

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 1/28/2014
Agenda Item: 4**

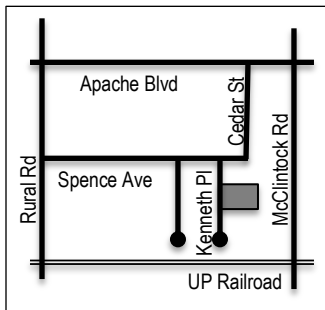
ACTION: Request for a Development Plan Review for eight new attached single-family townhomes for KENNETH PLACE TOWNHOMES, located at 1419 South Kenneth Place. The applicant is Neil Tang.

FISCAL IMPACT: The development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: KENNETH PLACE TOWNHOMES (PL120269) is located in the Apache Boulevard Redevelopment Area, within the Transportation Overlay District. The site is south of Apache Boulevard, north of the Union Pacific Railroad line and between Rural and McClintock roads. The applicant received a Development Plan Review approval at the end of 2012 and a Zoning Amendment and Planned Area Development entitlement in early 2013, this request is a new Development Plan Review for the same site, in compliance with the previously approved development standards. This request includes the following:

DPR13316 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Neil Tang, Kenneth Property, LLC
Applicant	Neil Tang
General Plan Land Use/Density	Residential / 16-25 du/ac
Current/Proposed Zoning District	R1-PAD
Lot Area	16,823 gross s.f. / 16,404 net s.f. / .376 acres
Density / # of Units	21 dwelling units per acre / 8 units
Building Lot Coverage	48% (per PAD) 50% (proposed)
Landscape Percentage	23% (per PAD)
Net Building Area	12,240 s.f.(per PAD) 16,823 s.f. (proposed)
Building Height	30' (maximum allowed) 28' (actual)
Development West Setback (from Kenneth Place)	13' (per PAD)
Development North and South Setbacks	5' (per PAD)
Development East Setback	10' (per PAD)
Front Yard Setback	0' (per lot)
Side Yard Setback	0' (per lot)
Rear Yard Setback	5' (per lot)

ATTACHMENTS: Development Project File

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

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

COMMENTS:

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

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

In December 2012, the Development Review Commission approved a Development Plan Review for a design of eight townhomes on the site in a similar configuration to what is proposed in this submittal. In February of 2013, the City Council approved a Zoning Map Amendment and Planned Area Development for an R1-PAD for the proposed project. In August of 2013, after entitlements, the applicant proposed changes to the site plan, affecting the Planned Area Development. The new design was presented to residents, in anticipation of a PAD amendment. This design put 7 units on the north side of the lot and all the parking in a lot on the south side. It also included elevation changes with materials, colors and design. It was later determined the proposed second plan, would not work on the site, and the applicant chose to work within the PAD standards, while proposing a new design for the elevations and landscape within the original site plan configuration of four units on either side of a shared driveway. A summary of the public input from the neighborhood meetings is provided below.

This request includes the following:

1. Development Plan Review which includes: Eight two-story single-family townhomes in two attached buildings totaling 16,823 s.f. of building area on .376 acres.

The applicant is requesting the Development Review Commission take action on the new design. For further processing, the applicant will need a minor modification to the Planned Area Development to increase building lot coverage from 48% to 50%: this will be handled administratively, subject to the Commission decision on this design. All other standards of the PAD are being met. The applicant will also need to submit a Subdivision Plat, to create individual for-sale units with a shared common landscape and access driveway tract.

PUBLIC INPUT

- Neighborhood meeting was not required for the Development Plan Review.
- The prior zoning entitlement process required a neighborhood meeting, which was held on Monday, November 26th, 2012 from 6:30 p.m. to 8:30 p.m. at the Escalante Community Center .
- Issues of concern related to design at the meeting included:
 - protection and maintenance of the existing private utility easement for flood irrigation in the neighborhood – there is a private 12” water line running along the east and north property lines that was not disclosed in the title search or survey conducted prior to sale of the property. (see attached document from residents regarding rights to maintain water access).
 - not wanting student housing in the neighborhood
 - wanting single-family owner-occupied houses
 - concern about privacy to adjacent home to south (with the original plan, which is similar in layout to this plan)
 - concern about driveway location in proximity to windows of house across the street
 - interest in landscape materials, want shade trees that will help screen the view from the street
 - desire to see sustainable development such as solar panels or roof-top gardens
 - resident dislike for the originally proposed color palette – this led to a change in the colors at the Development Review Commission meeting, as requested by residents and the applicant. (see attached

original color elevations and the approved color palette referenced by another previously approved project by the same applicant).

