. There is no public pool within the immediate area; Clark Park pool has been closed. The project is within walking distance of Tempe Beach Park and Tempe Town Lake, as well as Jaycee Park to the east. The projected density is not anticipated to significantly impact the existing park infrastructure.

Public Art & Cultural Amenities Element: The Art in Private Development program is not required for residential developments. This project neither impacts nor implements this element, except with the introduction of more residents to potentially benefit from Tempe's cultural amenities.

Public Buildings and Services Elements: The proposed development will not impact or implement the public buildings element. Increases in density will result in additional demand for municipal services such as fire, police, water, library and recreation programming. The introduction of owner-occupied residences will also increase the land valuation and tax assessments for this property. The proposed nine unit increase beyond the current allowed density is not anticipated to generate a significant increase or burden to municipal services.

Public Safety Element: The proposed development has units facing 6th Street, as well as units along the alley to the south, activating the area with balconies, patios, recessed carport-style driveways that engage residents with the street front and alley. The central courtyard will be gated as a privately landscaped courtyard between units to control access. Police staff has reviewed the proposed development. The project will meet lighting levels for a multi-family product, providing photocell sensors for exterior door and gate lights, illuminated driveways and mailbox.

Section 6-303 D. Approval criteria for General Plan amendment (*in italics*):

1. *Appropriate short and long term public benefits* as outlined in the above analysis of the elements;
2. *Mitigates impacts on land use, water infrastructure or transportation;* as outlined in the above analysis;
3. *Helps the city attain applicable objectives of the General Plan;* as identified by the applicant's letter;
4. *Provides rights-of-way, transit facilities, open space, recreational amenities or public art,* does not provide these;
5. *Potentially negative influences are mitigated and deemed acceptable by the City Council*
6. *Judgment of the appropriateness of the amendment with regard to market demands, and impacts on surrounding area, service, fiscal, traffic, historic properties, utilities and public facilities;* based on the analysis above and the presentation of materials provided by the applicant, the proposed increase in density appears appropriate to the area.

ZONING

The development is located within an existing R-3 multi-family block, with a mix of single, duplex and fourplex properties. The applicant is requesting to change the property from a multi-family to a single-family site (R1-PAD), to accommodate individual for-sale attached townhomes. There have been many similar R1-PAD requests and entitlements made in this area, however not all have been developed. The R1-PAD zoning district allows for creative design solutions on infill lots that require special development standards. The site would currently accommodate 19 units in 30' building height with conventional setbacks of 10' side, 15' rear and 20' front yards. The proposed design creates 0' setbacks on all sides of the 24 residences, ranging in height from 34 to 48' in height. The product type will fit contextually with existing multi-family developments and provide a transition between larger scale sites and smaller infill projects yet to develop.

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

1. *The proposed zoning amendment is in the public interest* for the following reasons: it redevelops four lots that have been vacant for 17 years, provides investment and revitalization in the community, offers more owner-occupied opportunities near downtown and provides more security by residents within an active urban community.
2. *The proposed zoning amendment conforms with and facilitates implementation of the General Plan,* based on the analysis provided in the previous section of this report and the justifications provided by the applicant.

PLANNED AREA DEVELOPMENT

The requested Planned Area Development would modify the standards from the R-3 to an R-1 attached single family product. This area has experienced many entitlements for PADs in the past decade. For comparison:

• 501 West First	MU-3PAD	20 du/ac	7 units	38' tall	0.33 acres
• 5th Street Lofts	R1-PAD	21 du/ac	7 units	35' tall	0.33 acres
• 525 Town Lake	MU-2PAD	20 du/ac	67 units	36' tall	3.29 acres
• 675 South	R-4PAD	25 du/ac	12 units	51' tall	0.49 acres
• The Brownstone	R1-PAD	18 du/ac	65 units	36' tall	3.24 acres
• Millstone	R1-PAD	19 du/ac	48 units	35' tall	2.47 acres
• The Farmer Arts	MU-4PAD	30-50 du/ac	56 units	60-92'	8.0 acres
			(workforce housing included in phase 1)		
• Clarendon	R1-PAD	31 du/ac	24 units	48' tall	0.77 acres

The requested density would be greater than anything west of Farmer Avenue in the area. The requested height would be within the average for the area, including the future phase of Farmer Arts, which is further north than the existing 60' tall completed phase 1. A comparison of the existing and proposed development standards for the site is provided on the next page.

CLARENDON TOWNHOMES R1-PLANNED AREA DEVELOPMENT OVERLAY						
Standard			R-3	PROPOSED R1-PAD		
Residential Density (25 du/ac allowed by General Plan)			20 du/ac	31 du/ac		
Residential Units			19	24		
Building Height (feet) [Exceptions, see Section 4-205(A)]						
Building Height Maximum			30ft	34-48 ft		
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]			No	No		
Maximum Lot Coverage (% of net site area)			50%	59.3%		
Minimum Landscape Area (% of net site area)			25%	25%		
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]						
Front			20 ft	0 ft		
Parking			20 ft	15 ft		
Side Parcel / Individual Unit Lot			10 ft	8 ft / 0 ft		
Rear			15 ft	0 ft		
<u>Unit Type</u>	<u>Quantity</u>	<u>#Bedrooms</u>	<u>Parking</u>			
A (3 story) 2,103 s.f.	4	2-3	8-10			8
A1 (4 story) 2,804 s.f.	4	3-4	10-12			8
B (3 story) 2,103 s.f.	8	2-3	16-20			16
B1 (4 story) 2,804 s.f.	4	3-4	10-12			8
C (3 story) 2,282 s.f.	4	2-3	8-10			8
	Total 24	56-92	52-64			48
Guest			4.8			
				57-69 parking spaces, including guest, based on bedroom potential of dens shown	12 compact guest in drive Total 60 spaces provided	
Bicycle Parking			24	24 in garage		

The proposed site plan is requesting a 20% increase in density, to allow 5 additional residences. The building height proposed would be within the step back range of the property line for single family. The house to the west would be allowed 30 feet, there is no step back requirement in R-3 because the building height is the same as single family. R-4 allows 40 feet building height with a required one to one step back above 30 feet. The proposed development sets the building envelope 8 feet from the east and west boundaries, at 34 feet tall. This is a 2 foot deviation from the standard, which would be allowed by Use Permit Standard as a 20% setback reduction. The vertical building envelope likewise could be increased from 30 to 33 feet with a 10% Use Permit Standard. The perimeter setbacks to the east and west are similar in character with existing development standards or allowances through entitlement processes. The front and rear (north and south) setbacks are significantly different from the code, but similar to newer urban developments in the area, where the front doors, porches or balconies come closer to the property line. In this case, the 6th Street side has approximately nine and a half feet of right of way landscaped as front yard, plus the five and a half foot sidewalk, providing almost 14 feet from curb to face of stairway and overhead balcony. The rear lot line is facing an alley, which is proposed to be improved as the main drive to the southern units, and serve as the fire lane to the property.

The proposed parking solution provides private two car tandem garages for each unit, with additional parking on the driveway. The units to the north have 15 feet on-site drives, making these guest spaces compact, or reliant on right of way for parking. Recent R1-PAD projects have been required to provide guest parking, however, the R1-PAD single family product does not require guest parking. The table above shows a range for bedrooms: the unit floor plans call out dens in each model that could be used as a bedroom. Since multi-family districts require parking per bedroom, this range affects the potential requirements for parking, if this were a multi-family development. This is provided for comparative purposes only. There would be no on-street or alley parking available adjacent to this project. The single family requirements for parking are 2 spaces per unit, regardless of bedroom counts. Therefore the R1-PAD would be required 48 parking spaces for 24 units. The driveways provide an additional 24 parking spaces to serve guests of the units.

The Planned Area Development Overlay District is intended to accommodate, encourage and promote innovatively designed developments which form an attractive and harmonious unit of the community, in this case functioning as a moderately scaled individual community requiring flexibility because of unique design characteristics and as a transitional site between dissimilar uses. The traditional pattern of development would provide a thirty five foot front yard with a twenty foot setback, in keeping with suburban style development. The building mass, parking and overall design of the proposed project makes this an appropriate product for this location.

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The proposed land Residential land use is allowable in Part 3.*
2. *The development standards listed above, as established as part of the PAD Overlay District, will be conformed to for development of this site*
3. *The proposed PAD is in conformance with 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

Site Plan

The proposed project has two buildings. The first faces 6th Street, the second building faces a landscaped courtyard south of the first building. The buildings are approximately 71 feet deep along the east and west sides by 183 feet long facing north and south. There are six driveways along 6th street serving the 12 units, the driveways taper down at the sidewalk to allow greater landscape area at the street front. Driveways to all units have decorative pavers to create a patio-like appearance of the drives. The rear building accesses 12 garages from driveways off of the 20 foot alley. The standard backing distance for vehicles is 23 feet: this development has 20 feet within the alley, which also serves as the fire lane. Refuse cans cannot be located in the fire lane: staff is working with the applicant to resolve site constraints so that refuse access can function for adjacent properties. The applicant has provided parking within the tandem garage, and is not required to use the driveway as parking, the drives in the rear are 20 feet in depth, providing room for an 18 foot parking stall and an additional two feet, allowing a backing distance short of the standard drive of one foot. Although circulation is tight, the applicant remains confident that parking and circulation will not be an issue for the proposed configuration. The 169 foot depth of the lot makes development challenging as an infill site. In order to maximize landscape area and minimize paving, the central space between the two buildings is heavily landscaped to provide shade, privacy and a cooling effect to the community. The existing 6' high CMU wall to the west will remain, and a new 8' CMU wall will be built on the eastern side. Steel picket fencing and gates will be used to control access to the central court area and match the stair railings of the units in color and style.

Building Elevations

The elevations of the buildings are a reminiscent of Georgian Architecture in Bath and London England, Paris France, and Toronto Canada. The building base is grounded by a brick veneer wraps the north building, the south building does not have a brick veneer at the base. The front facades of both buildings face north, with shared stairways split between units leading to columned porticos at the entry and tall doors with transom light windows above. The garage doors are medium red brown, drawing the doors back further visually. The columns and corner details are architectural pop outs of a light beige color, contrasting with the medium gold tone of the remainder of the buildings. The roof is predominantly flat with a parapet wall, pitched elements are a contemporary material that looks like a slate tile roof shingle. Privacy screens between units are proposed to be beige vinyl screen product with lathwork at the top; although the aesthetic look is acceptable for the design of the buildings, the product proposed does not meet design standards. A condition of approval has been added that the applicant work with staff to determine an appropriate, durable product for this application. Windows are multi-paned mullion-style with prominent frame detailing. Carriage lamps illuminate the balcony and patio doors. The building height staggers from 34 feet at the outer edges, to 48 feet at the tallest apex of the curved roof element. Railings are black metal with decorative work. The buildings are broken up into thirty foot sections; with 8 foot wide garage doors that combined give the appearance of a double garage from the street. The clean warm colors and variations in building depths will be enhanced with the changing direction of the sun, accenting the architectural detailing. The southern units have deep balconies overhanging the driveway below, creating carports for shade to vehicles along the south side.

Landscape Plan

The landscape is lushly planted to maximize shade and a green appearance. At the street front are Sissoo trees with Gold Lantana and Dwarf Myrtle, providing year round color and dense green at the street front, in between concrete pavers on the narrow drives. Along the east and west sides are Live Oak with a combination of Waxleaf Privet and Dwarf Pittosporum; plants not commonly used in newer developments. These more traditional landscape materials aesthetically tie to the traditional style of the architecture, creating an urban park-like setting. A larger variety of plants are found in the courtyard, along with turf areas and pavers for walkways and patios. The alley side does not have landscape, although this was suggested by staff, and may occur on the patios above the carports. There is room to accommodate trees in between units along the back; a condition of approval has been added to address this, as the south elevation would have the greatest heat impact to the units and currently has no buffer to the residents to the south.

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 buildings have balconies pushed out to the property line, with stairs leading back towards the main entrances and garages recessed under the balconies. The building provides a unique and varied façade with significant detailing and articulation.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the entries are all north facing with windows providing natural light to the interiors, large balconies shade the garage doors and driveways, and heavily landscaped perimeters will provide shade to the building.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; proposed materials are of a superior quality and level of detail to most of the developments within the area. The colors and materials are similar to other developments in the area, but the architectural style is completely unique.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the building massing conforms to the scale and context of the newer developments in the area, the landscape is a significant departure from current trends, however it ties in historically with more lush flood irrigated lots south of University.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the buildings are broken into smaller elements with corner detailing, columns, railings and windows, the building height and façade surface changes to undulate the sections of building with repetitive rhythm that moves the eye across the face of the structure; the north building has a well-defined base and top with darker brickwork grounding the lower floor. The introduction of balconies and open stairwells to the front door enhances the pedestrian experience.
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 Georgian Architecture lends itself to a level of detail and interest not found in many contemporary structures; it serves as a definitive classical style common in many established urban communities and lends itself well to the townhome product.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the site is designed to encourage an urban living experience, where vehicles are secondary to the living experience. The sidewalk is being widened in anticipation of future sidewalk improvements on adjacent properties (incremental conformance to current standards).

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the site is increasing driveways along 6th street, but is reducing the width of each to minimize the pedestrian impact.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the site secures the common landscape area for resident enjoyment, integrates appropriate lighting for safety, and maintains all the code standards for public landscape areas.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the building is accented by what will become large shade trees along the street front, smaller trees along the narrower sides, and lush understory plants that visually provide a dense floor of green without excessive turf.*
11. *Lighting is compatible with the proposed buildings and uses, and does not create negative effects; lighting is sensitive to the nature of the project as a single family development, but with consideration for safety in providing illumination levels consistent with multi-family developments in the area.*

Conclusion

Based on the information provided by the applicant, the public input received and the above analysis, staff recommends approval of the requested General Plan Amendment, 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 implements many of the elements within the General Plan.
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, and to allow for increased heights.
4. The proposed project meets the approval criteria for a General Plan Amendment, a Zoning Amendment, a Planned Area Development and a Development Plan Review.

ZON13008 AND PAD13012

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 November 7, 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(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than December 9, 2013, or the *General Plan Density Map Amendment, Zoning Amendment and Planned Area Development* approval shall be null and void.
3. A permit must be obtained from the Engineering Department prior to submittal of construction documents for building permit.
4. The Planned Area Development for Clarendon 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. Applicant shall provide letters to all residents south of 6th Street, north of 7th Street, east of Wilson and west of Farmer, notifying them of proposed changes to refuse collection services, removing alley collection and initiating street front collection for recycling, refuse and bulk collections within this block prior to the final City Council Hearing. Coordinate with Public Works regarding requirements.

DPR13220

CONDITIONS OF APPROVAL

Site Plan

7. Provide 5'-6" wide public sidewalk along 6th Street as required by Traffic Engineering Design Criteria and Standard Details.
8. Area underneath stairwells to be secured, not open; gates or doors permitted for use of this area for utilities or storage.
9. Verify height of mechanical equipment and mounting base to ensure that wall height on ground or on roof are adequate to fully screen the equipment. Locate electrical service entrance sections inside utility service room under stairways, out of view.
10. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
11. Upgraded paving at each driveway consisting of unit paving shall comply with Engineering Standard Details for portion of driveways located within the right of way.
12. 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.
13. 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.
14. Refuse collection for southern building must be resolved prior to submittal for building permits. Modifications to the balconies that may result from this resolution are approved with this request and do not require further development review.

Building Elevations

15. The materials and colors are approved as presented on the plans:
 - Roof** – flat with parapet
 - Roof pitched accents** – Mottled slate finish: product shall not be asphalt shingle, specific material to be approved by planning during plan check of building set.
 - Building Main** – Smooth stucco finish with Sherwin Williams S122 Golden Needles, LRV 50
 - Building Accent** – Columns, Architectural Details – Sherwin Williams Off Beige LRV 56
 - Building Base** – Brick Veneer by Ironworks, General Shale mottled color
 - Privacy Panels** – Beige color approved: material to be of commercial grade quality with specifications and testing standards applicable to use in this attached unit application (subject to Planning staff review).
 - Garage Door** – One Clear Choice medium red brown wood door with mullioned windows at top
 - Fencing and Railing** – Colletti Design metal railing painted black
 - Front Door** – Black (facing 6th Street) Red (facing courtyard)
 - Driveways and interior patios and courtyard path** – Holland Stone, Desert Blend

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.

16. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
17. Conceal roof drainage system within the interior of the building.
18. 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.
19. Conform to the following for building address signs:
 - Provide street number only, not the street name
 - Compose of 8" high individual mount, metal characters.
 - Self-illuminated or dedicated light source.
 - Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - Do not affix number or letter to elevation that might be mistaken for the address.
 - Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

Lighting

20. Provide photocell sensors for all entry doors (no timers or switches).
21. Provide 5 foot candles at all doors, gates and mailbox locations.
22. Provide 1 foot candle for the driveway and stairway.

Landscape

23. The plant palette is approved as proposed and specified on the landscape plan, unless otherwise conditioned. Any additions or modifications may be submitted for review during building plan check process.
24. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
25. 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.
26. 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.
27. 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.
28. 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.

29. In the event that the mature established tree on the south east corner of the site fails to survive construction, the tree shall be replaced with a 1 ½" caliper or larger Sissoo, to match the south west corner of the development.
30. Patio landscape trees shall be located at the end of the drive aisles, either in planters or tree grates, to provide shade to the south side of the development and provide a buffer to residents to the south of the alley.

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(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.
- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- 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 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.
 - Provide method of override access for Police Department (punch pad or similar) to controlled access areas.
- **FIRE:**
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance

from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.