- Staff and the applicant worked to address the protection of the existing underground irrigation pipe, and conditions were applied to this request to maintain water rights throughout the development and future use of this site.
- In 2013, after entitlements, a new design was presented to residents on Monday, August 26th from 6:30-7:30pm at the Escalante Community Center, in anticipation of a PAD amendment. This design put 7 units on the north side of the lot and all the parking in a lot on the south side. It also included elevation changes with materials, colors and design. This design required substantial change to the PAD and did not reflect what had been previously presented through the Development Plan Review process. The design eliminated private garage parking, making the site function more like an apartment community than an owner occupied product with secure private parking.
 - Design issues raised at the second neighborhood meeting were similar concerns expressed at the first meeting.
 - Residents liked all of the units pushed to the north side away from the residence to the south, and they liked the proposed design of the units better than the more traditional design presented a year earlier to them. The new design was discussed in terms of materials, and sustainable functions, however, the details were not developed fully at this time.
- It was later determined the proposed second plan, modifying the PAD would not work on the site, and the applicant chose to work within the parameters of the PAD, while proposing the architectural design and landscape within the original site plan configuration of four units on either side of a shared driveway.
- Development Plan Review entitlements do not require neighborhood meetings, however, since the residents had seen a second design, staff required the applicant to notify residents of the proposed Development Plan Review and the hearing information for the Commission.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

The property proposed for development has been underutilized since the 1970s and vacant for the past decade. As a landlocked parcel with multi-family surrounding the site, on a dead end cul-de-sac adjacent to the railroad tracks, there is limited opportunity for a larger-scale multi-family redevelopment to occur. The site is a small infill site with requirements to underground power lines encumbering the property with additional development costs not conducive to a traditional single-family product. The applicant has provided a letter of explanation of the design intent for a unique product that meets this site's challenges. The eight units will provide ownership opportunities for 1,512 square feet of living area, plus a two car garage.

Site Plan

The plan has two rectangular buildings oriented with the short elevation facing the street. The existing surrounding developments have buildings that appear to be set back approximately 20 feet from the drip line to the back of sidewalk, as measured by aerial. There is a relatively large street right of way on the east side of Kenneth Place, and the proposed PAD would allow a 13 foot street side setback, with the additional right of way bringing the units to 20 feet back of sidewalk, similar in proximity to the existing developments on the street. The eight-unit community has a shared common drive. Circulation is entirely on-site, and provides room for exiting and entering from Kenneth Place without a significant traffic increase. The street front is landscaped in a contemporary low-water use concept to provide shade and visual interest to the project. The differences from the original plan to the current plan (both provided in attachments for reference) are:

- each unit has a two car garage, rather than a single car garage and an adjacent outdoor space between units.
- front doors are located on the north and south side of the site, rather than adjacent to the garages on the interior
- there are no private yards, the commonly held tracts are all open to the residents, but gated at the street front for security; guests are allowed in by the residents

Building Elevations

The largest change from the former design is illustrated in the elevations (both provided in attachments for reference). The original design was a contemporary painted stucco product with a southwestern influence. The new design is a contemporary corrugated and flat metal panel exterior with an industrial influence. The material palette is simplified to metal and limited

painted stucco finish. The metal is galvanized, which over time will lose the reflectivity and take on a powdered grey finish. From the street front, the development appears as two separate structures, each less than 60 feet wide, with a 24 foot wide drive. The typical building in the area ranges from 30 to 45 feet in width; two of the multi-family developments have larger elevations of approximately 60 feet in width, similar in massing to what is being proposed. The scale is appropriate for the area and the massing is kept at a pedestrian level appropriate to residential design. The two-story townhomes have an angled roof line from the street side creating a butterfly-roofline with a gap at the center driveway. From the central drive, the parapet roof undulates in a similar pattern that is connected between units.

The elevations provide openings that penetrate the façade revealing the bright yellow color in the entry courtyards, and increasing interior day-lighting. Pop out windows on the street front break up the elevation from the corrugated aluminum siding. Windows on the street provide a level of neighborhood interaction and increase security for pedestrians. The north and south elevations have the majority of the windows, with the east and west sides limited for privacy and sun control. The galvanized corrugated material is fixed in a horizontal direction on the first floor, and a vertical direction on the top floor for the elevations facing the perimeters of the site, providing a textural change that delineates the levels and breaks up the massing. The interior driveway elevations have vertical corrugated galvanized metal on the second floor and vertical 24 gauge flat lock galvanized metal cladding on the first floor. This change in material provides variety in the driveway courtyard and provides a durable material at the ground floor where vehicle traffic could potentially impact the corrugated façade. Units are divided by the roof guttering system, a corrugated metal box that extends the length of the units. The courtyard areas, garage doors and unit entryways are painted bright yellow, contrasting with the cool grey of the metal.

Landscape Plan

The proposed landscape provides a xeriscape palette planted to create a formal sculptural pattern with Blue Palo Verdes and Mesquite trees, Agaves, Golden Barrel Cactus, and Blue Grama decorative grass. The Blue Palo Verde has a cool blue-grey bark and vibrant yellow flowers, complementary to the metal clad buildings with yellow painted accent walls. The north and south sides have Ocotillo and shade trees. The eastern side is landscaped for retention. A condition of approval has been added to address the tree species on the north and east sides, where the private water line is located; Mesquites are not recommended for planting over water lines. A condition has also been added to provide more ground cover landscape material along the perimeters.