- Provide no parking or stopping signage along the fire lane.
- ENGINEERING:
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the 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 requirements of the Engineering Department.
- REFUSE: Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to refuse is adequate.
- DRIVEWAYS:
 - 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:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - 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.
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

1930	Lot was agricultural land, unsubdivided
1937	Development began on Roosevelt to the west
March 14, 1946	Orth Subdivision was approved by the City Council, consisting of 16 lots between 5 th and 7 th streets and between Wilson Street and Farmers Avenue. Lots 4, 5, 6 & 7 would become the site of the currently proposed development.
1949	A house was constructed on Lot 6, the 3 rd lot east of Wilson
1959	Houses built on Lots 5, 7 & 8 on Wilson, Lot 4 remained vacant
1969	Apartment and residences on the north side of 6 th street were developed
1979	Land to the west side of Wilson remained vacant, with the exception of an apartment community at 7 th and Wilson streets.
1993	Area was largely built out, with the exception of a few remaining vacant parcels, including the lot due north of the proposed development, and the easternmost lot of the proposed development.
March 18, 1996	The three residences on the parcels proposed for redevelopment were demolished, leaving the

	one house on the south east corner of 6 th and Wilson streets.
2001	A large portion of existing development on 6 th Street west of Wilson Street was demolished.
2005-06	Brownstone development was initiated west of Wilson and would take 4-5 years to complete.
2005-2012	Property at 231 W 6 th Street, on the south east corner of Wilson and 6 th streets begins long history of code enforcement violations after death in the family. Ownership is divided among multiple parties, making sale of property difficult. The house has remained vacant for almost a decade.
September 5, 2013	Neighborhood Meeting was held at the Westside Multi-Generational Center at 715 W 5th Street.
October 8, 2013	Development Review Commission hearing for the requested General Plan Density Map Amendment, Zoning Map Amendment, Planned Area Development and Development Plan Review.
October 24, 2013	Scheduled City Council first public hearing for this request.
November 7, 2013	Scheduled City Council second public hearing for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-302, General Plan Amendment

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

CLARENDON TOWNHOMES

- | | | | |
|-------|--|--------|---|
| 1-2. | Waiver of Rights and Remedies | 35. | A-203 East & West Elevations
black and white |
| 3. | Location Map | 36. | A-203 East & West Elevations color |
| 4. | Aerial Photo | 37. | Digital copy of Material Sample
Board |
| 5-22. | Letter of Explanation | 38. | Photometric Plan |
| 23. | Zoning and General Plan proposed
map amendments | 39. | Grading Plan |
| 24. | Site photos | 40. | Utility Plan |
| 25. | PAD Cover sheet | 41-49. | Public Involvement/Input |
| 26. | Site Plan | | |
| 27. | Landscape Plan | | |
| 28. | A-101 Unit A & B Floor Plans | | |
| 29. | A-102 Unit A1 & B1 Floor Plans | | |
| 30. | A-103 - Unit C Floor Plan &
Building Section | | |
| 31. | A-201 North Elevation black and
white | | |
| 32. | A-201 North Elevation color | | |
| 33. | A-202 South Elevation black and
white | | |
| 34. | A-202 South Elevation color | | |

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 Irene Clary, Symi Development LLC (Owner).

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. **PL130215 – CLARENDON TOWNHOMES** 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 Nos. : 124-33-025; 124-33-024; 124-33-023; 124-33-022

Addresses: 425 , 421, 117 & 113 West 6th Street, Tempe, Arizona.

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 _____, 2013.

OWNER: Irene Clary, Symi Development LLC .

By Its Duly Authorized Signatory: _____
(Printed Name)

(Signed Name)

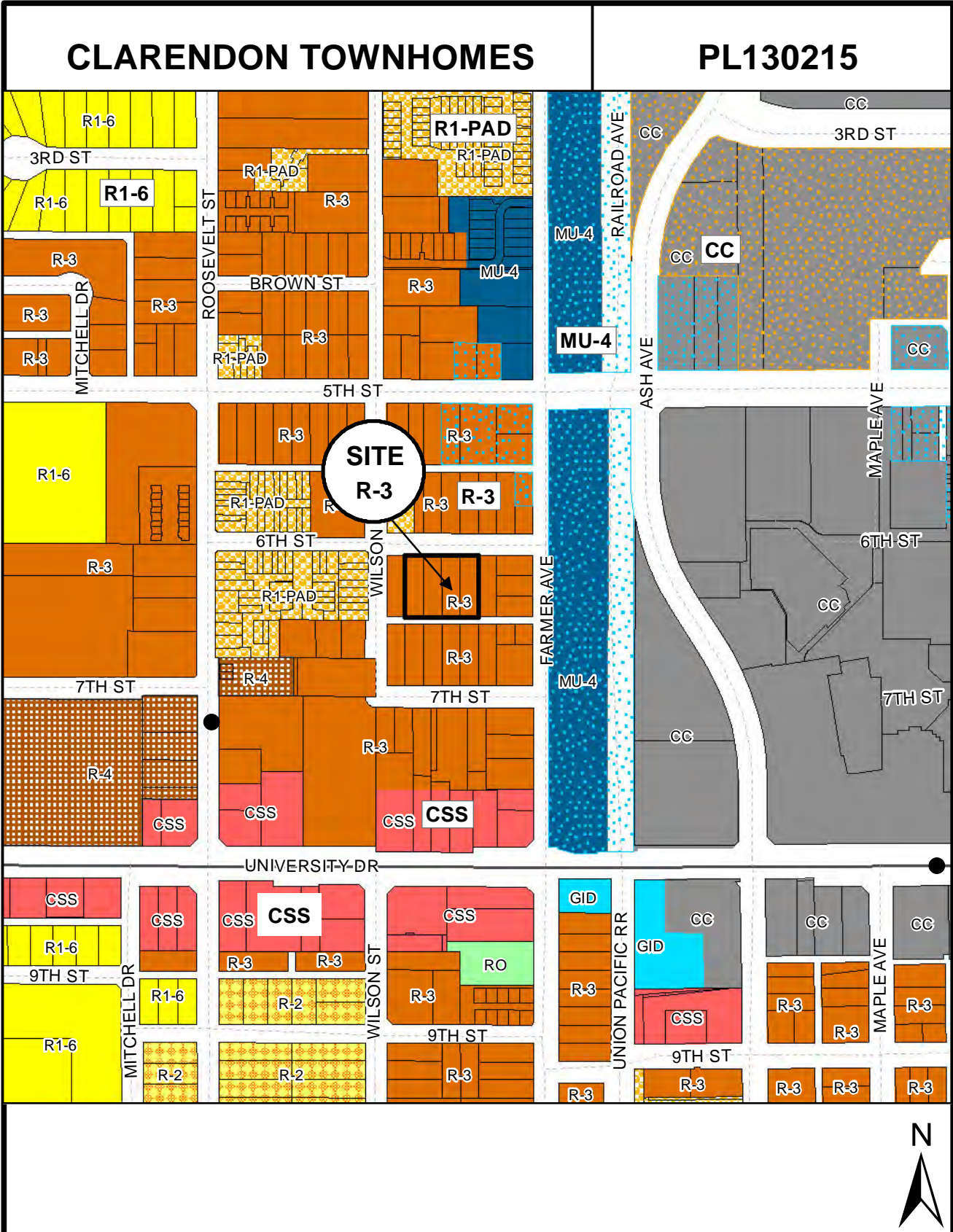
Its: _____
(Title, if applicable)

State of _____)
) ss.
County of _____)

This instrument was acknowledged before me this _____ day of _____,
2013 by _____.

Notary Public
My Commission Expires:

(Signature of Notary)



Location Map



CLARENDON TOWNHOMES (PL130215)

Clarendon Town Homes

413-425 West Sixth Street
Tempe Arizona 85281

Letter of Explanation

for

General Plan Amendment
Zoning Map Amendment
Planned Area Development Overlay
Development Plan Review

Owner:

Symi Developments, LLC
Attn: Irene Catsibris Clary
16621 North 91st Street
Scottsdale Arizona 85260

Submitted by:

Espiritu Loci Incorporated
6625 North Scottsdale Road
Antibes Building Suite E
Scottsdale Arizona 85250

Symi Developments, LLC (“Owner” and/or “Applicant”) is the owner of four lots, 413, 417, 421, & 425 West Sixth Street, in downtown Tempe (the “Property”). The Applicant wishes to develop a new housing opportunity on the Property for professionals, empty nesters and couples in the downtown area. The new housing will take the form of twenty-four (24) luxury, single-family, owner-occupied, attached townhomes designed specifically to cater to professionals, and empty nesters (the “Project”). To develop the Property as proposed, the Applicant is requesting:

- A General Plan Amendment to permit twenty-four (24) homes on the three quarter (0.7756) acre site,
- A Zoning Map Amendment and planned area development (PAD) overlay to zone the Property R1 PAD, and
- Development Plan Review approval of the development plans for the Property

Context

The Property is currently vacant and is surrounded by a neighborhood in transition. The block is bookended by the five-story Farmers Arts District (2011) and the three-story Brown Stones at Hayden Park (2008). Since 2004 most of the remaining single family lots in the immediate three block area have been purchased by LLCs or as rental property for investment. A majority of the adjacent single family housing stock is old and in need of revitalization.

General Plan Amendment

The Applicant requests an amendment to the Tempe General Plan 2030 to change the designation for the Property on the, “Projected Residential Density,” map from, “Medium to High Density (up to 25 du/ac),” to, “High Density (> than 25 du/ac). The purpose of this request is to allow the development of twenty-four (24) luxury, single-family, owner-occupied, attached townhomes to be built on the three quarter (0.7756) acre site at a density of thirty-one (31) dwelling units/acre. These homes will be designed specifically to serve the professionals, young couples, young families, and empty nesters attracted to downtown Tempe’s lifestyle and the area’s growing employment opportunities. The Applicant envisions that the townhomes will significantly enhance the area’s urban environment by providing a luxury residential option for professionals working in the walkable downtown area. This development will also serve as a catalyst for future development of this three block area west of the downtown core.

Public Benefit

The requested amendment will benefit the public in many ways. The amendment will accommodate the development of luxury single-family townhomes for professionals close the major employers of the downtown Tempe including those in Tempe’s “Creative Corridor,” at Chase, at US Airways and soon at State Farm, providing residents the opportunity to walk or bike to work. This luxury owner-occupied housing in close proximity to the Tempe Transportation Center at College Avenue and 5th brings together most all of the various transit options with a light rail station, multiple bus lines, The Bicycle Cellar (repairs and rentals), at the apex of several major walking and bike routes as well as the light rail station at Mill Avenue and 3rd Street. The various transportation options allow homeowners to join the growing Car-free movement or become single-car-families without giving up access to the Valley’s major

employers, cultural and recreational destinations. Development proximate to these elements can reduce traffic congestion and air pollution.

The intent of this application is to enhance downtown Tempe by providing housing for the professionals working in the immediate area adding new and diverse housing opportunities in the City of Tempe. By keeping these professionals in the downtown area, local restaurants and businesses will benefit by the additional year-round client base. The amendment also will provide the opportunity to improve a vacant and underutilized parcel in an area where the City has invested heavily in the public infrastructure. This utilization will increase eyes on the street reducing the police burden and residents in an area already structured to accommodate them.

General Plan 2030 Elements Objectives

The general plan expresses **Tempe's vision** of its future as, “a community of vital neighborhoods, visually attractive, transit sensitive.” The requested amendment to the general plan is consistent with Tempe's Vision of its future.

The amendment would facilitate the construction of new luxury single-family townhomes that will significantly add to the vitality of the downtown neighborhoods by utilizing vacant property and creating a live-work community for professionals, couples, families and empty nesters. These new homes are being designed by the award-winning architect Bing Hu, designer of the best high-end residences in the state. He was engaged to work on this development because his designs for the projects such as the Scottsdale Waterfront have been so successful at attracting and retaining urban professionals, and empty nesters. His visually attractive proposed development uses the same detailing as many of his high end custom homes with the benefit of urban living.

The general plan expresses the **mission of Tempe** is to, “strengthen its status as the best place to live, learn, work and play.”

While employers are attracted to downtown Tempe, there are limited opportunities for a professional to own a residence in close proximity to work that adds to the urban character of the area. The addition of State Farm's 10,000 employees between 2015 and 2017 will place a high demand on the limited existing urban housing stock. These same professionals who are drawn to the amenities, transit access, and vibrant, urban qualities of downtown, desire a high-quality low-maintenance residence in easy walking distance from Mill Avenue, the social core of downtown. Housing for professionals, small families, and empty nesters in and around downtown Tempe has two major challenges: a.) single-family detached residential does not serve the desire for urban living close to downtown amenities and b.) areas heavily populated by college students do not attract and retain professionals. While urban professionals, small families, and empty nesters may enjoy many of the same amenities as college students, they often desire a simpler, quieter, high-quality home setting that they can come and go from on a daily basis. As part of the draw of an urban area, urban professionals desire to frequent local businesses that provide fitness, dining, lounging and other such amenity like qualities rather than a private version of them. When this housing can be owned rather than leased, it is even more desired by urban professionals who see it as a way to build their wealth or assets. Areas west of downtown are

uniquely positioned to provide dense, urban housing for professionals, small families and empty nesters. These areas are in easy walking distance of downtown with the Mill Avenue light rail station a quarter of a mile away and the Tempe Transportation Center an easy half mile bike ride away. The potential, future streetcar improvements along Ash will provide easy access to many of the downtown area employers and future trail improvements along the rail line will provide easy access to the recreational amenities of Tempe Town Lake. The proposed amendment will allow residential development in the form of high-quality, for-sale townhomes for professionals working downtown strengthen Tempe status as the best place to live, learn, work and play.

The mission of General Plan 2030 is to, “guide Tempe in its efforts to enhance a livable and sustainable urban environment.” As a guide, the plan recognizes the need for more dense forms of housing in and around the downtown area, and generally tries to transition the intensity of those uses from high-rise towers near Mill Avenue to the surrounding stable single family neighborhoods. This proposed amendment is in alignment with what the plan guides development toward.

Guided by the General Plan, the proposed Amendment will allow the development of housing for professionals, families, and empty nesters in a manner that transitions in intensity from the downtown core to the nearby detached residential. The Property is bookended at the end of the block by the five (5) story Farmers Arts District on the east near the downtown core and the three (3) story Brown Stones at Hayden Park on the west. The proposed three (3) and four (4) story single-family attached townhomes fit perfectly in the transition physically. The density of the proposed development increases the sustainability of downtown Tempe by utilizing the extensive existing infrastructure, and providing the opportunity for a live, work, play walkable life for more professionals, small families and empty nesters without compromising the quality of a home experience.

The general plan only has one category of density for housing types greater than twenty-five (25) dwelling units per acre, while housing in this category may vary in form dramatically. The downtown towers which utilize this category reach densities of 185-262 dwelling units per acre (“du/ac”). This amendment along with proposed R1 PAD zoning designation would limit this Property to thirty-one (31) du/ac, a residential density appropriate to the Property’s physical location in the transition from the dense downtown core.

Land Use, Design + Development

The goal of the **Land Use element** is to, “foster development that conserves resources and enhances the environment in which people live, learn, work and play”.

Objectives include:

- “Encourage reinvestment and redevelopment appropriate to a particular area”

The proposed amendment will accommodate the development of a vacant site surrounded by extensive infrastructure investments and public amenities into housing to attract and retain urban professionals, small families, and empty nesters. The location of this Property within walking

and biking distance of downtown will allow its residents to choose a lifestyle that will conserve resources and enhance the live, learn, work and play environment by the addition of luxury housing for professionals, small families, and empty nesters.

Accessibility

This section is not applicable to the project.

The goal of the **Community Design Element** is to, “develop standards that will enhance the community’s quality of life for future generations.”

Objectives include:

- “Respond to climactic factors and human comfort”
- “Provide opportunities for interaction and observation”

The project is designed to take advantage of the natural environmental conditions of the site. The townhomes are attached on the east and west walls, creating two (2) buildings of twelve (12) units each whose living spaces predominately open to upper-level balconies on the north side. This orientation takes advantage of the natural “shading” on the north side of the buildings. The upper-level balconies on the north building extend the living spaces of the house to the exterior to encourage eyes on the street in front of the building, as well as, encourage interaction between the homeowners and passerbys on the street below. On the south building, similar balconies overlook the interior courtyard / common open space to increase outdoor living space and to encourage community interaction in the interior courtyard/open space. . In these ways, the Project will enhance the community’s quality of life for future generations.

Historic Preservation

The Property was previously single-family detached homes, but is currently vacant and as such has no historic structures.

The goal of the **Housing Element** is to, “provide diverse housing opportunities for current and future residents, for all income levels and household types, with a specific focus on providing affordable housing programs to help those with the greatest need.”

Objectives include:

- “Encourage property reinvestment”
- “Increase homeownership rate with an emphasis on creating opportunities for the moderate-income population”
- “Support housing that allows for the greatest level of self-sufficiency, dignity and independence”

The Owner’s development of the Property as twenty-four (24) luxury, for-sale, single-family attached townhomes will be a significant private investment in the vacant site. The development as single-family units is designed to attract and retain urban professionals, small families, empty nesters and to encourage homeownership. The location of the Property allows for residents to

have a very walkable self-sufficient lifestyle, however, the homes are also designed with options amenities which will provide further independence in an urban lifestyle. These amenities include individual residential elevators. While the development and focus of the Property is not affordable housing, the development will increase the diversity of housing in the downtown area, offering housing typically only found in South Tempe or downtown Scottsdale.

Redevelopment Study Area

The Applicant's Property is within the "Riverside / West University Drive Redevelopment / Preservation Study Area" as designated on the "Redevelopment Areas" map in the general plan. A Redevelopment Study Area is a redevelopment area without an adopted redevelopment plan. Redevelopment areas, or districts, proactively seek development through public/private partnerships. These districts enable removal of some existing structures, with the intent to rebuild or redevelop, thereby encouraging revitalization of adjacent areas, and encouraging reinvestment of other nearby properties.

The goal of the **Redevelopment** element is to, "sustain or maximize the efficiency of land uses within areas of stagnation or decline by providing the best economic, social and cultural potential through local policies and programs that minimize or mitigate slum and blight or other conditions affecting public health, safety and welfare."

Objectives include:

- "Encourage reinvestment, revitalization, redevelopment or reuse"
- "Prevent and eliminate slum and blight"
- "Stimulate private investment"
- "Attract new development"

The redevelopment of the Property as twenty-four (24) luxury, for-sale, single-family attached townhomes will be a significant private investment in the vacant site. Designed as housing typically only found in other parts of the Valley, the redevelopment of the Property will serve as a catalyst for the redevelop of adjacent properties that have been purchased over the last five (5) years by investors and LLC's. The presence of luxury professional housing in the downtown area will also serve to attract additional businesses to the area that need to offer their executives a live, learn, work and play lifestyle. The proposed amendment will facilitate this redevelopment in a form appropriate to the physical location and social setting.

Economics + Growth

The goal of the **Economic Development Element** is to, "stimulate a sustainable, diversified, and vibrant economy while preserving the Tempe vision and values."

Objectives include:

- "Promote a sustained improvement in the standard of living and quality of life for all residents"
- "Attract businesses and employers that provide jobs paying wages at or above the regional average"

The presence of new luxury professional housing in the downtown area will serve to attract businesses to the area that want to offer their executives a live, work and play lifestyle. By keeping these professionals in the downtown area, local restaurants and businesses will benefit by the additional year-round client base. It is also anticipated that the development of the Property as high-end owner-occupied residential units will enhance demand for commercial series in the surrounding area, which will increase the City's tax base.

The goal of the **Cost of Development** Element is to, "ensure funding availability for growth and maintenance of all planned development, both public and private."

Objectives include:

- "Encourage development that does not exceed planned infrastructure or service capacity"

The Property is currently vacant, but was previously developed and now sits as an infill site surrounded by extensive public infrastructure. Developing the property as professional housing will provide substantial benefits to the area by reducing the reliance on the automobile for executives in the downtown area who like to live within walking distance.

The **Growth Area** Element identifies seven (7) areas designated for special development focus. This element addresses efficient multi-modal circulation, economical infrastructure expansion and rational land development that conserves natural resources and open space, connects with adjacent areas, and coordinates timely and financially sound planning and development.

Growth areas are:

- Planned for multi-modal transportation
- Planned for infrastructure expansion and improvements
- Designed to support a planned concentration of development
- Designed to promote and integrate a variety or mix of land uses
- Formally identified by redevelopment, overlay or other district designation

Downtown Tempe

"Now entering its fourth decade of redevelopment, focus has shifted to residential and mixed-use developments that will sustain the live, work, learn, play concept throughout the years, and throughout shifts in specific markets. The downtown will continue to evolve, but the investment in quality architecture in a unique pedestrian environment will sustain what began nearly a century and a half ago."

The goal of the Downtown Redevelopment Area is to, "continue reinvestment improvements of the downtown by redeveloping underutilized parcels to complement existing activities that make downtown the financial, civic, cultural and professional hub of Tempe."

Objectives include:

- "Create a balance of residential, commercial, recreational and educational uses"

Strategies include:

- "Encourage flexibility to change with market demands"
- "Provide public improvements that encourage private investment"
- "Create quality live, work, learn and play experiences in the built environment"

The Property located within the Downtown Redevelopment Area has the ability with this amendment to provide a housing element to downtown that has been underserved – housing for professionals. The City has already provided public improvements along the Tempe Town Lake and in the trail system underway to connect this area to the Tempe Beach Park and Center for the Arts. This housing for professionals, small families, and empty nesters will enhance the City’s ability to support such cultural improvements with additional patrons living in the immediate area.

Conservation

The goal of the **Air Quality** Element is to, “improve regional air quality through regulatory compliance and local policies and programs that minimize or mitigate the impacts of air pollution.”

Objectives include

- “Reduce the number of vehicle miles traveled”
- “Reduce pollen impacts”

The Property’s location and the amendment to allow additional residential units will permit more households to live in the highly walkable downtown area. The amendment will make it possible for more household to live in walking or biking distance to their place of employment and to the downtown entertainment district, reducing the total number of vehicle miles traveled by those enjoying the downtown Tempe lifestyle. The design for the project includes a landscape design by the award winning firm of Vollmer and Associates. The plan includes a dense plant pallet selected to minimize the pollen impacts while providing a pleasant, restful mini urban oasis for the homeowners.

The goal of the **Noise** Element is to, “provide living, working and learning environments free from nuisance noises that affect comfort, productivity, and the enjoyment of indoor and outdoor environments.”

Objectives include:

- “Manage noise impacts”

As a residential development with only a little increase in overall density, the proposed amendment will have no additional noise impacts.

The goal of the **Ambient Temperature** Element is to, “minimize heat island impacts to maintain a comfortable year-round outdoor environment and reduce energy consumption.”

Objectives include:

- “Maintain or reduce ambient temperatures in Tempe”

As the Property is currently vacant site in Tempe, the development of the Property will help to mitigate the heat island effect by adding street trees along the sidewalk and a maintained green oasis at the core of the homes.

The goal of the **Energy** Element is to, “sustain reliable and efficient energy sources while minimizing energy consumption of non-renewable sources.”

Objectives include:

- “Encourage energy and resource conservation as part of all developments”

As compact single-family attached development, energy use is reduced by the natural shading of adjacent units to the east and west. The layout of the homes takes advantage of the north light without increasing the heat load on the units. The proposed development also takes advantage of tight resort like open spaces rather than large open lawns that require extensive watering and maintenance. The proposed amendment would permit additional households to be a part of this compact, efficient development.

Land

The goal of the **Remediation** Element is to, “redevelop sites with real or perceived environmental contamination to achieve the best land uses for the community.”

The goal of the **Habitat Management** Element is to, “provide a safe urban environment for the healthy coexistence of humans and wildlife, to the greatest extent possible.”

The goal of the **Solid Waste** Element is to, “protect public health and safety through management and reduction of waste generated within the city.”

The proposed amendment will allow additional households to be a part of the proposed compact single-family development on the Property. The property while not environmentally contaminated is a brownfield site, the former location of four (4) single-family detached homes, now vacant. This development will re-use this site rather than house these families in previously undeveloped areas at the fringe of the metropolitan area. The amendment which will permit this urban development will also in a small way relieve some of the development pressure in wildlife areas at the edges of the metropolitan area. As single-family homes, all of the households will be able to participate in the City’s recycling program.

Water, Wastewater, Stormwater

The objectives pertaining to water and wastewater are municipal in nature and do not directly relate to the Applicant’s proposed project.

Transportation

The goal of the **Pedestrian Network** Element is to, “recognize and encourage pedestrian travel as an important part of the transportation system.”

Objectives include:

- “Provide convenient and safe pedestrian access to destinations to promote neighborhood sustainability”
- “Ensure accessibility for all”

While the Property is not on any major pedestrian routes, the proposed project will continue to provide pedestrian connectivity by way of the street-side sidewalk. Street trees will be added approximately every thirty (30) feet along this walk to provide a shaded environment for the comfort of pedestrians. The amendment will add additional users to the extensive pedestrian network in the downtown area.

The goal of the **Bikeways** Element is to, “recognize and encourage the use of the bicycle as an important part of the transportation system.”

Objective

- “Provide safe and convenient bicycle access from neighborhoods to schools, parks, shopping, transit, employment, and other destinations”

While the Property is not on any major bike routes, the location provides easy, safe and convenient bicycle access to the shopping, parks, transit, employment and cultural destinations of downtown Tempe for the residents.

The goal of the **Transit** Element is to, “coordinate Tempe’s Transit Plan with the overall transportation plan to support increased ridership.”

Objectives include:

- “Increase available transit modes and services to support ridership increases and an expanded transit mode share”

The Property’s location in close proximity to the Tempe Transportation Center at College Avenue and 5th that brings together most all of the various transit options with a light rail station, multiple bus lines, The Bicycle Cellar (repairs and rentals), at the apex of several major walking and bike routes as well as the light rail station at Mill Avenue and 3rd Street facilities. The use of these facilities is consistent with the general plans goal of increased ridership and expanded transit mode share.

The goal of the **Travelways** Element is to, “encourage the development of a street and rail network in Tempe that balances the needs of various types of travelers and more fully serves all modes of transportation.”

This development will have no effect on the existing extensive travelways in the area linking the Property to the region most directly via Farmer Avenue and University Drive.

The goal of the **Motorists** Element is to, “ensure that persons who choose to travel in privately-owned vehicles on the streets and freeways of Tempe will be able to do so safely and efficiently.”

Objectives include:

- “Provide safe streets and freeways for motorists traveling in Tempe”
- “Facilitate the efficient and safe movement of motorists on Tempe arterial and collector streets”
- “Reduce the annual growth in miles traveled within Tempe per vehicle registered in Tempe”

The amendment and subsequent development of the Project will further Tempe’s motorists goals by providing additional housing in the walkable downtown area, reducing the growth in miles traveled. The Property’s location with easy and convenient access to University Drive via Farmer Avenue will ensure efficient and safe movement, and additional eyes on the street will increase the safety of Sixth Street at the Project’s front door. The project proposes driveway access to Sixth Street and the existing alley; this will not interfere with the projected motorists movements as Sixth Street only continues for two blocks, is not a through route and has historically provided access via driveways the length of the street.

The goal of the **Parking and Access Management** Element is to, “encourage project planning, design, and development incorporating parking and access management strategies to influence travel behavior and reduce congestion on busy streets.”

Objectives include:

- “Promote parking areas”
- “Address neighborhood parking issues”

The Project is designed to accommodate two cars per unit as required for single-family homes in Tempe. In addition each unit has a guest parking space available on the paved driveway. Parking is provided in the tandem format to reduce the impact of the automobile in the pedestrian dominated downtown area.

Aviation

The objectives of the Aviation Element are municipal in nature and are not applicable to this request. The Property sits outside of the Noise Contour Planning Boundary.

Open Space

The goal of the **Open Space** Element is to, “preserve a variety of natural, landscaped and hardscaped open spaces that serve the diverse and changing needs of an urban community.”

Objectives include:

- “Maintain and enhance existing open space”
- “Identify opportunities for new open space”

The amendment will allow additional residential users to locate in the downtown area where the City has made extensive investments in the open space system including but not limited to: Tempe Town Lake, Papago Park, Tempe Beach Park and the trail system underway along the rail lines. The Project will provide new users and stewards of these extensive open space areas. The Project will also provide an intimate private open space with resort-like landscape for the enjoyment of its twenty-four (24) households.

The goal of the **Recreational Amenities** Element is to, “provide social, recreational and economic benefits to the community by promoting physical fitness through passive and active recreational areas and programs serving a diverse range of abilities and interests.” Objectives include:

- “Serve an expanding and changing population”
- “Provide sufficient facilities maintenance of parks and buildings”
- “Identify mechanisms for funding to ensure the sustainability of the plan”

While most of the objectives of the Recreational Amenities Element are municipal in nature and are not applicable to this request, in a small way the amendment will provide additional residents to support the extensive open space and cultural destinations in the downtown and Papago Park area. The Property’s location will make these elements accessible via trail and bike land reducing the parking and transportation needs on these regional amenities.

The goal of the **Public Art and Cultural Amenities** Element is to, “enhance and promote Tempe as a diverse, stimulating cultural and arts community where cultural amenities inspire and enrich people’s lives and experiences.”

The objectives of the Public Art and Cultural Amenities are municipal in nature and are not applicable to this request.

Public Facilities + Services

Public Buildings, Public Services, Human Services, Emergency Management, Fire, and Law Enforcement Elements

The goals for these elements are municipal in nature and are not applicable to this request. The Project will be designed with fire sprinklers and the open space will be gated as recommended by Law Enforcement to decrease the use of the space as a hiding space. The Project will also replace the existing vacant site with eyes on the street to improve the natural policing of the area.

Mitigation of Potentially Negative Influences

The Project is not anticipated to have any negative impacts on the surrounding area. Most sites in surrounding blocks have been purchased over the last five (5) years for redevelopment which will likely occur in a manner similar to that of this Project. The proposed scale of the project is appropriate to its context between the five (5) story Farmers Arts District on the west and the three (3) story Brown Stones at Hayden Park on the east. As owner-occupied single-family residences, the Project will help to attract professionals, families, and empty nesters as permanent Tempe residents. The additional density will have a negligible effect on traffic while the additional residences in the walkable downtown area will help to support the retail and cultural destinations in the immediate area.

Conclusion regarding General Plan Amendment

Clarendon Town Homes is a luxury, single-family residential design that will provide an urban setting for professionals, families, and empty nesters who would like to call downtown Tempe home. The requested high density designation is appropriate for the area and will further establish the City's goals of creating a diverse Live, Learn, Work and Play environment in the walkable downtown area. The Project will be appropriately scaled for its setting and will serve as catalyst for future development opportunities that will continue to enhance this area in transition. We look forward to discussing this request with you in the near future and respectfully request your support.

Zoning Map Amendment

The applicant respectfully requests a zoning map amendment to change the zoning designation for the Property from R3 to R1 PAD to be consistent with the general plan and to accommodate twenty-four (24) luxury, single-family, owner-occupied, attached townhomes designed specifically to cater to professionals, couples, young families and empty nesters.

The site is currently zoned for Multi-family (R-3) uses. This zoning does not allow building heights appropriate to this Property's location in transition from the urban core between these two existing new developments, nor does it allow densities appropriate to the urban location, nor the single-family ownership desired by professionals, couples, young families and empty nesters. The type of luxury urban housing that is proposed by this amendment is consistent with the requested R1 PAD zoning district. The Applicant is also requesting a Planned Area Development (PAD) overlay to establish the site specific development standards for the Project based on the development proposal.

Planned Area Development Overlay

The applicant requests a Planned Area Development (PAD) Overlay to establish site specific development standards required to accommodate a design for luxury, urban, single-family, attached townhomes. The development standards requested will result in building forms similar to the new development that has occurred in the immediate area.

Density	31 du/ac
Minimum Net Site Area per Dwelling	700sf
Minimum Lot Width	14'-11"
Minimum Lot Length	47'
Maximum Height	45'
Maximum Lot Coverage	76%
Setbacks - Parcel	
	15' front (Sixth Street)
	10' sides (east and west)
	15' rear (from existing 20' alley)
Setbacks - Lot	
	15' front/access way (Sixth Street or Alley)
	0' rear/side (attached units)
Building Stepback	None
Parking	2 tandem stalls per dwelling unit
Guest Parking	Not required – may be provided on driveways within the front setback

The PAD overlay accommodates and encourages the development of the Property as single-family attached urban residential. This type of building and ownership form is highly desired by professionals, families, and empty nesters who would like to live in the Live, Learn, Work and Play environment of downtown Tempe. This building and ownership form allows professionals who would like to build their personal assets to own property in an urban area without the

complications of a condominium ownership form. The site specific development standards allow the Property to provide an appropriate physical transition (three (3) to four (4) stories) between the bookending projects in this transitional area - the five (5) story Farmers Arts District on the west and the three (3) story Brown Stones at Hayden Park on the east. The development standards will allow the development of attached townhomes in two (2) buildings of twelve (12) units each parallel to Sixth Street. These buildings will provide enclosure to the streetscape and will be comparable in scale to the new development in the area. The Project will also serve as a site specific catalyst for future development of the adjacent single-family detached properties that have been purchased by LLCs and investors for re-development opportunities.

These development standards are appropriate and necessary to facilitate the type of residential development needed to attract and retain professionals, families, and empty nesters as residents in the downtown area. This type of development will further the goals Tempe has outlined for itself in the 2030 General Plan (see General Plan Amendment section above for specific benefits).

Development Plan Review

The Project places buildings so that they reinforce and provide variety in the streetscape, maximize natural surveillance and visibility of pedestrian areas at building entrances and pathways, enhance the character of the surrounding area, facilitate pedestrian circulation and mitigate heat gain and retention.

Shade is an integral element in the design of the Project. Street trees along Sixth Street (Sissoo) are spaced approximately every thirty (30) feet to enclose the streetscape and provide a shaded walkway for pedestrians. The east-west orientation of the two twelve (12) unit buildings also adds shade to the Street experience and the interior green space. Most importantly the main façade of each building being oriented to the north allows natural light into the units while keeping the windows in shade.

The materials for the Project were chosen specifically to attract professionals, young couples, young families, and empty nesters to homeownership in downtown Tempe. The desert appropriate materials include sand finished stucco with horizontally scored stucco detailing, a light colored brick base, stained wood garage doors with divided lights and decorative wrought iron work. This material combination is typical of upscale residential in some of the State's exclusive urban areas.

The two (2) buildings on Property each have a 180' long façade divided into thirty (30) foot building expressions so that there is continual interest along the streetscape. The massing forms are tall and elegant to appeal to the buyer profile, appropriate for an professional address. The elevations are accented by exterior stairs and dominate front doors every thirty (30) feet. The overall form of the building mass is very similar to the building massing of the two newer projects that bookend the street. The overall mass is accentuated in the center by optional fourth levels on the center units with a maximum building height of forty-five (45) feet.

The building mass is anchored by a brick base of wooden garage doors recessed below upper-level balconies with decorative wrought iron railings. The base provides a heavy bottom to the building not only through the use of material, but also through the use of the heavy shading from the balconies above. The body is composed of simple elegant repetitive elements and detailing. The building is capped with decorative parapets at varying heights, shaped to appear as stone caps to the exterior walls.

The Project's building facades include window walls that open to balconies overlooking the street and central open space from the main living level. These upper level balconies enclosed by decorative wrought iron railings provide a bit of privacy to the homeowners from the casual individual passing on the street. They also provide a natural surveillance over the street from the living spaces above.

Because both buildings run east-west on the Property, it allows their primary facades on the north to include large window areas without concern about heat gain in the individual units. On the main living level these window areas include doors that provide access to the balconies overlooking the street. The front doors to the units are spaced every thirty (30) feet along the façade and are accented by column supported covered entries protrude from the main façade and

visually dominate the street scene. The proportions of these entries are tall and elegant, appropriate for the arrival for such a home.

Existing overhead power lines in the alley will be undergrounded as part of this Project and no new overhead utilities will be installed.

As the Property is not on a major pedestrian route, a sidewalk provides access from the Property and the adjacent block to the downtown area. Two (2) additional paths (one on the east and west of the buildings) provide access from the street to the alley and to the common open space in the center. These paths are secured by privacy fence and gates just behind the face of building masses. Access to regional transit options is provided via the main sidewalk to Farmer Avenue, and then crossing at Fifth Street or University Drive into the downtown core. Access to the Mill Avenue and Third Street light rail station a quarter mile away and the Tempe Transportation Center at College Avenue and 5th that brings together most all of the various transit options with a light rail station, multiple bus lines, The Bicycle Cellar (repairs and rentals), at the apex of several major walking and bike routes a half mile away is convenient for both pedestrians and bicyclists.

The vehicular circulation is simplistic and easily understood for pedestrian and drivers, single-family driveways. To reduce conflicts, the driveways along Sixth Street are shared by two (2) units each, six (6) in total. As this is not a major pedestrian route or through street beyond the adjacent block, conflicts are minimized and drivers and pedestrians are both trained and aware of how to behave at these interfaces. Driveways engage the alley in a similar manner, but there is no pedestrian route at this location. Per the General Plan Amendment section of this document, traffic considerations are in conformance with the goals of the transportation section.

Resort like landscape plays two (2) important roles in the design of the Project. It provides shade to both the pedestrian streetscape and the interior court and it enhances the quality of the outdoor experience between the buildings and along Sixth Street. The landscape areas include paver paved hardscape areas that provide pedestrian and vehicular access to the buildings as well as recreational space. The trees and shrubs along Sixth Street are pulled forward to engage the pedestrian on the sidewalk and provide a foreground to the building architecture.