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

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape; the two buildings are located approximately 20 feet from the sidewalk, with retention and vegetation. The building orientation and use of a center drive creates more open space viewed from the street.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; the use of vegetation provides street-front shade, shade to the buildings and to the drive aisle. Limited windows on the west and south elevations will help maximize interior energy efficiency.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; materials are newer construction types used to meet current building codes.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; by placing the narrow side of the elevation to the street and separating the buildings, the eight units appear as two structures from the street front, similar in setback to residences in the area that have a 5-7 foot side setback between buildings. The two-story structure is appropriately scaled adjacent to two-story apartments adjacent to the site on the north and east sides. The landscape elements are scaled to work with the size of the buildings and are a significant enhancement to the Kenneth Place street front.*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; building massing is broken up with the use of building height variation, articulate the building edge of each residence. The buildings each contain four units, and create a sense of movement and rhythm by repetition that unifies the small community.*

6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; The placement of windows and articulation of the roof line provides visual interest to the building massing.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site is located within the Transportation Overlay District, supporting a density appropriate for the area, within walking and biking distance of bus and light rail, and easy access to the neighborhood Orbit bus. The combination of a single car garage and outdoor space encourages a secure parking space for a vehicle and bike, while allowing a second vehicle or guest car to be parked on site. If the second outdoor space is not used, it is designed to function as a front patio for social interaction with residents.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; traffic engineering has reviewed the proposed development and density, with all circulation functioning on site, and a gated entry/exit, it is not anticipated that there will be significant traffic generated by this development. Guests can park on Kenneth Place. Taking two lots and reducing driveways to one point of entry reduces potential pedestrian conflicts on Kenneth Place.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the site meets design guidelines for landscaping, lighting, and surveillance of the surroundings, with a gated entry for additional protection of residences.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape materials are low-water use plants with year-round color and variety of texture and size. The driveway will be shaded by trees on either side of the drive aisle and small patio trees in front of each unit.*
11. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; although this is a single-family development, the units will comply with dark sky standards and provide recommended lighting levels of 1 foot candle in the drive aisle, and 5 foot candles at the pedestrian gates, illuminated from dusk to dawn by photocell, so that the lights are not controlled by timers or manual control.*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

CONDITIONS OF APPROVAL:

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

General

1. An Administrative Amendment of the Planned Area Development for KENNETH PLACE TOWNHOMES is required for this request and 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.

Site Plan

2. Provide 5'6" wide public sidewalk along Kenneth Place as required by Traffic Engineering Design Criteria and Standard Details.

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

Building Elevations

7. The materials and colors are approved as presented at the hearing:

Roof – flat with parapet

Main Body Color –Galvanized metal cladding: 2.67" x .875" corrugated metal siding installed both horizontally and vertically

Second Body Color – Galvanized 24 gauge flat panel flat lock clad system on lower level garage side of elevations

Accent courtyard stucco and garage doors – Benjamin Moore "Bumble Bee" (bright yellow)

2" diameter steel picket pedestrian fence and security gates –oxidized finish to be sealed

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.

8. If providing roof access, roof access shall be from the interior of the building; do not expose roof access to public view.
9. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building and not create maintenance problems with the materials of the building or adjacent landscape. Overflows shall not drain into pedestrian paths from the residences.
10. 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.
11. Locate the electrical service entrance section (S.E.S.) where they are concealed from public view.

Lighting

12. Provide minimum of 1 foot candle in drive aisle and 5 foot candles at the pedestrian gates, mailboxes and front doors with photo cell fixtures mounted on buildings for dusk to dawn illumination of public areas on site. Fixtures shall be designed to reduce glare and be dark-sky compliant.

Landscape

13. The plant palette is approved as proposed and specified on the landscape plan, with the following additions:
 - a. Trees along the north and east perimeter, in the location of the irrigation waterline shall be small patio trees with root barrier protection provided for the existing private waterline.
 - b. A variety of ground cover plantings are required along the north, east and south perimeter, for a total of 30% vegetative ground cover.
 - c. Any additions or modifications may be submitted for review during building plan check process.

14. Irrigation notes:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
15. 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.
16. 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.
17. 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.
18. 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.
19. The CC&R's shall include restrictions on noise and nuisances by residents or guests of residents, modification to topography affecting drainage, and requirements for storage of refuse containers within each unit and protection of the existing water rights for irrigation from the private irrigation system.

CODE/ORDINANCE REQUIREMENTS:

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

- The owner shall provide a Continuing Care Condition, Covenant and Restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
 - 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.
- **FIRE:** Clearly define the fire lane. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Sign the fire lane for NO PARKING. Layout and details of fire lanes are subject to Fire Department approval.
- **ENGINEERING:**
 - Underground utilities except high-voltage transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).

- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100 year onsite retention required for this property, coordinate design with Engineering Department requirements.
- REFUSE: Refuse and recycling to be accommodated with roll-out trash containers at the curb.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- LIGHTING: Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- LANDSCAPE: Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- WATER: The development will comply with water access and conveyance rights per Arizona Revised Statutes, as relevant to private water easements and conveyance systems.

HISTORY & FACTS:

1930-1951	Aerial imaging indicates property was used for agricultural purposes and had no structures.
1952-1959	No aerial imaging available. Property record cards indicate permits were pulled in 1959 for sewer connections.
1963-1965	Utility and building permits issued for a residence located at 1419 S. Kenneth Place.
1967-1970	Utility and building permits issued for a single family residence on 1425 S. Kenneth Place.
1990	1419 S. Kenneth is vacant, house has been removed.
2002	1425 S. Kenneth is vacant, house has been removed.
2002-2012	Both properties have remained vacant for the past decade.
December 12, 2012	Development Review Commission heard and approved DPR12202, a Development Plan Review including site plan, building elevations, and landscape plan and recommended approval of ZON12011, a Zoning Map Amendment from R-4 Multi-Family Residential to R1-PAD Single-Family Residential and PAD12015, a Planned Area Development Overlay to define development standards for eight single-family, two-story townhomes with modified setbacks, reduced lot coverage and landscape area and reduced height.