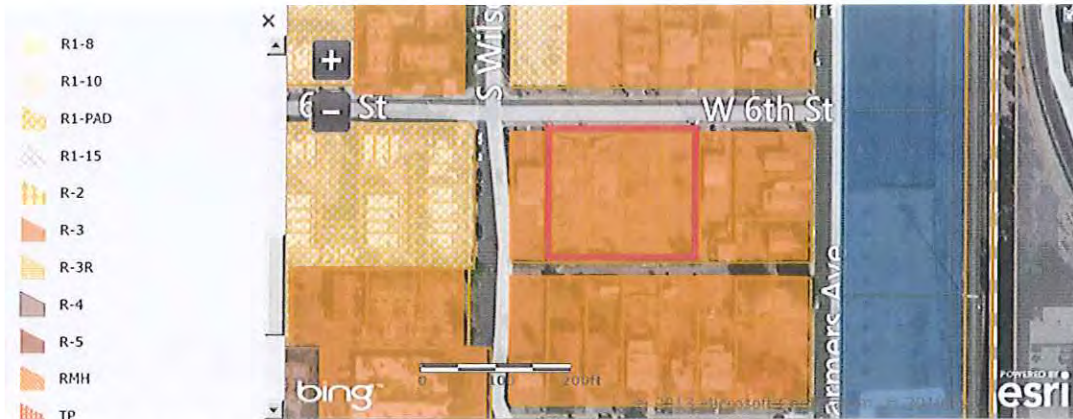
Building lighting is incorporated in the architecture of the façade. Fixtures are style appropriate and do not include building mounted flood lights or yard lights.

These twenty-four (24) homes are designed by the award-winning architect Bing Hu, designer of many elegant residences in the state. He was chosen as the architect because his designs for projects such as the Scottsdale Waterfront have been so successful at attracting and retaining urban professionals, and empty nesters. His townhome design uses the same detailing as many of his high-end custom homes with the benefit of urban living. This architecture is complemented by the resort-like landscape designed by the renowned firm of Vollmer and Associates. Here their simple design accentuates the building massing, provides a private oasis for urban homeowners and creates a pleasant walking environment along the street. These designs will be a catalyst for quality development in the surrounding area resulting in a small

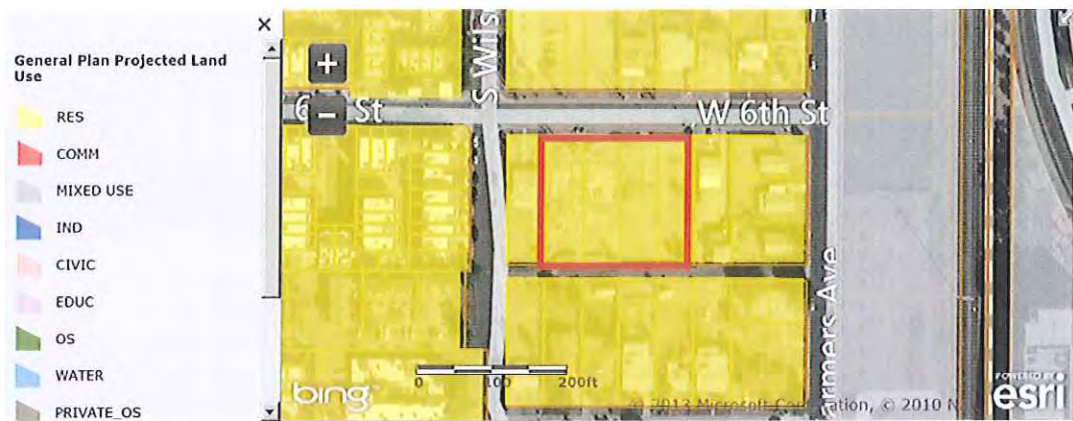
district of high-quality urban housing at the edge of the walkable downtown core. We look forward to discussing this request as well and respectfully request your support.

Conclusion regarding Zoning Map Amendment, Planned Area Development Overlay, Development Plan Review

Clarendon Town Homes is a collection of twenty-four (24) luxury, single-family, owner-occupied residences that will provide a private retreat in an urban setting. The Project is designed specifically to attract professionals, families, and empty nesters who are attracted to the energy of downtown Tempe. The requested change to R1 PAD zoning, PAD overlay with development standards to support the Project and Development Plan Review application are appropriate for the area, enhance the pedestrian and streetscape experience, and will further the City's goals expressed in the General Plan. The Project is appropriately scaled for its setting both physically and socially, and will serve as catalyst for development that will enhance this transitional, three-block area. We look forward to discussing these requests with you in the near future and respectfully request your support.



EXISTING ZONING: R-3
PROPOSED ZONING: R-1 PAD



GENERAL PLAN 2030 PROJECTED LAND USE: RESIDENTIAL
PROPOSED LAND USE: RESIDENTIAL



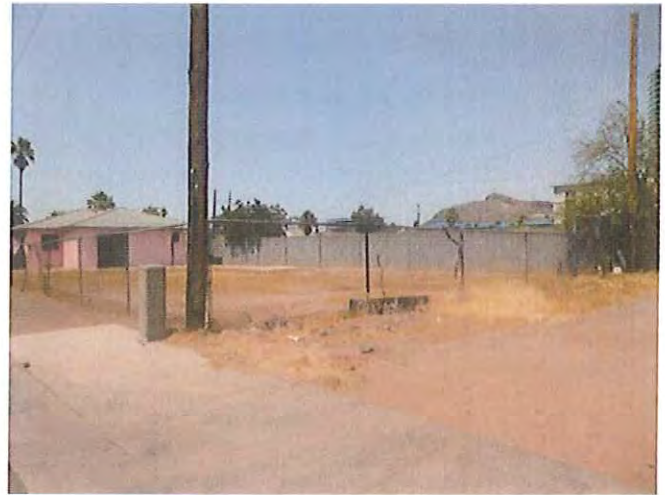
GENERAL PLAN 2030 PROJECTED DENSITY: 25 DU/AC
PROPOSED DENSITY: 31 DU/AC



SOUTHEAST FROM WILSON



ALLEY



SOUTHWEST FROM WILSON



LOT

Photographs/Graphics

Clarendon Townhomes

ATTACHMENT 24

Tempe, Arizona



H&S International LLC
Bing Yu Architect
15224 NORTH 78TH WAY
SCOTTSDALE HANGAR ONE
SCOTTSDALE, ARIZONA 85248
480-515-6859
480-515-2298 (FAX)

PLANNED AREA DEVELOPMENT OVERLAY FOR CLARENDON TOWNHOMES

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

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____ BE-
FORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____
WHO ACKNOWLEDGED HIMSELF TO BE THE PER-
SON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN,
AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE
PURPOSES THEREIN CONTAINED.

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

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

SYMI DEVELOPMENTS LLC

BY: _____ OWNER _____ DATE _____

LEGAL DESCRIPTION

LOTS 4, 5, 6 AND 7, BLOCK 2, OF ORTH SUBDIVISION,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE
OF THE COUNTY RECORDER OF MARICOPA COUNTY,
ARIZONA, IN BOOK 33 OF MAPS, PAGE 40.

APPROVAL

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

OWNER/DEVELOPER

SYMI DEVELOPMENTS LLC
IRENE CLARY
16221 N 91ST ST
SCOTTSDALE, AZ 85260
PH: 480-363-2396

PROJECT DATA

Zoning	RI-PAD, Single-Family
Gross Site Area (Includes R/W not dedicated)	33,784 Square Feet (0.7756 Acre)
Net Site Area (Excludes R/W to be dedicated)	33,784 Square Feet (0.7756 Acre)
Number of Total Lots	24
Number of Total Units	24
Number of Tracts	1
Density (DU/Acre)	31
Minimum Lot Area per Dwelling Unit (Square Feet)	
Building Height Maximum (Feet)	34 (3-Story)
Building Height Step-Back Required Adjacent to SF or MF District	48 (4-Story)
Maximum Lot Coverage (% of Net Site Area)	No
Minimum Landscape Area (% of Net Site Area)	59.3%
Building Net Area (Square Feet)	25%
Lot Setback (Feet)	56,803 sf
Front Yard (6th St, North)	0 ft
Side (East + West)	8 ft
Rear Yard (Alley, South)	0 ft
Unit Setback (Feet)	
Front Yard (North)	0 ft
Side (East + West)	0 ft
Rear Yard (South)	0 ft
Total Parking: Cars	72 (Include 24 Guest Compact Parking at Driveway Pairo)
Total Parking: Bicycles	Inside Units'
	Garages

SITE VICINITY MAP



CONDITIONS OF APPROVAL:

GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES. 3-STORY UNITS WILL CONFORM 2009 IRC AND 4-STORY UNITS WILL CONFORM 2009 IBC.
2. STRUCTURALLY INDEPENDENT 2-HR FIRE WALLS BETWEEN EACH UNITS WILL BE PLACED PER BUILDING SAFETY REQUIREMENT
3. AUTOMATIC SPRINKLER SYSTEM IS INSTALLED FOR 4-STORY UNITS PER 2009 IBC.
4. PLEASE SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN DETAILS.
5. ALL NEW UTILITIES WILL BE PLACED UNDERGROUND. PLEASE SEE CIVIL DRAWINGS FOR DETAILS.
6. ALL REFUSE/TRASH CONTAINERS WILL BE STORED INSIDE THE UNITS.
7. ALL STORM DRAINS, SEWER LINES, WATER LINES, FIRE DEPARTMENT CONNECTION AND HYDRANTS, PROPOSED RETENTION AREAS FOR 100 YEAR, AND ONE HOUR STORM WITH PRELIMINARY HYDROLOGY CALCULATIONS WILL BE SHOWN IN CIVIL DRAWING.
8. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) ACQUIFER PROTECTION PROGRAM (APP)/GENERAL PERMIT 4-01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICH EVER IS APPLICABLE. PLEASE SEE CIVIL DRAWINGS FOR DETAILS.
9. PLEASE SEE PHOTOMETRIC PLAN FOR LIGHTING AND ILLUMINATION DESIGN DETAILS.

REC13051

PAD13012

DS130574



HMS International LLC
10000 W. WILLOW AVENUE
SUITE 1000
MESA, ARIZONA 85208
PH: 480-258-7500
FAX: 480-258-7508 (TXLX)
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HMS INTERNATIONAL.

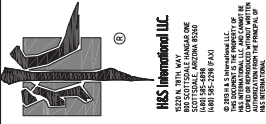
Clarendon Townhomes
413, 417, 421, 425 W 6TH ST, TEMPE, AZ
PAD COVER SHEET



EXPIRES 09/30/2014

REVISION	
DATE	07-22-2013
PROJ. ARCHITECT	BOB JAY
PROJ. MANAGER	Peter Jany
PROJ. NUMBER	108
SCALE	1"=16'-0"
DRAWN BY	J. Jany
CHECKED BY	P. Jany
SHEET TITLE	

DS130574
PAD13012
REC13051



Clarendon Townhomes
 413, 417, 421, 425 W 6TH ST, TEMPE, AZ
Site Plan



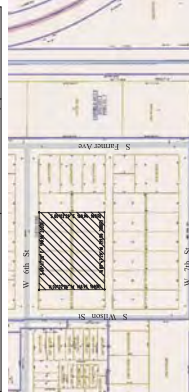
REVISION	DATE	BY	DESCRIPTION
	01-23-2013	Bing Jang	PRELIMINARY
	01-23-2013	Bing Jang	PRELIMINARY
	01-23-2013	Bing Jang	PRELIMINARY
	01-23-2013	Bing Jang	PRELIMINARY
	01-23-2013	Bing Jang	PRELIMINARY
	01-23-2013	Bing Jang	PRELIMINARY
	01-23-2013	Bing Jang	PRELIMINARY
	01-23-2013	Bing Jang	PRELIMINARY
	01-23-2013	Bing Jang	PRELIMINARY
	01-23-2013	Bing Jang	PRELIMINARY

5-101
 2nd CITY SUBMITTAL

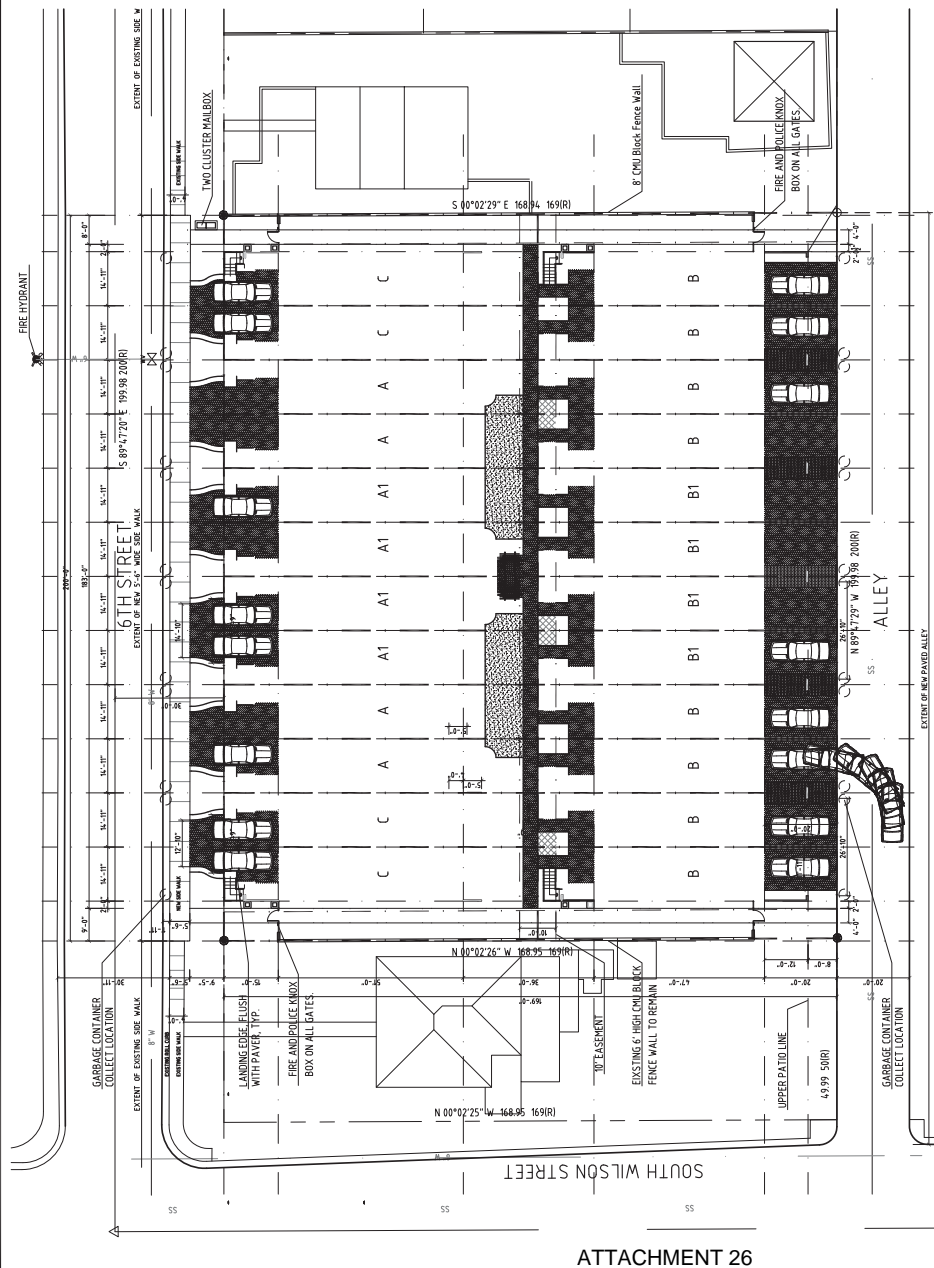
Project Data		Existing/Required	Proposed
Zoning		R3, Multi-Family	R1-PAD, Single-Family
Gross Site Area (Includes R/W)		33,756 Square Feet	
Net Site Area (Excludes R/W to be dedicated)		33,754 Square Feet (0.7756 Acre)	
Number of Total Lots		4	24
Number of Total Units		0	24
Number of Tracts		0	1
Density (DU/Acre)		20	31
Minimum Lot Area per Dwelling (Square Feet)		2,180 sf	1,215 sf
Building Height Maximum (Feet)		30	34 (3-Story)
Building Height Stop-Back Required (Feet)		No	48 (4-Story)
Adjacent to SF or MF District		No	No
Maximum Lot Coverage (%) of Net Site Area		50%	59.3%
Maximum Average Area (%) of Net Site Area		25%	25%
Building Net Area (Square Feet)			56,803 sf
Lot Setback (Feet)			
Front Yard (6th St, North)		20 ft	0 ft
Side (East + West)		10 ft	8 ft
Rear Yard (Alley, South)		15 ft	0 ft
Unit Setback (Feet)			
Front Yard (North)		0 ft	0 ft
Side (East + West)		0 ft	0 ft
Rear Yard (South)		0 ft	0 ft

Unit Building Area (Square Feet)	# of Units	Building Height (Feet)
Unit A (3-Story)	4	34
Unit A1 (4-Story)	4	45
Unit B (4-Story)	8	34
Unit B1 (4-Story)	4	45
Unit C (3-Story)	4	34

Bedroom per Unit	# of Spaces Required	
	# of Units	R3 Required
Unit A, B, C (3-Story)	16	2 per Unit, 32
Unit A1, B1 (4-Story)	8	3 per Unit, 24
Guest	24	0.2 per Unit, 4.8
Total	48	R-1PAD Required



SITE VICINITY MAP
 NTS



- GENERAL NOTES:**
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES. 3-STORY UNITS WILL CONFORM 2009 IRC AND 4-STORY UNITS WILL CONFORM 2009 IBC.
 - STRUCTURALLY INDEPENDENT 2-HR FIRE WALLS BETWEEN EACH UNIT WILL BE PLACED PER BUILDING SAFETY REQUIREMENT.
 - AUTOMATIC SPRINKLER SYSTEM IS INSTALLED FOR 4-STORY UNITS PER 2009 IBC.
 - PLEASE SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN DETAILS.
 - ALL NEW UTILITIES WILL BE PLACED UNDERGROUND. PLEASE SEE CIVIL DRAWINGS FOR DETAILS.
 - ALL REFUSE/TRASH CONTAINERS WILL BE STORED INSIDE THE UNITS.
 - ALL STORM DRAINS, SEWER LINES, WATER LINES, FIRE DEPARTMENT CONNECTION AND HYDRANTS, PROPOSED RENTON AREAS FOR 100 YEAR, AND ONE HOUR STORM WITH PRELIMINARY HYDROLOGY CALCULATIONS WILL BE SHOWN IN CIVIL DRAWING.
 - ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICH EVER IS APPLICABLE. PLEASE SEE CIVIL DRAWINGS FOR DETAILS.
 - PLEASE SEE PHOTOMETRIC PLAN FOR LIGHTING AND ILLUMINATION DESIGN DETAILS.