January 10, 2013 City Council introduced and held a first hearing for the above request.

January 24, 2013 City Council held a second public hearing and approved the above request with conditions.

February 7, 2013 City Council held a public meeting and approved an Amended Subdivision Plat to subdivide two lots into eight lots.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

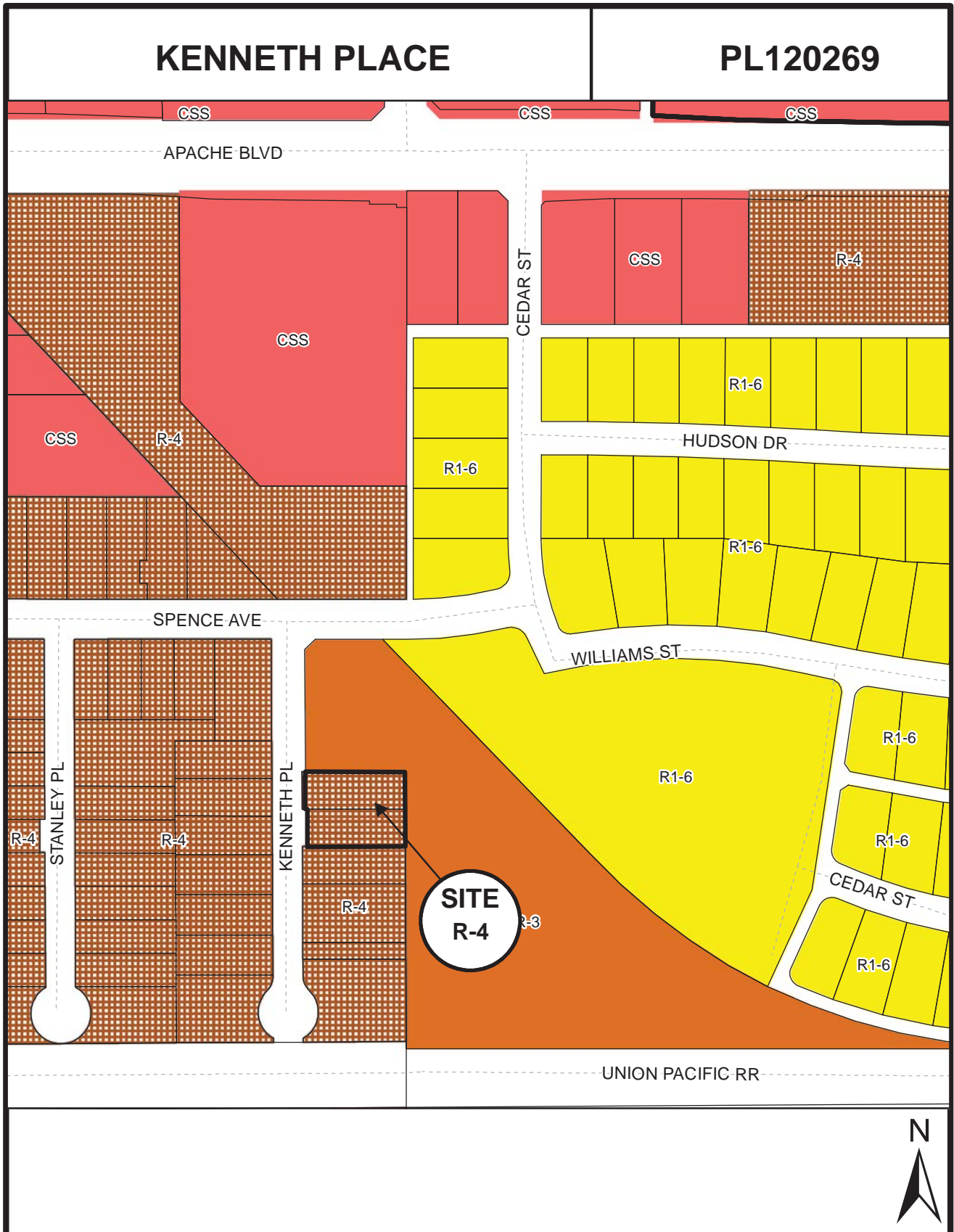
DEVELOPMENT PROJECT FILE

for

KENNETH PLACE TOWNHOMES

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-4. Letter of Explanation for proposed Development Plan Review
5. Approved PAD Cover Sheet
6. Site Plan (formerly approved)
7. Elevations (formerly approved)
8. Color Elevations (formerly proposed, but color changed at DRC hearing)
9. Color Elevations of another project by same architect and owner, previously approved for Hayden Lane Townhomes, reflective of the color palette approved by the DRC at the request of residents and the applicant for Kenneth Place Townhomes
10. Color Board (color copy of what was formerly approved)
11. Plat (for reference only)
12. New Site Plan (Proposed)
13. New First Floor Plan (Proposed)
14. New Second Floor Plan (Proposed)
15. New Sections (Proposed)
16. New Elevations (Proposed)
17. New Color Elevations (Proposed)
18. New Landscape Plans (Proposed)
19. New Color Board (Proposed)
20. New Grading and Drainage (Proposed)
21. Site Context Photos
- 22-25. Resident submittal regarding private irrigation line (Submitted during original hearing process)



Location Map



KENNETH PLACE (PL120269)

Chen + Suchart Studio

11215 North 74th Street
Scottsdale, Arizona 85260
480.332.1704 phone
480.664.6450 fax

E-mail: thamarit@chensuchartstudio.com

LETTER OF EXPLANATION

Project: Kenneth Place

Kenneth Place is a project which incorporates eight adjoined single family residences. The project is split into two separate four residence buildings in order to facilitate automobile access in an efficient non-disturbing manner to the residents of this future project. The goal of the project is to provide for an addition to Kenneth Place's current neighborhood that will look forward to the future of the neighborhood. This project will add to the value of the neighborhood from both an economic and visual perspective. The project does this by taking great care in the durable maintenance free materiality of the building itself, the configuration of the building itself, and the configuration and choice of landscaping.

The project makes best use of the property while offering a lush desert landscape back to Kenneth Place. Different types of native desert plants are treated and celebrated. Along Kenneth Place, the addition of six native mesquite trees, spaced according to the City of Tempe's guidelines, will add shade and visual interest to the current pedestrian streetscape. In addition to trees, there are a series of raised steel planter boxes whereby different native plants such as golden barrel cactus, lady slippers, and agaves are situated. As a backdrop to these trees and raised planters, a field of native desert grasses will add to the lush desert landscaping that will front the street. Not only does the landscaping provide a pleasing visual for the street, the landscaping also provides shade and protection for the buildings themselves from the west sunlight in order to mitigate heat gain. The landscaping serves to also break down the scale of the building against the street. Additional landscaping throughout the project follows the lead of the front landscape in order to provide a consistent and pleasant desert landscape for those who will call this project home.

Landscaping is not the only means by which shade is being provided. Shade for the homeowners has been provided via distinct and separate garden courtyards at the individual entries of each of the eight units. Homeowners will enter through a courtyard that is adjacent to their living spaces. This courtyard is meant to serve as their personalized exterior garden space that will become part of their living space by means of a sliding glass door that unifies these two spaces as one blended space of indoors and outdoors.

The project will utilize a maintenance free cladding, corrugated galvanized steel. The orientation of the corrugation will vary to provide a different base condition that will distinguish itself from the upper level while minimizing the two stories. Separating the two will be a galvanized steel angle to further distinguish these two elements by way of materiality and shadow. The choice of this varied grey colored metal is to provide a palette that is more absorptive of the environment in order to further dematerialize the two-story nature of the project. The choice of this material is of a superior quality, than stucco for example, as it has little to no maintenance required and is far more durable of a material. At the entry courtyards, the project does employ a small amount of stucco to offer a desert southwest yellow akin to the color of the environment's blooming palo verde trees and desert wild flowers.

The configuration of the building's form is further broken down on the south and north pedestrian and entry zones by offering an undulating folded surface/ elevation that offers a great deal of sculptural variation. This undulation provides for distinct individuality to each of the single family residences for each of the future homeowners. The overall configuration of windows are more varied in order to provide more visual interest rather than an entirely monotonous pattern typically seen with this building

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E-mail: tamarit@chensuchartstudio.com

LETTER OF EXPLANATION

type. The windows provided will be a of a high quality bronze anodized aluminum frame with insulated glass and low emissivity coatings to mitigate heat gain. Larger openings such as the sliding glass doors located at each of the entry courtyard spaces provide for interaction with neighbors as well. On the west elevation fronting Kenneth Place, additional detail of projecting steel box bay windows provide variation on the façade. These projecting steel boxes also serve the necessity of self-shading the glazing in this steel box due to the fact that this elevation faces due west.

In further effort to improve the current streetscape, the existing overhead utility lines will be removed and re-situated underground on the project site. Any new utilities will be provided for from underground.

The configuration of the building is achieved by providing distinct means of access for automobiles and pedestrians. Automobiles enter towards the center of the site, while pedestrians are located far to the north and south perimeters of the site. People and automobiles have been completely separated in order to minimize conflicts. Additionally, the project will be better served to not have entries located adjacent to a garage or parking stall.

The approach to lighting the site is that of something that makes it more naturally illuminated. Rather than specifically lighting the building itself, the trees will provide the majority of the lighting while the building will be lit by the resultant ambient light that is created. Each tree will have three low level landscape lights lighting the natural tree structure from below. Additionally, the trees will contain three suspended low level landscape lights to provide the feeling of lighting as moonlight from above. The contrasting position of the lighting will mitigate harsh shadows that would otherwise be created if we were to only provide lighting from one direction.

The goals of the project are to improve this neighborhood with an additional project that is both sensitive in its material choice and overall configuration. The project also offers a lush desert landscape back to the street and neighborhood which currently doesn't have anything of this nature. Situated behind this garden will be the new adjoined single family residences that eight new Tempe residents will call home.