Owner: Synai Developments, LLC
Submitted by:
 Cater Investments LLC
 Irene Chary
 16628 N. 2nd St.
 Scottsdale, AZ 85260
 Ph: 480-565-2396

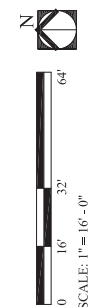
Land Planner:
 Espiritu Loci
 Attn: Trevor Baiger
 6023 N. 2nd St., Suite E
 Scottsdale, AZ 85250
 Ph: 480-481-9100

Civil Engineer:
 SKG Enterprises, Inc.
 Attn: Michael Brungard
 4200 E. McDowell Rd., Suite 140
 Scottsdale, AZ 85260
 Ph: 480-598-5600

Landscape Architect:
 Vollmer & Associates
 Attn: Jim Smith
 4200 E. McDowell Rd., Suite 200
 Scottsdale, AZ 85260
 Ph: 480-538-7111

Project Team
Architect:
 H & S International LLC
 Attn: Bing Jang
 1020 N. 10th Avenue, Suite 200
 Scottsdale, AZ 85267
 Ph: 480-565-6898

Legal Description
 Lots 4, 5, 6 and 7, Block 2, of ORTH SUBDIVISION, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 33 of Maps, Page 40.



GENERAL SITE PLAN



HBS International LLC.
 1020 N. 17TH AVENUE
 SUITE 200, PHOENIX, ARIZONA 85016
 (602) 998-8500
 (602) 998-8501
 (602) 998-8502
 (602) 998-8503
 (602) 998-8504
 (602) 998-8505
 (602) 998-8506
 (602) 998-8507
 (602) 998-8508
 (602) 998-8509
 (602) 998-8510

Conceptual Landscape Plan

413, 417, 421, 425 W 6TH ST, TEMPE, AZ



PROJECT	09-20-2013
DATE	09-20-2013
DRAWN BY	JRS
CHECKED BY	JRS
SCALE	AS SHOWN
TITLE	CONCEPTUAL LANDSCAPE PLAN
SHEET NUMBER	15 OF 15
PROJECT NUMBER	15-175
ARCHITECT	SV
DATE	09-20-2013



PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	COULT	QTY
1	SISSOO TREE / DAURGON-ROSCO	50% 24" DIA. 50% 156AL	8
2	SOUTHERN PINE OAK / QUERCUS MICRINA	50% 24" DIA. 50% 156AL	18
SHRUBS	COMMON NAME / BOTANICAL NAME	COULT	QTY
3	DWARF PINEAPPLE / MYRTIS COMMANS COMPACTA	1 GAL	329
4	DWARF QUAIL / OLA EUROPEA MONTRA	5 GAL	86
5	DWARF PETCOPIUM / PETCOPIUM TORBA DWARF	1 GAL	59
6	FORSYTHIA / FORTES BICOLOR	5 GAL	84
7	GREEN HORSE BUSH / DOODONAEA VICICIA GREEN	5 GAL	65
8	INDIAN HAWTHORN / RAHARDIER INDIKA	1 GAL	50
9	JAPANESE SAGO PALM / CYCAS REVOLUTA	5 GAL	9
10	NEW GOLD JAPANESE / JAPANESE NEW GOLD	1 GAL	205
11	WAY LEAF PINE / JAKUSTRIUM JAKONDIUM TEJANIKUM	5 GAL	63
12	WAY LEAF PINE / JAKUSTRIUM JAKONDIUM TEJANIKUM	5 GAL	71
MULCHES	COMMON NAME / BOTANICAL NAME	COULT	QTY
13	BAMBUSA KASBI BUDGAMBUSA / BUDGAMBUSA K. BAMBUSA KASBI	5 GAL	11
GROUND COVERS	COMMON NAME / BOTANICAL NAME	SPACKING	QTY
14	WERBEIA / WERBEIA TROCIARIA	1 F. OC.	89
15	COMMON NAME / BOTANICAL NAME	SPACKING	QTY
16	BERMUDA GRASS / CYNODON DACTYLON INDIKON	804 SF	

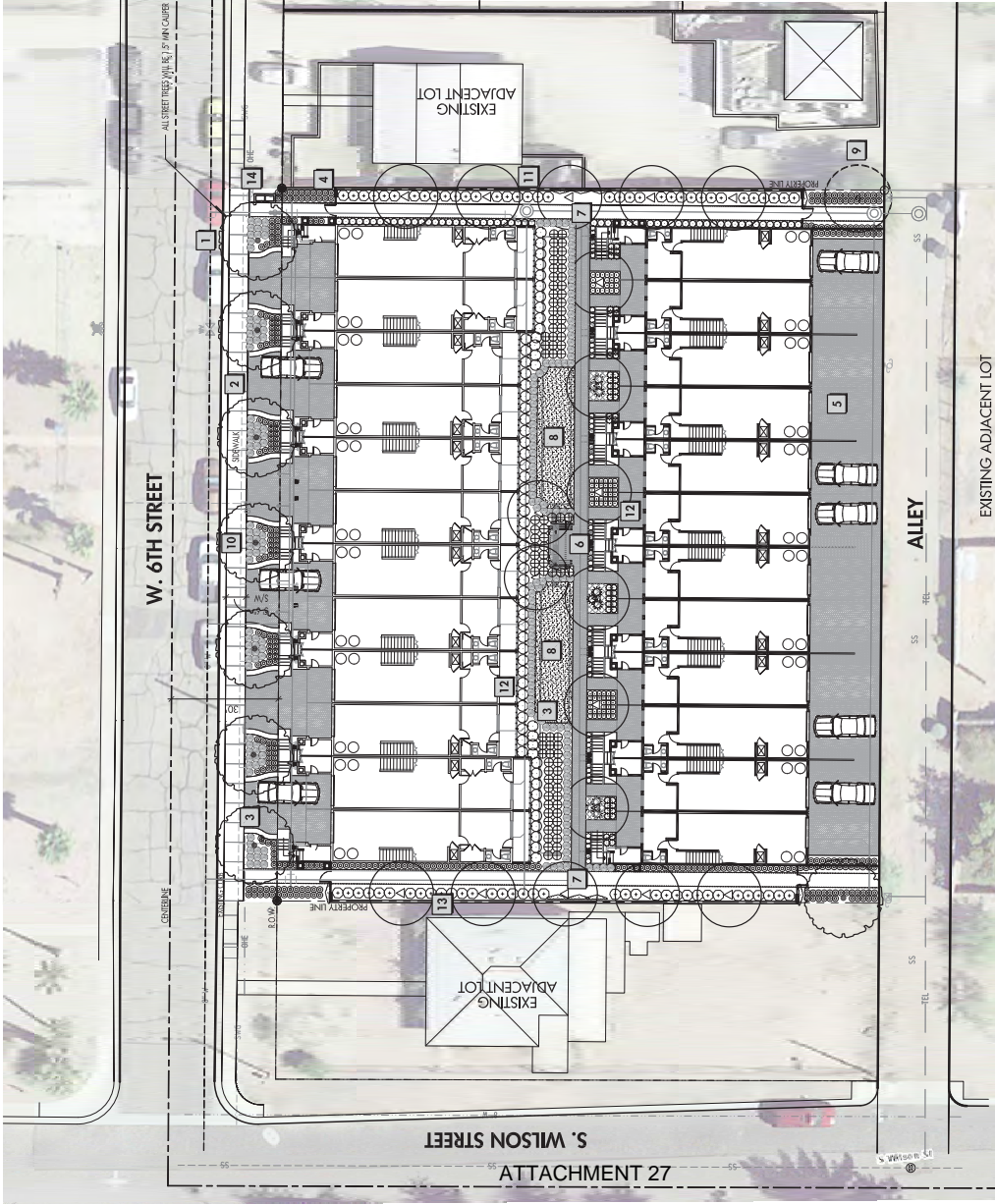
* TALLER PLANT MATERIAL TO BE CONFINED TO PRIVATE GATED ZONES

DESIGN ELEMENTS

- STREET TREE PROGRAM ALONG 6TH STREET.
- EXISTING SIDEWALK ALONG 6TH STREET TO REMAIN.
- FORMAL LANDSCAPE INCLUDING CURBED HEDGES AND MASS PLANTINGS IN ALL LANDSCAPE AREAS.
- DECORATIVE GATES TO DEFINE PRIVATE SPACE FROM PUBLIC. (4 TOTAL)
- DECORATIVE PAVERS AT DRIVES AND WALKS.
- DECORATIVE TRELLIS AND BENCH WITH POTS AND ANNUAL FLOWERS
- GRANULAR ACCESS PATH TO COMMON SPACE
- FORMAL LAWN CENTERED IN COMMON SPACE FOR RESIDENT USE.
- IF POSSIBLE, EXISTING TREE TO REMAIN IN PLACE.
- ALL LANDSCAPE ADJACENT TO 6TH STREET TO BE LOW FOR CLEAR VISIBILITY.
- NEW 8" CHU WALL TO REPLACE EXISTING WOOD FENCE.
- PRIVATE PATIO OR VERANDA.
- EXISTING CHU WALL TO REMAIN IN PLACE.
- CLUSTER GANG WALKWAY



VOLMER & ASSOCIATES

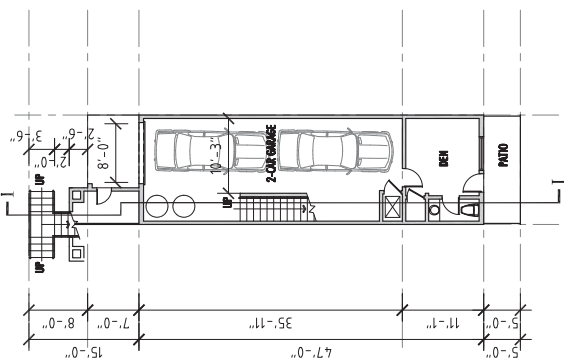


LANDSCAPE CALCULATIONS

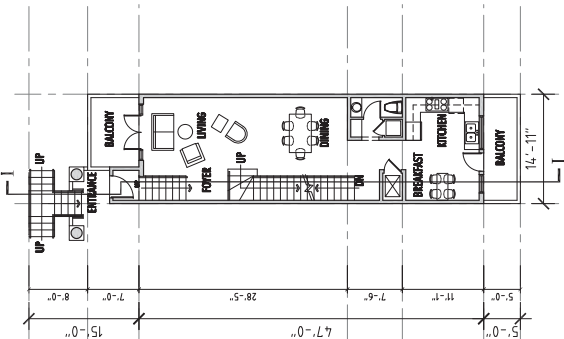
TOTAL GROSS SITE = 33,784 S.F.
 REQUIRED LANDSCAPE 25% OF NET SITE AREA OR .25 X 33,784 = 8,446 S.F.
 TOTAL LANDSCAPE AREA PROVIDED 8,644 S.F.

LANDSCAPE NOTES

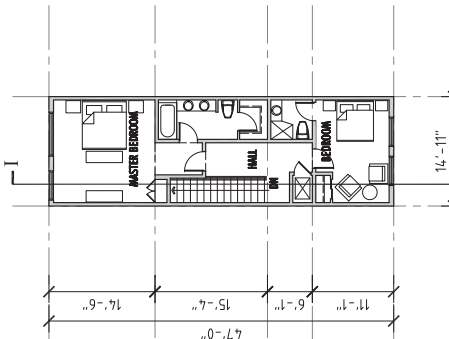
- THE R.O.W. WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF TEMPE REQUIREMENTS AND STANDARDS.
- 50% OF ALL TREES WILL BE 24" BOX OR LARGER.
- AN AUTOMATIC DRIP IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL PLANTS.
- ALL EARTHWORK WILL BE DONE SUCH THAT ALL WATER DRAINS AWAY FROM SIDEWALKS AND STRUCTURES AND IS NOT FOR CONSTRUCTION OR RECORDING. THIS DOCUMENT IS FOR CONCEPTUAL PURPOSES ONLY.
- ALL SITE LIGHTING IS BUILDING MOUNTED EXCEPT THAT WHICH IS EXISTING ON 6TH STREET.
- ALL PLANT MATERIAL TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY PLANT MATERIALS TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- NOT FOR CONSTRUCTION OR RECORDING. THIS DOCUMENT IS FOR CONCEPTUAL PURPOSES ONLY.
- ALL SITE LIGHTING IS BUILDING MOUNTED EXCEPT THAT WHICH IS EXISTING ON 6TH STREET.
- LANDSCAPE AND STRUCTURES WITHIN SEVERAL SIGHT VISIBILITY TRIANGLES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30 INCHES.



First Level Plan



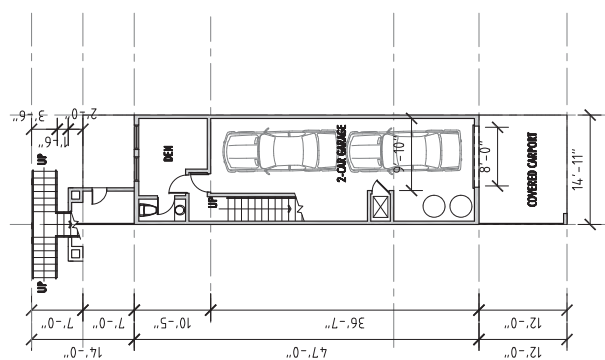
Second Level Plan



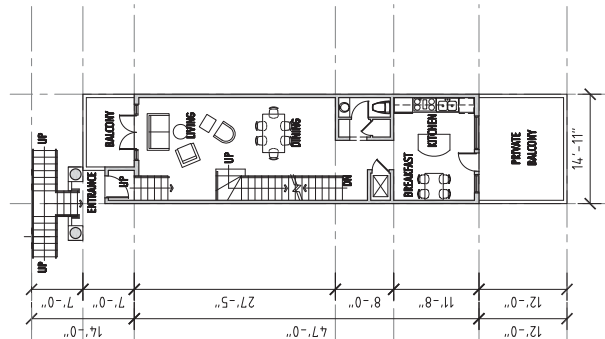
Third Level Plan

Unit A:
 Heated Area: 1,567 s.f.
 Unheated Area: 536 s.f.
 Total Building Area: 2,103 s.f.

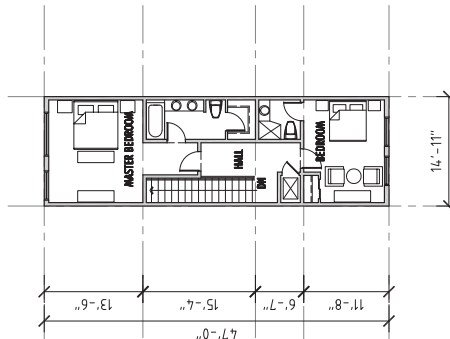
Unit A Floor Plan scale: 1/8"=1'-0"



First Level Plan



Second Level Plan



Third Level Plan

Unit B:
 Heated Area: 1,563 s.f.
 Unheated Area: 540 s.f.
 Total Building Area: 2,103 s.f.

Unit B Floor Plan scale: 1/8"=1'-0"

HMS International, LLC
 1775 N. CENTRAL EXPRESSWAY, SUITE 100
 PHOENIX, ARIZONA 85016
 (480) 962-2799 FAX
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 OF ORIGIN.

Carendon Townhomes
Floor Plan-Unit A B
 413, 417, 421, 425 W 6TH ST, TEMPE, AZ

PROFESSIONAL ENGINEER
 GREGORY J. JANK
 LICENSE NO. 52502
 EXPIRES 09/30/2014

REVISION	DATE	9/12/2013
ARCHITECT	Greg Jank	
PROJECT MANAGER	PAUL JANK	
SCALE	1/8"=1'-0"	
DRAWN BY	G. TUP	
CHECKED BY	P. JANK	
SHEET TITLE		

A-101K
 2nd CITY SUBMITTAL



HMS International LLC
 1775 N. 17TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 (303) 733-1111 FAX (303) 733-1112
 (303) 733-1113 FAX (303) 733-1114
 (303) 733-1115 FAX (303) 733-1116
 (303) 733-1117 FAX (303) 733-1118
 (303) 733-1119 FAX (303) 733-1120
 (303) 733-1121 FAX (303) 733-1122
 (303) 733-1123 FAX (303) 733-1124
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 (303) 733-1129 FAX (303) 733-1130

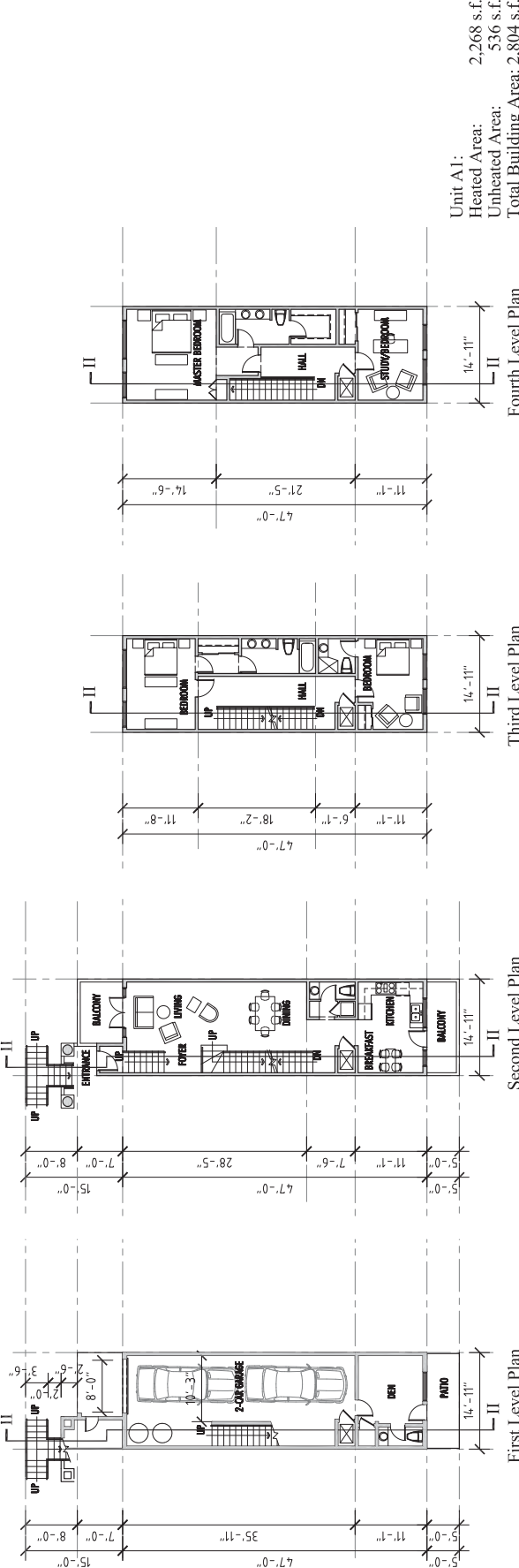
Carendon Townhomes
Floor Plan-Unit A1 B1
 413, 417, 421, 425 W 6TH ST, TEMPE, AZ



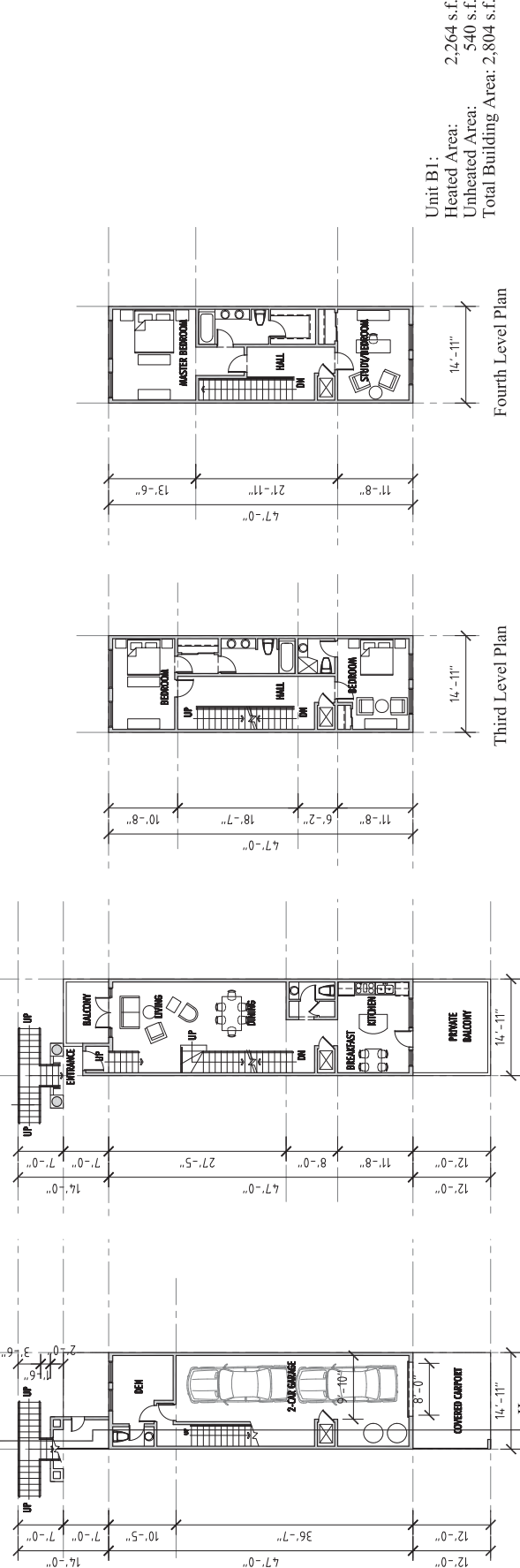
REVISION: _____
 DATE: 04-23-2013
 ARCHITECT: P. J. JANG
 PROJECT MANAGER: P. J. JANG
 SCALE: 1/8"=1'-0"
 DRAWN BY: G. TUP
 CHECKED BY: P. JANG
 SHEET TITLE: _____



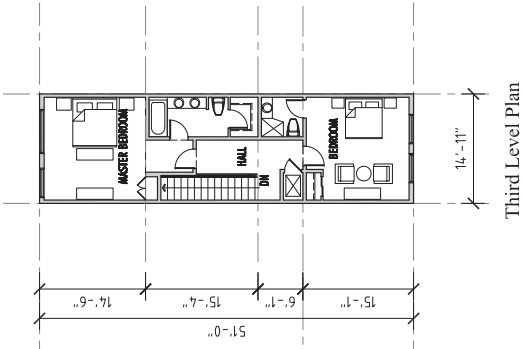
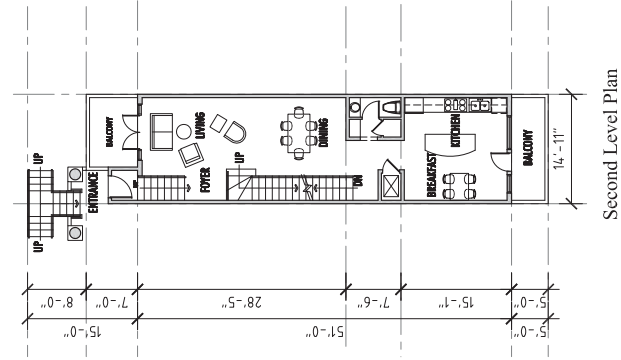
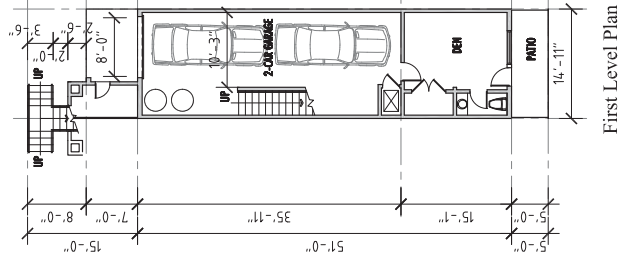
2nd CITY SUBMITTAL



Unit A1 Floor Plan scale: 1/8"=1'-0"

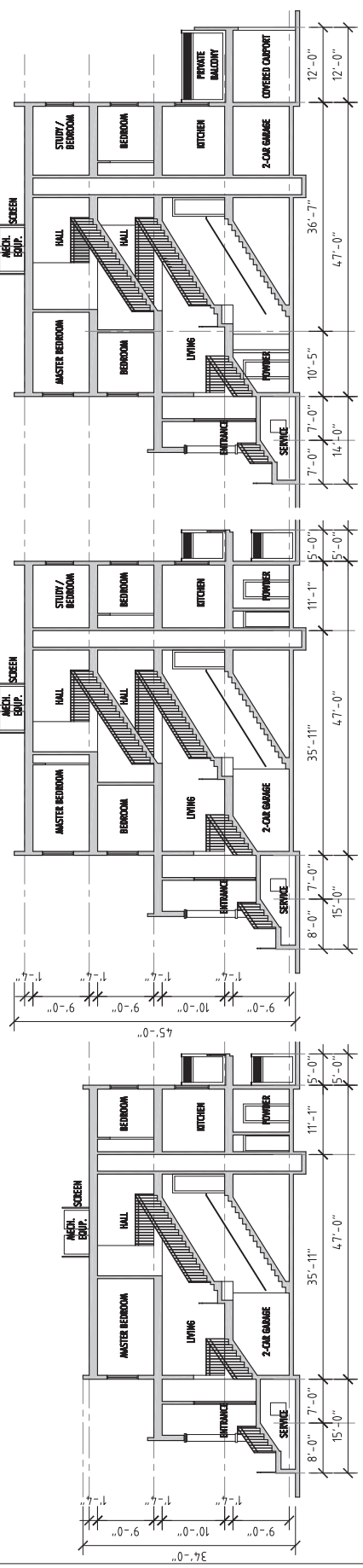


Unit B1 Floor Plan scale: 1/8"=1'-0"

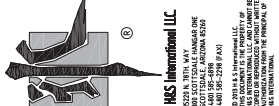


Unit C:
 Heated Area: 1,746 s.f.
 Unheated Area: 536 s.f.
 Total Building Area: 2,282 s.f.

Unit C Floor Plan Scale: 1/8"=1'-0"



TYPICAL SECTIONS Scale: 1/8"=1'-0"



H&S International LLC
 4000 SOUTH 10TH AVENUE, SUITE 100
 PHOENIX, ARIZONA 85040
 (480) 962-2798 FAX
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 H&S INTERNATIONAL.

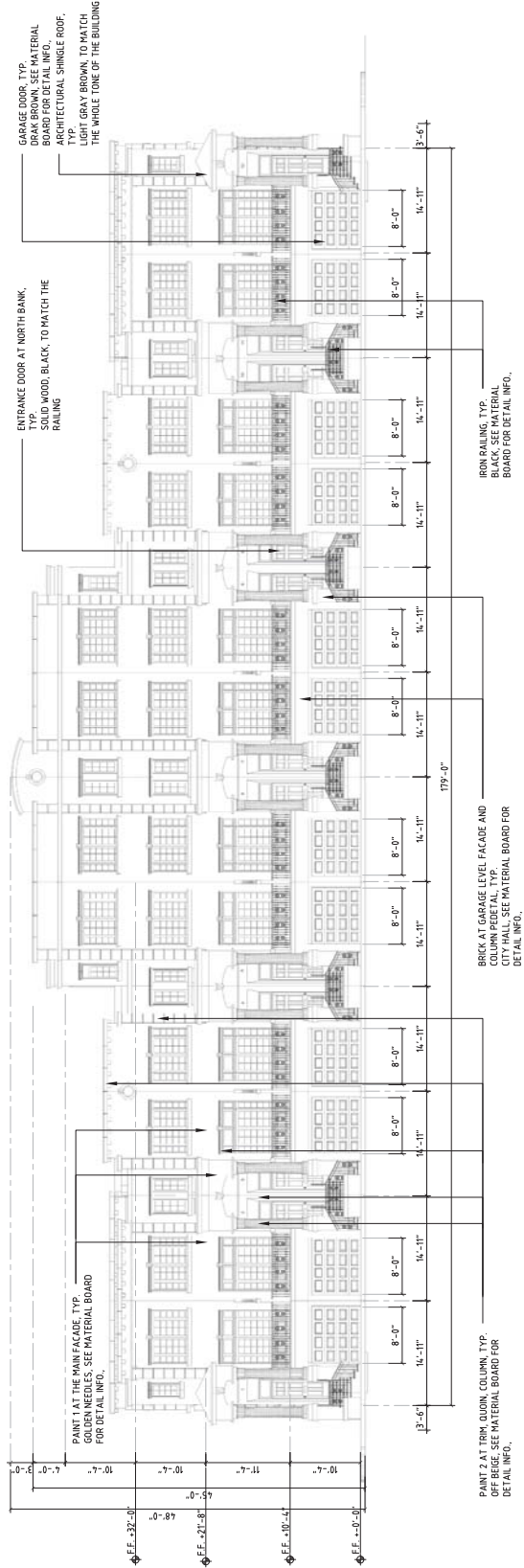
Carendon Townhomes
 Elevations
 413, 417, 421, 425 W 6TH ST, TEMPE, AZ



REVISION
 DATE 04-23-2013
 ARCHITECT P. J. JANG
 PROJECT MANAGER P. J. JANG
 SCALE 1/8"=1'-0"
 DRAWN BY C. HARRIS
 CHECKED BY P. JANG
 SHEET TITLE

A-201

2nd CITY SUBMITTAL



North Bank - North Elevation Scale: 1/8"=1'-0"



North Bank - South Elevation Scale: 1/8"=1'-0"



H&S International, LLC
 10000 W. 10th Street, Suite 100
 Overland Park, Kansas 66211
 (913) 666-1111
 (800) 552-2786 FAX
 (800) 552-2786 FAX

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Elevations
Clarendon Townhomes
 413, 417, 421, 425 W 6TH ST, TEMPE, AZ



REVISION
 DATE: 09-23-2013
 ARCHITECT: P. J. JUNG
 PROJECT MANAGER: P. J. JUNG
 SCALE: 1/8"=1'-0"
 DRAWN BY: C. HUNT
 CHECKED BY: P. JUNG
 SHEET TITLE

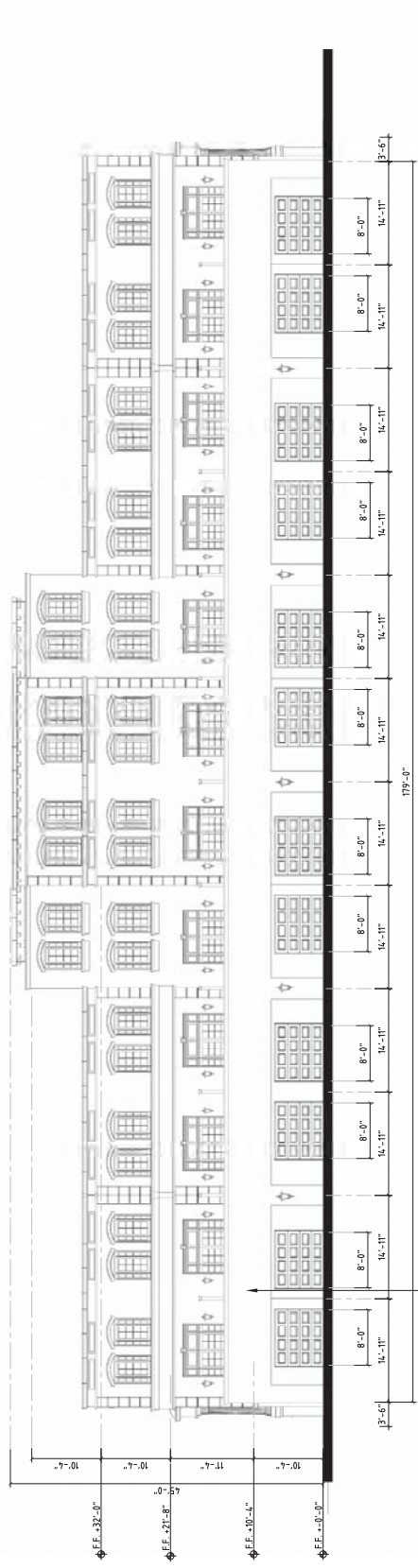
A-201
 2nd CITY SUBMITTAL



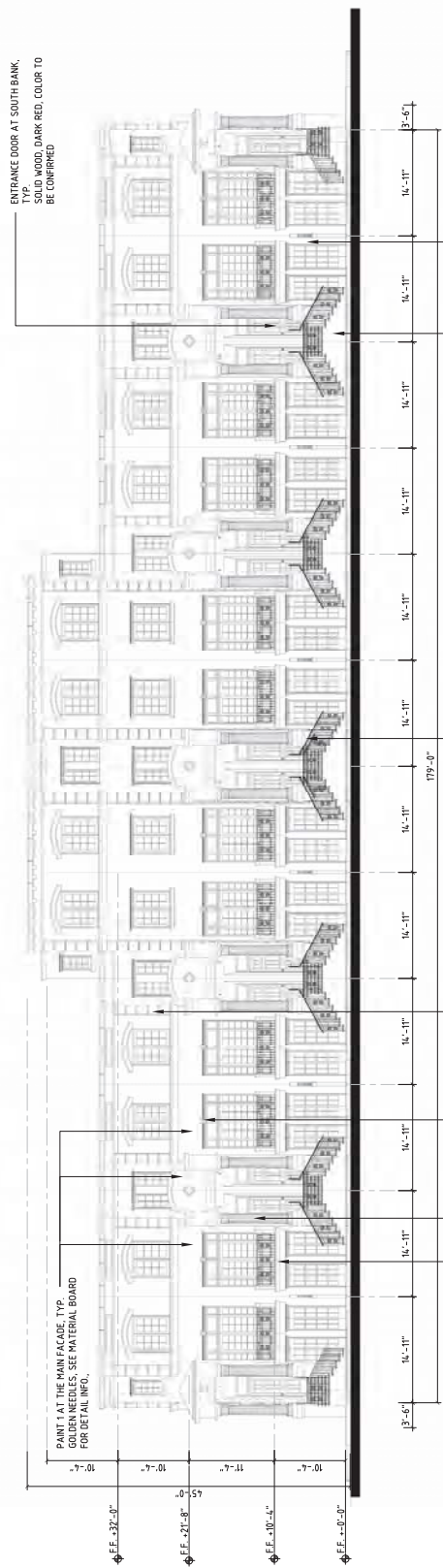
North Bank - North Elevation Scale: 1/8"=1'-0"



North Bank - South Elevation Scale: 1/8"=1'-0"



South Bank - South Elevation scale: 1/8"=1'-0"



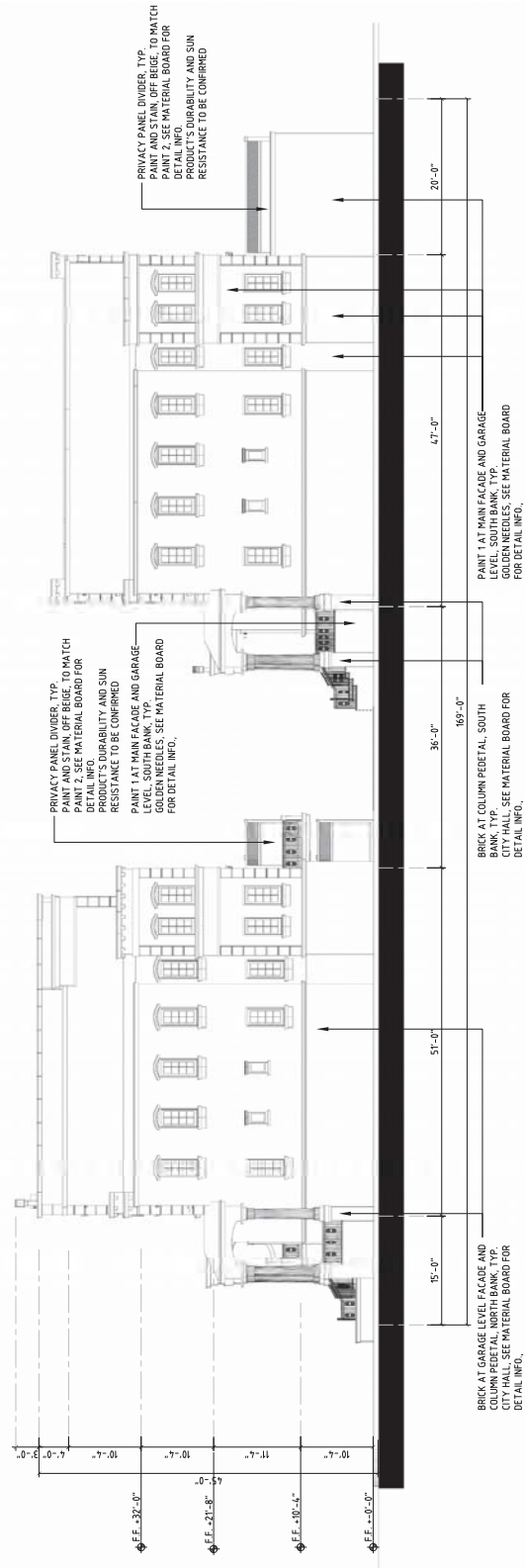
South Bank - North Elevation scale: 1/8"=1'-0"