Respectfully Submitted,



Tamarit Suchart
Principal, Chen + Suchart Studio LLC

PLANNED AREA DEVELOPMENT OVERLAY FOR KENNETH PLACE TOWNHOMES

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

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED NEIL TANG, OWNER OF THE PROPERTY DESCRIBED IN THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____ MY COMMISSION EXPIRES _____

NOTARY PUBLIC

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

BY: _____ DATE _____

ITS: PRESIDENT

APPROVED PAD

OWNER/DEVELOPER

1419 S. KENNETH PLACE, LLC
CONTACT: NEIL TANG

PROJECT DATA

DEVELOPMENT STANDARDS	R1-PAD
DENSITY (DU/AC)	21
NUMBER OF UNITS	8
LOT AREA PER DWELLING UNIT, MINIMUM	1,315 SF
BUILDING HEIGHT, MAXIMUM	30 FT (2 STORIES)
BUILDING HEIGHT STEP BACK ABOVE 30 FEET	YES, 1 FOOT PER FOOT ABOVE 30 FEET
LOT COVERAGE, MAXIMUM	50%
LANDSCAPE COVERAGE, MINIMUM	22%
BUILDING SETBACKS, MINIMUM	
FRONT YARD	0 FEET (NORTH OR SOUTH FRONT YARDS)
SIDE YARD	0 FEET (EAST AND WEST SIDES, COMMON WALLS AND ZERO LOT LINES)
REAR YARD	5 FEET (NORTH OR SOUTH REAR YARDS)
PERIMETER COMMON YARD	13 FEET (WEST SIDE, KENNETH PLACE) 12 FEET (EAST SIDE OF DEVELOPMENT)
VEHICLE PARKING	2 PER UNIT (16 TOTAL ON SITE)
BICYCLE PARKING	8

LEGAL DISCRIPTION

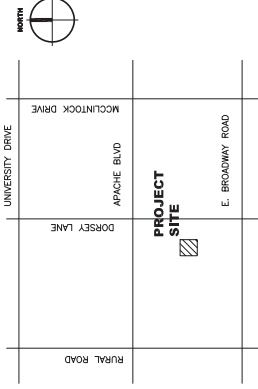
PARCEL NO. 1: THE SOUTH HALF OF LOT 2, KENNETH PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA, ARIZONA, RECORDED IN BOOK 51 OF MAPS, PAGE 26. EXCEPT THE WEST 7.5' THEREOF.

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

APPROVAL

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

SITE VICINITY MAP



CONDITIONS OF APPROVAL

- A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE JANUARY 24, 2015, OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS.
- THE PROPERTY OWNER SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM BY SIGNING THE FORM, THE PROPERTY OWNER SHALL WAIVE ALL RIGHTS AND REMEDIES UNDER THE PROVISIONS OF ARIZONA STATUTES 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 PROPERTY OWNER SHALL WAIVE ALL RIGHTS AND REMEDIES UNDER THE PROVISIONS OF ARIZONA STATUTES 12-1134, OR THE ZONING MAP AMENDMENT AND PLANNED AREA DEVELOPMENT APPROVAL SHALL BE NULL AND VOID.
- AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT PRIOR TO SUBMITTAL OF CONSTRUCTION DOCUMENTS FOR BUILDING PERMIT. THE LIMITATIONS OF THIS ENCROACHMENT INCLUDE STRUCTURE, AND SHALL BE A MINIMUM DISTANCE OF TWENTY-FOUR (24) FEET BETWEEN THE SIGNMARK LEVEL AND ANY OVERHEAD B. ANY OTHER REQUIREMENTS DESCRIBED BY THE ENCROACHMENT PERMIT OR THE BUILDING CODE.
- THE PLANNED AREA DEVELOPMENT FOR KENNETH PLACE TOWNHOMES SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- AN AMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE SUBDIVISION PLAT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS. THE SUBDIVISION PLAT SHALL BE FILED ON OR BEFORE JANUARY 24, 2014, WITHIN ONE YEAR OF CITY COUNCIL APPROVAL. SHALL MAKE THE PLAT NULL AND VOID.
- ALL PROPERTY CORNERS SHALL BE SET AND VERIFIED WITH STAKE UPON FINAL RECORDEMENT OF THE SUBDIVISION PLAT, NO LATER THAN THREE (3) MONTHS FROM THE DATE OF COUNTY RECORDEMENT OR AS DETERMINED BY STAFF.

GENERAL NOTES

REC 12044

PAD 12015

DS 120815

REC 12044

PAD 12015

DS 120815

C-1

Drawn by: JKA
Checked: 12/09/00
Job no: 12109000
Date: 08-22-12
Revised: 12-20-12

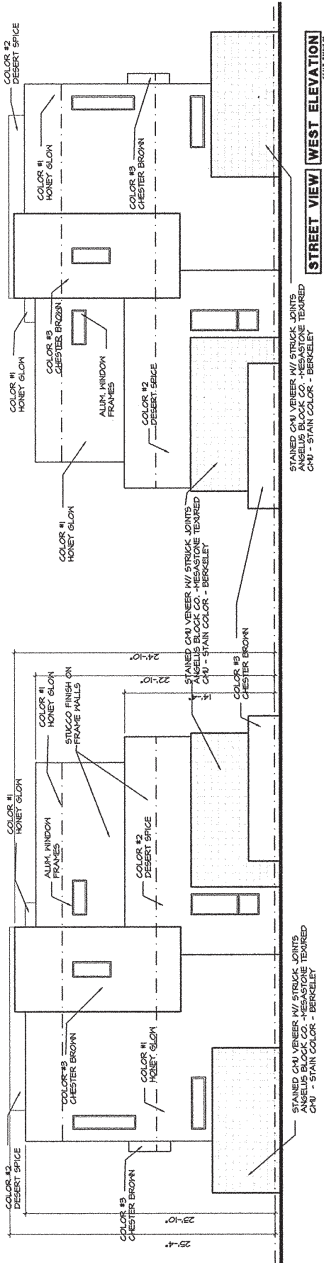
architecteure plus, ltd.
Phoenix, az. 85020 602-264-7500

TEMPE, ARIZONA

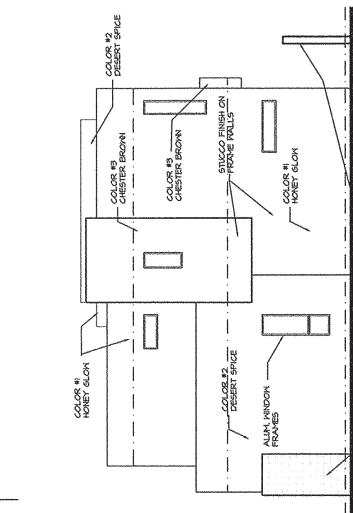
HAYDEN LANE TOWNHOMES

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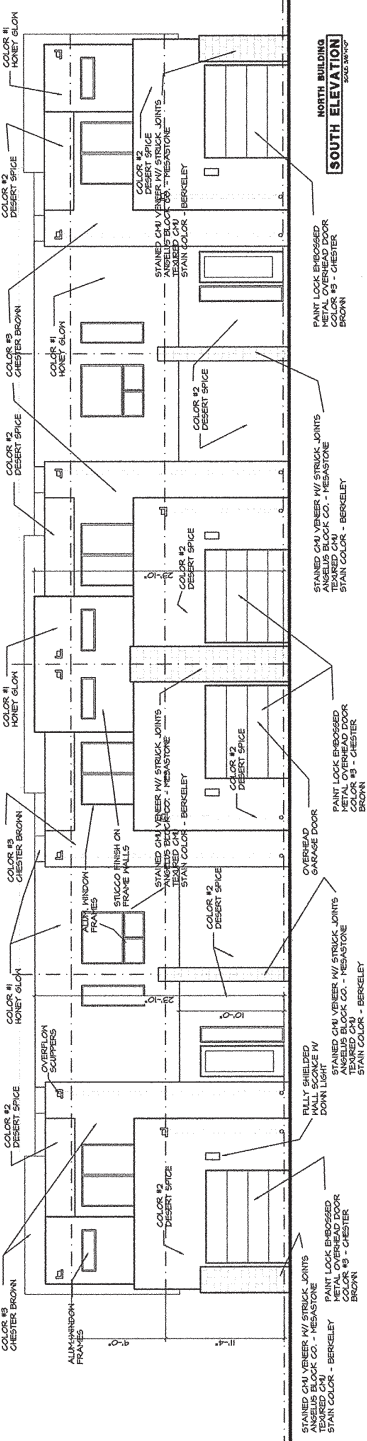
KENNETH PLACE TOWNHOMES



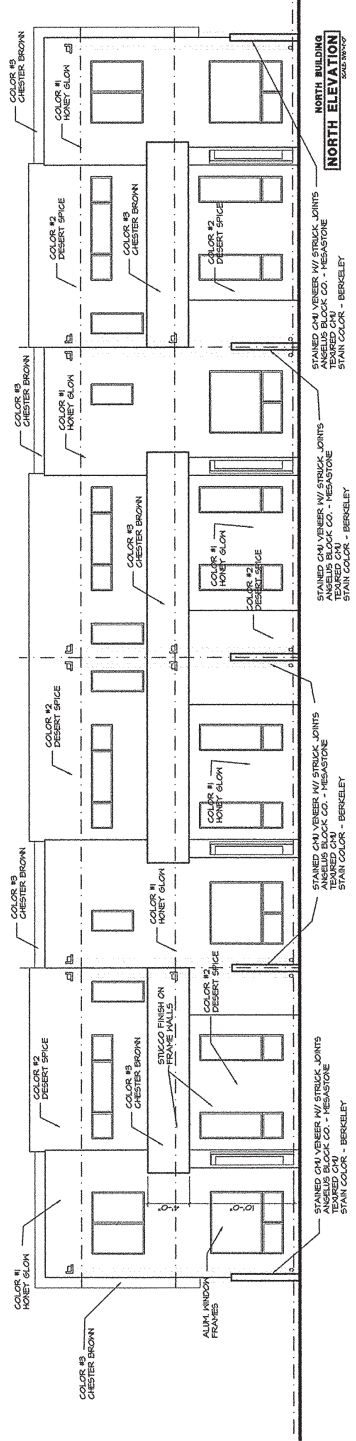
WEST ELEVATION



EAST ELEVATION

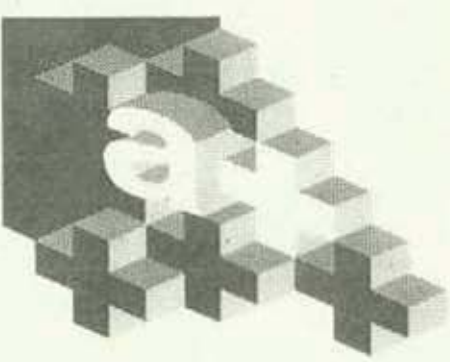


SOUTH ELEVATION



NORTH ELEVATION

FORMERLY APPROVED ELEVATIONS




architecture plus, ltd.