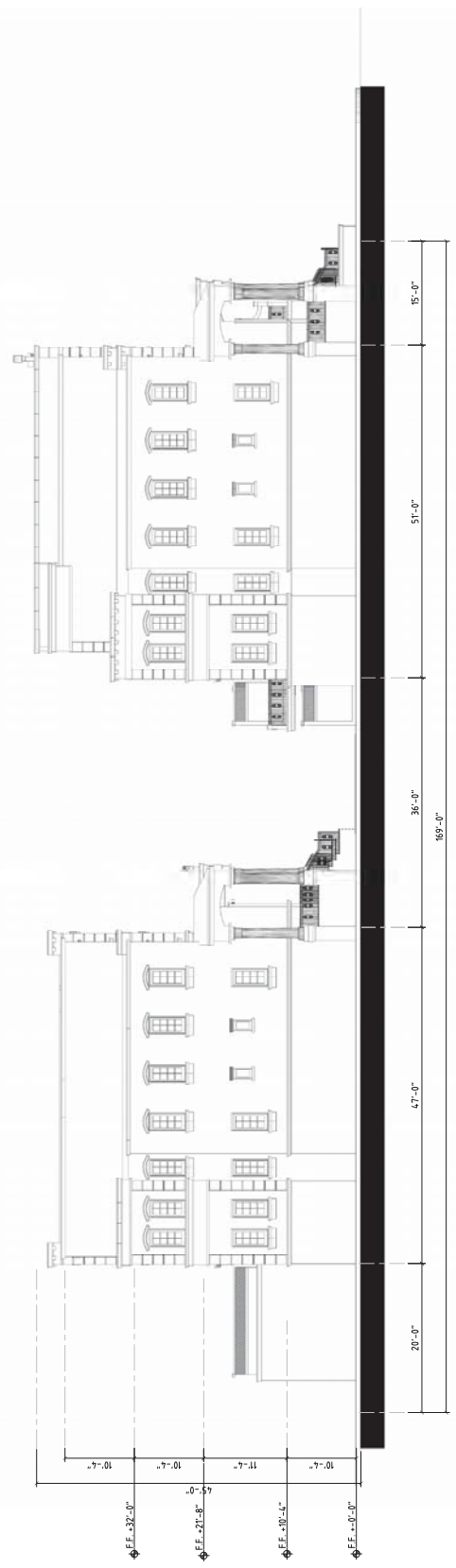
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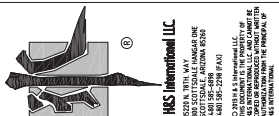
South Bank - North Elevation Scale: 1/8"=1'-0"



West Elevation scale: 1/8"=1'-0"



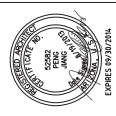
East Elevation scale: 1/8"=1'-0"



H&S International, LLC
 1775 N. 15TH AVENUE
 SUITE 200, TUCSON, ARIZONA 85716
 (520) 552-2744, ARIZONA 85716
 (480) 562-2744, FLAID

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Carendon Townhomes Elevations
 413, 417, 421, 425 W 6TH ST, TEMPE, AZ



REVISION
 DATE: 09-23-2013
 ARCHITECT: P. J. JANG
 PROJECT MANAGER: P. J. JANG
 SCALE: 1/8"=1'-0"
 DRAWN BY: C. MOORE
 CHECKED BY: P. JANG
 SHEET TITLE

A-203

2nd CITY SUBMITTAL



West Elevation Scale: 1/8"=1'-0"



East Elevation Scale: 1/8"=1'-0"



**PAINT 1: SHERWIN-WILLIAMS
8122 GOLDEN NEEDLES
LRV 50**



**PAINT 2: SHERWIN-WILLIAMS
OFF BEIGE
LRV 56**



**BRICK VENEER: GENERAL SHALE
IRONWORKS
www.generalshale.com**



LATTICE TOP PRIVACY PANEL



Model 116075
6 x 6 Lattice Top Privacy Panel
Actual Size: 68-1/2" x 66-7/8"

Parts you will need:

Gate: 116072 6 x 42" Lattice Top Privacy Gate with hinges and latch, Actual Size: 68-1/2" x 41-1/2"

Fence Post: 115842 5 x 5 - 8' Vinyl Post - white**
Post caps sold separately

Vinyl Bracket Kit: 116058 2 pack white**

**PATIO DIVIDER:
VERANDA VINYL FENCING
www.verandadeck.com**

**COLOR: OFF BEIGE
MATCH PAINT 2
PRODUCT'S DURABILITY AND SUN
RESISTANCETO BE CONFIRMED**



Holland Stone

Thickness	6cm	8cm*	10cm*
Size	3 3/8" x 7 7/8"	3 3/8" x 7 7/8"	3 3/8" x 7 7/8"
Stones Per Sq. Ft.	4.5	4.5	4.5
Stones Per Pallet	540	432	324
Sq. Ft. Per Pallet	117	94	71
Weight Per Piece	5.3	7.1	8.8
Weight Per Pallet	2907	3097	2907

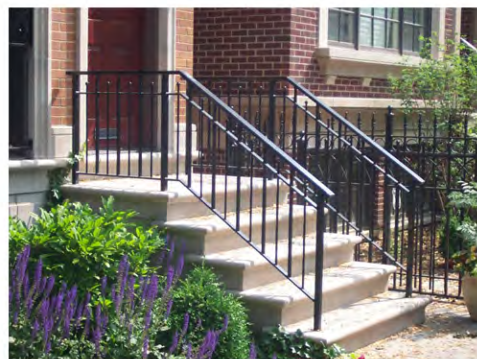


Desert Blend

PAVERS: HOLLAND STONE



**STEEL GAREAGE DOOR: CLOPAY GARAGE DOORS
GALLERY COLLECTION
www.clopaydoors.com**



**MTL RAILING: COLLETTI DESIGN
www.COLLETTIDESIGN.com**

Material Sample Board
Clarendon Townhomes Tempe, Arizona

ATTACHMENT 37



H&S International LLC
Bing Hu Architect
15220 NORTH 18TH WAY
SCOTTSDALE, ARIZONA 85260
480-585-8898
480-585-2298 (FAX)

Designer

Date
Sep 16 2013

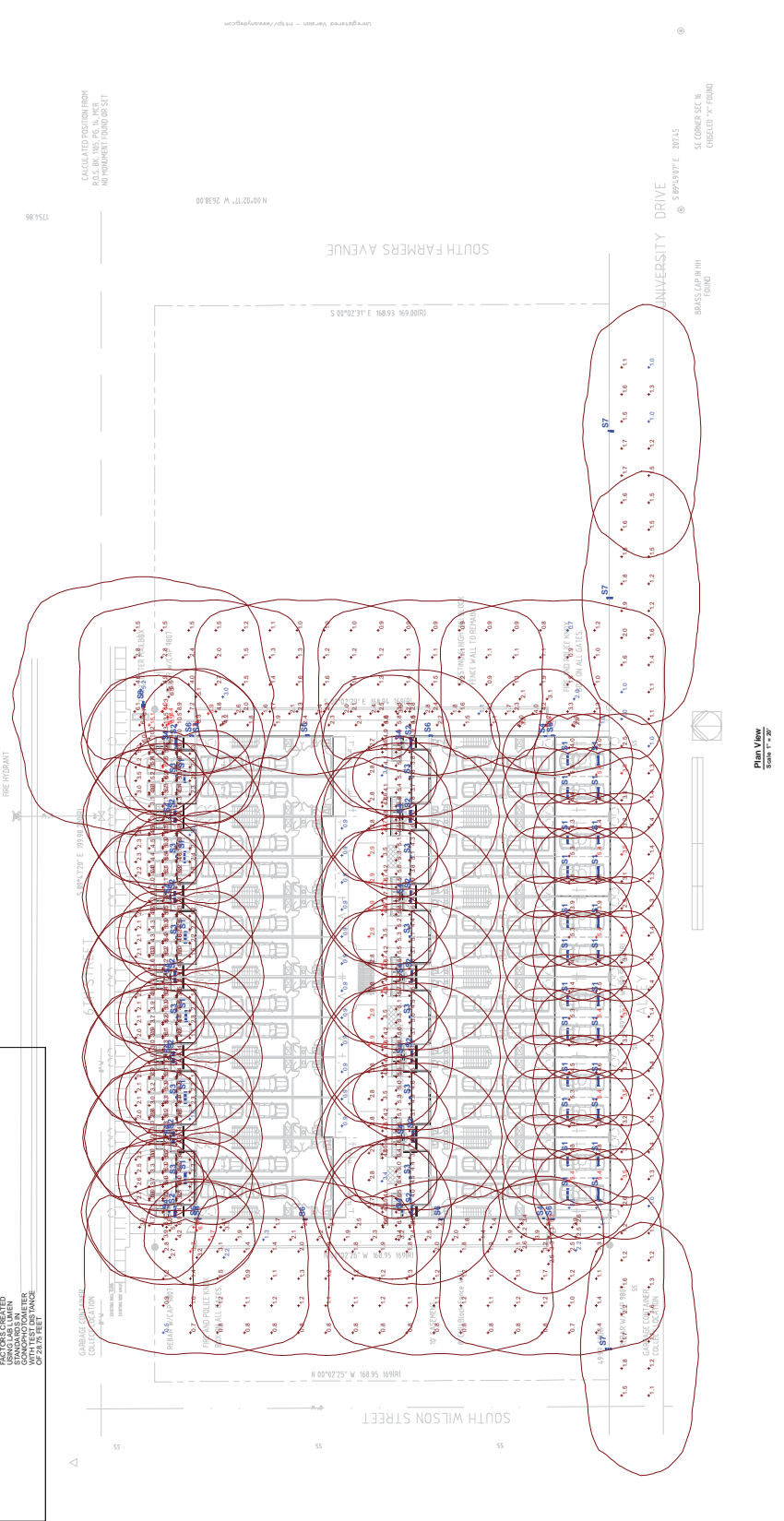
Scale
1/20

Drawing No.

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DOOR 16 RADUS.AT6	+	0.6%	2.0%	2.0%	14.71	3.31
DOOR 16 RADUS.AT6	+	5.9%	18.4%	2.6%	6.31	2.31
PARKWAY AT 6	+	4.2%	16.4%	0.8%	19.31	5.31
PARKWAY AT 6	+	4.2%	5.4%	3.7%	1.51	1.11
PARKWAY AT 6	+	5.4%	14.2%	1.2%	11.81	4.51
SIDE PATHWAY	+	3.0%	7.0%	1.1%	6.41	2.71
SIDE PATHWAY	+	3.0%	8.7%	1.0%	8.71	3.81

Symbol	Label	Qty	Category Number	Description	Lamp	File	Lumens	LF	Watts
■	51	30	METALUX V7.1	VT Series Industrial UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	ONE 32 WATT TR-2850 UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	2850	0.81	29	
■	52	14	METALUX V7.1	VT Series Industrial UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	ONE 32 WATT TR-2850 UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	2850	0.81	58.2	
■	53	12	LUMINAIRE XTORKA	LED UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	XTORKA/LES UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	0.81	13.7		
■	54	18	LUMINAIRE XTORKA	LED UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	XTORKA/LES UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	0.81	27.6		
■	55	0	LUMINAIRE XTORKA	MAX LED 20W-500K UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	XTORKA/LES UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	0.81	50.1		
■	56	8	MCGRAW HILL	LED UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	LED UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	0.81	51		
■	57	1	UNIVERSITY DRIVE	LED UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	LED UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	0.81	51		
■	58	1	UNIVERSITY DRIVE	LED UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	LED UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	0.81	146		

ATTACHMENT 38



Plan View
Scale 1/20

UNIVERSITY DRIVE
BRIDGE 100' W/100'

SEP 16 2013

REVISION SET &
DESIGNED BY FOUND

©

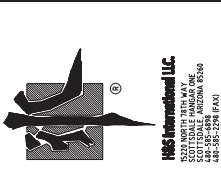
CALCULATED POSITION FROM
NORTH ARROW: 100.00, 20.00, 20.00

N 00° 02' 11" W 2638.00

SOUTH FARMERS AVENUE

SOUTH WILSON STREET

UNIVERSITY DRIVE



H&S International LLC
 20717 STATE AVENUE
 SUITE 140
 SCOTTSDALE, ARIZONA 85260
 480-335-2288 FAX
 480-335-2289
 480-335-2290
 480-335-2291
 480-335-2292
 480-335-2293
 480-335-2294
 480-335-2295
 480-335-2296
 480-335-2297
 480-335-2298
 480-335-2299
 480-335-2300
 480-335-2301
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 480-335-2303
 480-335-2304
 480-335-2305
 480-335-2306
 480-335-2307
 480-335-2308
 480-335-2309
 480-335-2310



SKG Enterprises, Inc.
 5100 W. WASHINGTON AVENUE
 SUITE 140
 SCOTTSDALE, ARIZONA 85260
 480-335-2288 FAX
 480-335-2289
 480-335-2290
 480-335-2291
 480-335-2292
 480-335-2293
 480-335-2294
 480-335-2295
 480-335-2296
 480-335-2297
 480-335-2298
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 480-335-2304
 480-335-2305
 480-335-2306
 480-335-2307
 480-335-2308
 480-335-2309
 480-335-2310

CLARENDON TOWNHOMES
 413, 417, 421, 425 W 6TH ST, TEMPE, AZ
 GRADING PLAN



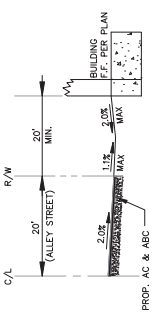
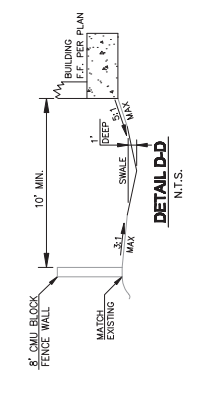
REVISION	DATE	BY	APP'D
2018-09-14		MICHAEL BRANGARD	
PROJ. ENGINEER		FENG JIANG	
PROJ. MANAGER		2018-11	
PROJ. NUMBER		2018-11	
SCALE		AS SHOWN	
CHECKED BY		UP	
SHEET TITLE		UP	

C4.0

REC13051

PAD13012

DS130574



RETENTION CALCULATIONS

VOLUME REQUIRED
 Q-CAP/7/33/A
 W = (0.95) (2.4/12) (0.94 AC)
 W = 0.179 AC-FR (OR 7,780 CF)
 TOTAL VOLUME REQUIRED = 7,780 CF

VOLUME PROVIDED
 17' DIA. (10' DIA.) = 650 CF
 TOTAL VOLUME (BELOW GROUND) = 7,536 CF
 TOTAL VOLUME PROVIDED = 8,104 CF

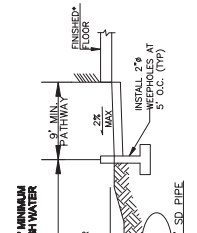
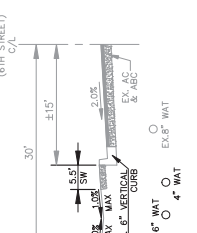
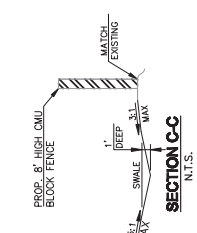
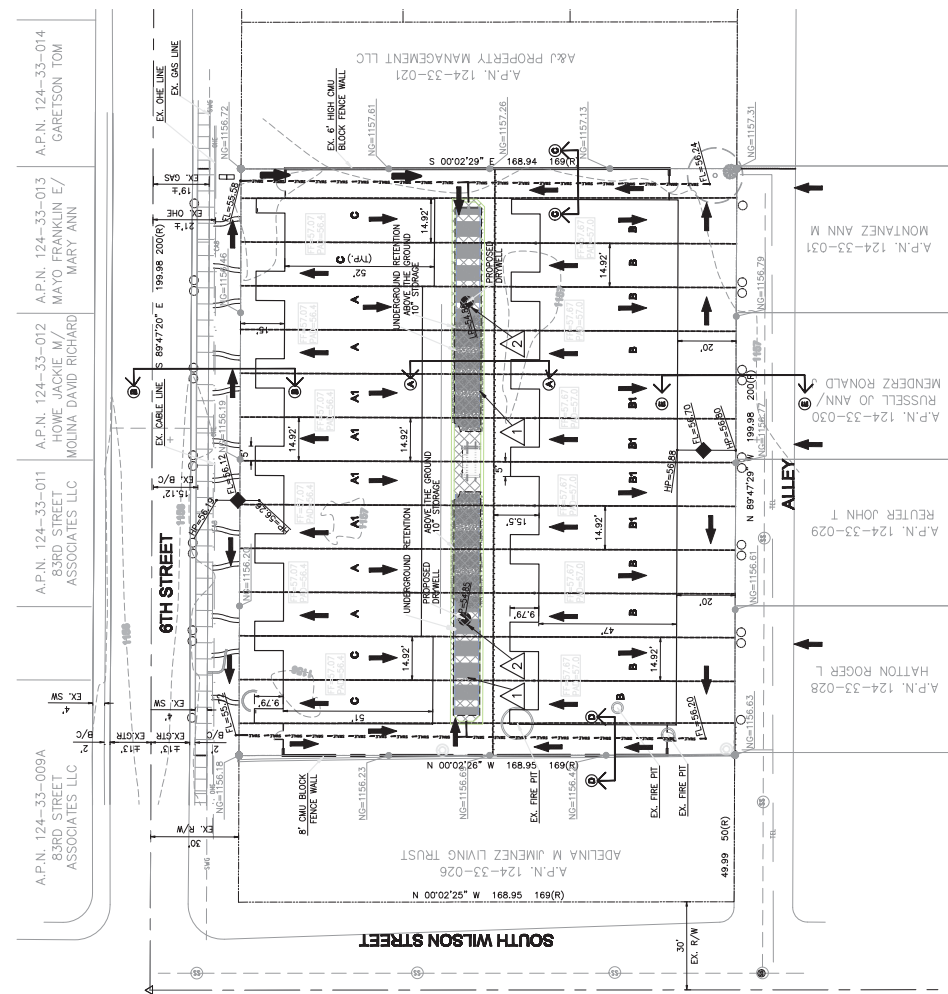
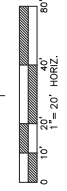
DRYWELL CALCULATIONS

RETENTION BASIN	STORAGE CAPACITY (CF)	PERC. RATE PER DRYWELL (CF/S)	TIME TO DRAIN BASIN (HR)	TIME < 30 MIN ?
1	8,104	0.10	2	YES

PERCULATION IS BASED ON COMMON RATES IN THE AREA. AT TIME OF INSTALLATION, THE SYSTEM MUST BE TESTED ONE (1) DRYWELL TO VERIFY THE NUMBER REQUIRED FOR RETENTION BASIN.
 NOTE: DRYWELLS ARE REQUIRED FOR EACH INDIVIDUAL UNDERGROUND STORAGE SYSTEM PER CITY OF TEMPE STORMWATER MANUAL.

CONSTRUCTION NOTES: STORM DRAIN

- 1. INSTALL RETENTION MODEL MC4500 SUBSIDIARY AS STORMWATER STORAGE SYSTEM. SEE CITY OF TEMPE STORMWATER MANUAL FOR REQUIREMENTS PER MANUFACTURERS SPECIFICATIONS.
- 2. INSTALL MAXWELL PLUS DRYWELL BY TORRENT RESOURCES. INSTALLATION AND MAINTENANCE PER MANUFACTURERS SPECIFICATIONS.



REC13051

PAD13012

DS130574

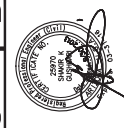


H&S International LLC
 2017 STATE AVENUE, SUITE 100
 SCOTTSDALE, ARIZONA 85260
 480-335-2298
 480-335-2298 FAX
 WWW.H&SINTL.COM



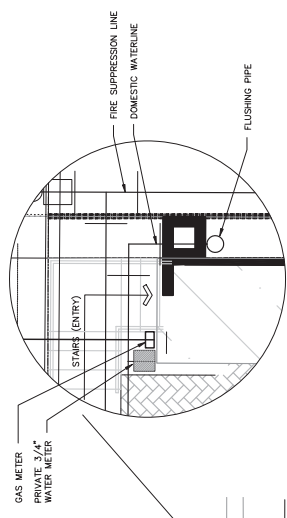
SKG Enterprises, Inc.
 1400 W. WASHINGTON BOULEVARD
 SUITE 140
 SCOTTSDALE, ARIZONA 85260
 480-335-2298
 480-335-2298 FAX
 WWW.SKG.COM

CLARENDON TOWNHOMES
 413, 417, 421, 425 W 6TH ST, TEMPE, AZ
 UTILITY PLAN



REVISION	DATE	BY	DESCRIPTION
01	2018-09-24	MICHAEL BHANGOOD	ISSUE FOR PERMITS
02	2018-11-13	FENG JIANG	REVISED PER CITY COMMENTS
03	2019-01-10	FENG JIANG	REVISED PER CITY COMMENTS
04	2019-01-10	FENG JIANG	REVISED PER CITY COMMENTS
05	2019-01-10	FENG JIANG	REVISED PER CITY COMMENTS
06	2019-01-10	FENG JIANG	REVISED PER CITY COMMENTS
07	2019-01-10	FENG JIANG	REVISED PER CITY COMMENTS
08	2019-01-10	FENG JIANG	REVISED PER CITY COMMENTS
09	2019-01-10	FENG JIANG	REVISED PER CITY COMMENTS
10	2019-01-10	FENG JIANG	REVISED PER CITY COMMENTS

C5.0



CONSTRUCTION NOTES: WATER

1. INSTALL 2" WATER MAIN FROM EXISTING 8" WATERLINE TO PROPERTY WATER METER.
2. INSTALL 8" X 3/4" TAPPING SLIDE AND VALVE PER MAG STD. DTL. 340 W/ JOINT RESTRAINT PER CITY OF TEMPE STANDARDS.
3. SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT PAVING. PAVEMENT REPLACEMENT SHALL BE PER MAG STD. DETAIL 200-1 (1"-TOP) OR AS ADOPTED BY CITY OF TEMPE INSPECTION SERVICES.
4. INSTALL 4" DUCTILE IRON PIPE WATER SERVICE LINE.
5. INSTALL 3" WATER METER AND BOX PER MAG STD. DTL. 345-1 AND MAG STD. DTL. 310 WITH DTL. 330. (MASTER METER)
6. INSTALL PRIVATE 3/4" WATER METERS IN BOX PER CITY OF TEMPE STD. DTL. 17-213.
7. INSTALL 1/2" X 1/2" LANDSCAPE WATER METERS AND BOX PER MAG STD. DTL. 342-1 AND MAG STD. DTL. 310 WITH DTL. 330.
8. INSTALL 3/4" BRONZE OR BRASS (ANNEALED) PER CITY OF TEMPE STD. DTL. 17-213. INSTALLATION PER CITY OF TEMPE STANDARDS.
9. INSTALL 8" X 3/4" TAPPING SLIDE AND VALVE PER MAG STD. DTL. 340 W/ JOINT RESTRAINT PER CITY OF TEMPE STANDARDS.
10. INSTALL TYPE A CURB STOP WITH FLUSHING PIPE PER MAG STD. DTL. 380.

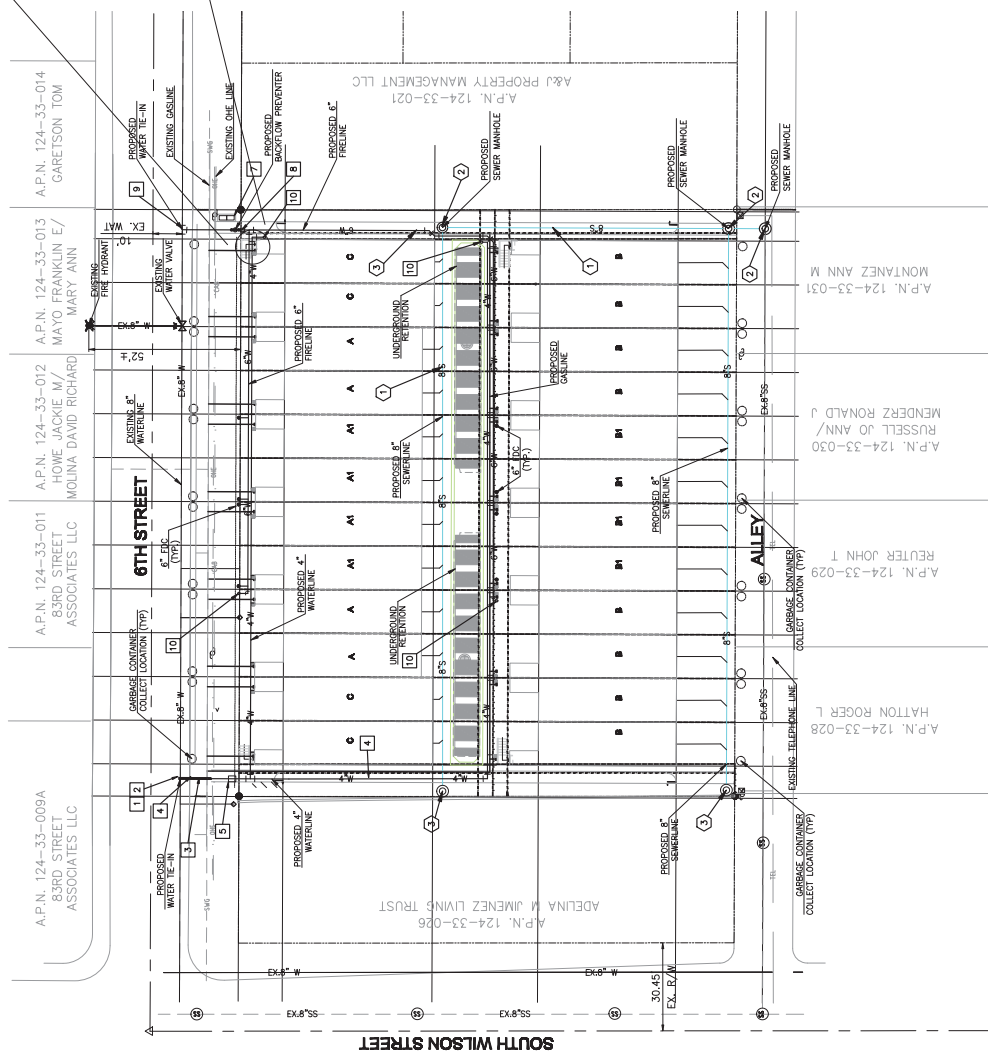
CONSTRUCTION NOTES: SEWER

1. INSTALL 8" PVC SEWER MAIN IN 10-FOOT PRIVATE SEWER EASEMENT FOR BUILDING SEWER.
2. INSTALL 4-FT DIAMETER CONCRETE SEWER MANHOLE PER MAG STD. DTL. 420-1 WITH 24" CAST IRON MANHOLE FRAME AND COVER PER MAG STD. DTL. 423-1.
3. INSTALL CLEAN OUT PER MAG STD. DTL. 441.
4. INSTALL TYPE A SEWER BUILDING CONNECTION WITH BALL MARKERS PER MAG STD. DTL. 440-1.

NOTE:
 CERTAIN UTILITIES CONSTRUCTED UNDER THESE PLAN SHEETS MAY NOT EXHIBIT TO IDENTIFY THESE LOCATIONS AND PROVIDE ADEQUATE MEASURES TO PROTECT THESE UTILITIES. CONTRACTOR SHALL BE HELD HARMLESS FOR ANY AND ALL DAMAGES CAUSED BY CONSTRUCTION.

NOTE:
 ALL SITE PUBLIC UTILITIES ARE CONTAINED WITHIN AN OVERLAY PRIVATE UTILITY EASEMENT AND ARE THE RESPONSIBILITY OF THE CLARENDON HOMEOWNERS ASSOCIATION.

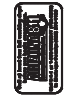
NOTE:
 FIRE DEPARTMENT CONNECTIONS FOR THE FOUR STORY UNITS, SHALL BE MOUNTED ON THE OUTSIDE FACE OF THE INDIVIDUAL UNIT STAIR WELL WALLS. (4-FRONT, 4-REAR UNITS).



DS130574

PAD13012

REC13051



REC13051

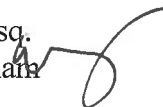
PAD13012

DS130574

MEMORANDUM
GAMMAGE & BURNHAM
A Professional Limited Liability Company

September 17, 2013

TO: Diana Kaminski, Senior Planner
City of Tempe Community Development Department

FROM: Manjula M. Vaz, Esq.
Gammage & Burnham 

RE: Summary of Public Outreach regarding the 413, 417, 421 and 425 W. 6th Street,
Tempe, Arizona 85281 – Clarendon Townhome Project.

The project team has made a concentrated effort to reach out to the community. We have and will continue to address any questions and/or comments that may arise throughout the application process.

Posting & Notification:

Pursuant to applicable City requirements, on August 20, 2013, the Applicant sent first class letters to all property owners within 300 feet of the project site and chairpersons of registered neighborhood associations and home owners associations within 600 feet of the project site, notifying interested parties of the proposed development and of a neighborhood meeting scheduled for Thursday, September 5, 2013. The respective dates, locations, and times for the neighborhood meeting and scheduled public hearings, as well as the Applicant's contact information, were posted on the project site on August 20, 2013. Copies of the mailing notice, notification list, as well as, photos of the public hearing notice sign posted on the site, are enclosed with this summary.

Phone Calls, Letters, E-mails and Faxes:

Prior to the neighborhood meeting, the Applicant received several phone calls from interested property owners. After the Applicant explained the project, the callers were supportive of the project. The main question from the community related to the construction timeline and anticipated completion date of the project. The Applicant was able to answer all of the questions.

Neighborhood Meeting of September 5, 2013:

The project's official neighborhood meeting was held at the Westside Multi-Generational Center, Riverside Room, located at 715 West 5th Street in Tempe on Thursday, September 5, 2013. The meeting began at approximately 6:00 p.m. The Applicant, Irene Clary, was in attendance, as well as members of the project team including, Trevor Barger with Espirtu Loci, Peng Jiang with H&S International LLC, Jim Smith with Vollmer & Associates, and Manjula Vaz with Gammage & Burnham. In addition to the Applicant and the project team, approximately 11

people from the public attended the meeting, as well as Diana Kaminski, from the City of Tempe. The Applicant set up presentation boards around the room and the project team were available to discuss the project individually with members of the public. We have attached the support cards and the signup sheet to this report.

The members of the public in attendance were very supportive. In particular, the President of the Wilson Place HOA commented “the Project as proposed will be a great asset for the neighborhood. The architectural design fits with the neighborhood character, but offers some visual variety.” Additional public comments are supportive of the project’s architecture and the additional type of homeownership this project will offer. Several people commented that this project looks like it will be a great addition to the neighborhood. There were no issues or concerns presented at the meeting which the Applicant could not answer.

The meeting was adjourned at approximately 7:00 p.m.

Enclosures: August 20, 2013 mailing notice
August 20, 2013 mailing notification list
August 20, 2013 affidavit of signs posting and photo of posted sign
September 5, 2013 neighborhood meeting sign-in sheet
Various support cards from the September 5th public meeting
Affidavit of public hearing notification

NEIGHBORHOOD MEETING

TEMPE APPLICATION NUMBER PL130215
Catclar Investments, LLC,
affecting 413, 417, 421, and 425 W. 6th Street, Tempe AZ 85281
Clarendon Townhome Project

Thursday, September 05, 2013 - 6:00p.m.
Westside Multigenerational Center

- I SUPPORT
- I DO NOT SUPPORT
- I AM NEUTRAL
- I HAVE NOT DECIDED

COMMENTS:

I BELIEVE THE PROJECT AS PROPOSED WILL BE A GREAT ASSET FOR THE NEIGHBORHOOD. THE ARCHITECTURAL DESIGN FITS WELL WITH THE NEIGHBORHOOD CHARACTER, BUT OFFERS SOME VISUAL VARIETY.

THE DENSITY OF THE PROPOSED DEVELOPMENT HITS - THE SWEETSPOT: IT'S NOT TOO OPEN OR TOO DENSE

NAME: SCOTT MILLER - WILSON PLACE HOA PRESIDENT
ADDRESS: 540 S. WILSON ST., TEMPE, AZ 85281
TELEPHONE: 602-744-5558
EMAIL: CAROSCDMA@YAHOO.COM

MAILING ADDRESS:
331 E FREMONT DR
TEMPE, AZ 85282

PLEASE FILL OUT AND TURN IN OR MAIL TO:

Catclar Investments, LLC
16621 N 91st. Street
Suite 101
Scottsdale, Arizona 85260

OR EMAIL: TNACIUS@cox.net

NEIGHBORHOOD MEETING

TEMPE APPLICATION NUMBER PL130215
Catalar Investments, LLC,
affecting 413, 417, 421, and 425 W. 6th Street, Tempe AZ 85281
Clarendon Townhome Project

Thursday, September 05, 2013 - 6:00p.m.
Westside Multigenerational Center

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

THIS PROPOSED TOWNHOME COMPLEX DOES APPEAR TO BE
A DESIGN TREND IN SUBJECT'S IMMEDIATE MARKET AREA.

I DO NOT WISH TO SEE THESE UNITS UTILIZED AS A
FRAT HOUSE.

NAME: CHARLES HANE - 2743 S. EL MARINO, MESA, AZ 85207
ADDRESS: CO-OWNER, 430 W. 7th ST, TEMPE, AZ 85281
TELEPHONE: 480-820-4777
EMAIL: Cehane@cox.net

PLEASE FILL OUT AND TURN IN OR MAIL TO:

Catalar Investments, LLC
16621 N 91st. Street
Suite 101
Scottsdale, Arizona 85260

OR EMAIL: TNACIUS@cox.net

NEIGHBORHOOD MEETING

TEMPE APPLICATION NUMBER PL130215

Catclar Investments, LLC,
affecting 413, 417, 421, and 425 W. 6th Street, Tempe AZ 85281
Clarendon Townhome Project

Thursday, September 05, 2013 - 6:00p.m.
Westside Multigenerational Center

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

well thought out design will complement
the Brawley + we development w/ space
California / Good High Density
Housing - Good use of limited space
- will promote walkability in the area.

NAME: Dr George Hove
ADDRESS: 531 W 6th St
TELEPHONE: 602-284-1342
EMAIL: george.hove@phoenix.edu

PLEASE FILL OUT AND TURN IN OR MAIL TO:

Catclar Investments, LLC
16621 N 91st Street
Suite 101
Scottsdale, Arizona 85260

OR EMAIL: TNACIUS@cox.net

NEIGHBORHOOD MEETING

TEMPE APPLICATION NUMBER PL130215
Catalar Investments, LLC,
affecting 413, 417, 421, and 425 W. 6th Street, Tempe AZ 85281
Clarendon Townhome Project

Thursday, September 05, 2013 - 6:00p.m.
Westside Multigenerational Center

I SUPPORT

ÿ

I DO NOT SUPPORT

ÿ

I AM NEUTRAL

ÿ

I HAVE NOT DECIDED

ÿ

COMMENTS:

*This project will certainly enhance the area
great plans!*

NAME: *Connie Telemonte*
ADDRESS: *425 N. 5th St*
TELEPHONE: *520-348-6936*
EMAIL: *connatalcar@msn.com*

PLEASE FILL OUT AND TURN IN OR MAIL TO:

Catalar Investments, LLC
16621 N 91st. Street
Suite 101
Scottsdale, Arizona 85260

OR EMAIL: *TNACIUS@cox.net*

NEIGHBORHOOD MEETING

TEMPE APPLICATION NUMBER PL130215

Catcler Investments, LLC,

affecting 413, 417, 421, and 425 W. 6th Street, Tempe AZ 85281

Clarendon Townhome Project

Thursday, September 05, 2013 – 6:00p.m.

Westside Multigenerational Center

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: *Armando Delgadillo*
 ADDRESS: *427 W 5th ST Tempe AZ 85281*
 TELEPHONE: *602-550-7773*
 EMAIL: *ad@vandeira.com*

PLEASE FILL OUT AND TURN IN OR MAIL TO:

Catcler Investments, LLC
 16621 N 91st. Street
 Suite 101
 Scottsdale, Arizona 85260

OR EMAIL: *TVACIUS@cox.net*

NEIGHBORHOOD MEETING

TEMPE APPLICATION NUMBER PL130215

Catclar Investments, LLC,

affecting 413, 417, 421, and 425 W. 6th Street, Tempe AZ 85281

Clarendon Townhome Project

Thursday, September 05, 2013 – 6:00p.m.

Westside Multigenerational Center

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS: It looks great and looks as if it will
be a great improvement to the neighborhood.

NAME: Craig Ellis
ADDRESS: PO Box 1154, Tempe, AZ 85280-1154
TELEPHONE: 480-968-0834
EMAIL: Craigellis2@netscape.net

PLEASE FILL OUT AND TURN IN OR MAIL TO:

Catclar Investments, LLC
16621 N 91st. Street
Suite 101
Scottsdale, Arizona 85260

OR EMAIL: TNACIUS@cox.net

NEIGHBORHOOD MEETING

TEMPE APPLICATION NUMBER PL130215
Catclar Investments, LLC,
affecting 413, 417, 421, and 425 W. 6th Street, Tempe AZ 85281
Clarendon Townhome Project

Thursday, September 05, 2013 – 6:00p.m.
Westside Multigenerational Center

I SUPPORT	<input checked="" type="radio"/>
I DO NOT SUPPORT	<input type="radio"/>
I AM NEUTRAL	<input type="radio"/>
I HAVE NOT DECIDED	<input type="radio"/>

COMMENTS:

NAME: *Daye Knebelberger*
 ADDRESS: *710 W. 7th ST. Tempe*
 TELEPHONE: *480-345-7774*
 EMAIL: *dknebr@gmail.com*

PLEASE FILL OUT AND TURN IN OR MAIL TO:

Catclar Investments, LLC
 16621 N 91st. Street
 Suite 101
 Scottsdale, Arizona 85260

OR EMAIL: *TNACIUS@cox.net*