9002 n. central ave. phoenix, az 85020


Hayden Lane Townhomes

1825 E. Hayden Lane

Tempe, AZ 85281





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



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

*Masonry
Stained Concrete Block*



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



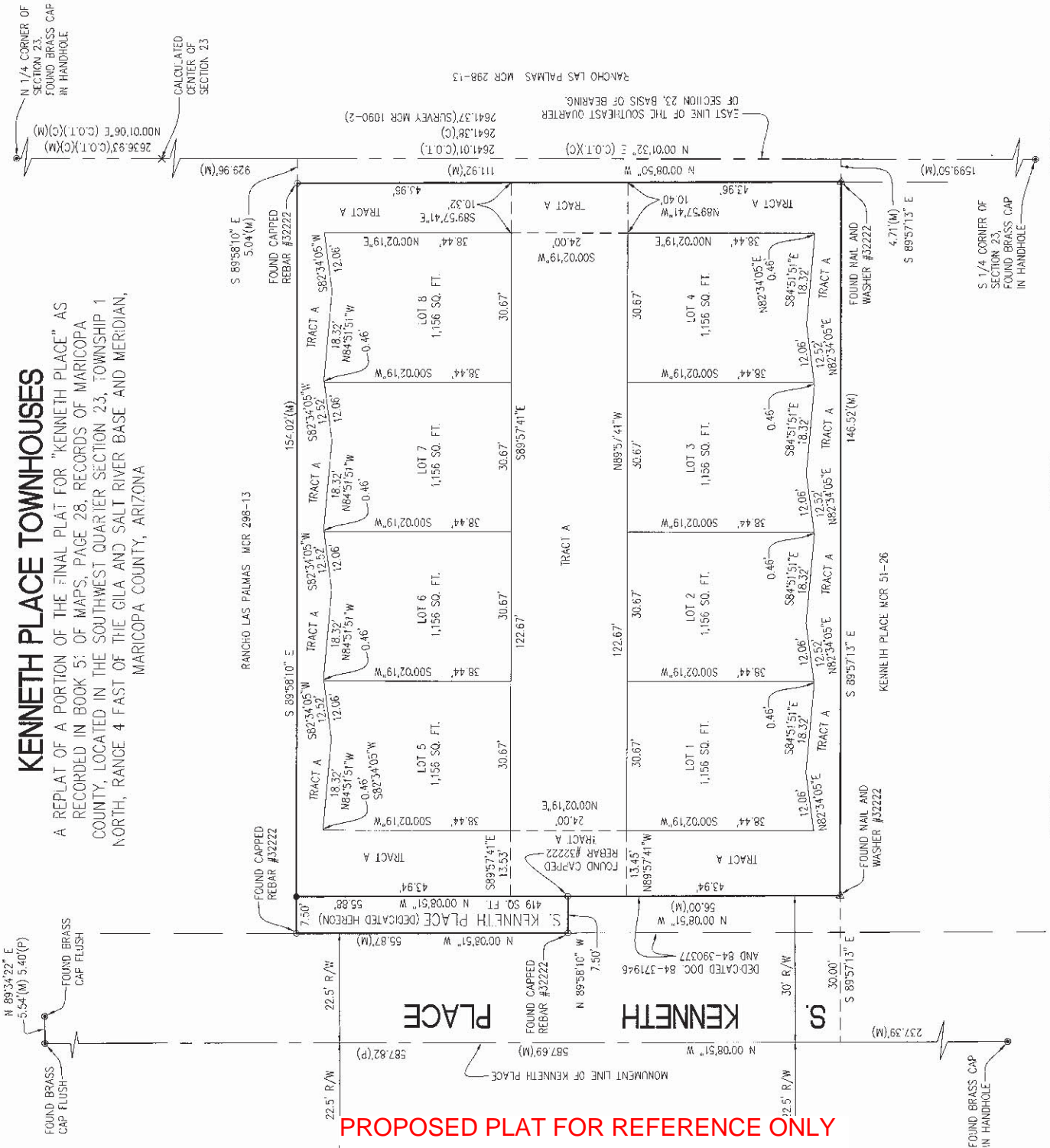
*Wood Stain
Olympic Stain
Semi-Transparent
#723
wood gate slats and
front door only*

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

FORMERLY APPROVED COLORS

KENNETH PLACE TOWNHOUSES

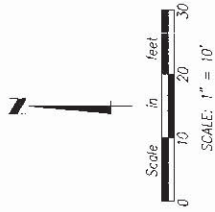
A REPLAT OF A PORTION OF THE FINAL PLAT FOR "KENNETH PLACE" AS RECORDED IN BOOK 51 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, LOCATED IN THE SOUTHWEST QUARTER SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PROPOSED PLAT FOR REFERENCE ONLY

LEGEND:

- BRASS CAP
- SET 1/2" REBAR CAPPED #33866
- FOUND 1/2" REBAR CAPPED #32222
- FOUND 1/2" REBAR CAPPED #32222
- △ DISTANCE PER PLAT OF KENNETH PLACE
- (M) MEASURED DISTANCE
- (C) CALCULATED DISTANCE
- R/W RIGHT OF WAY
- MCR MARICOPA COUNTY RECORDS
- C.O.T. CITY OF TEMPE
- C.E. COMMON ELEMENT
- LIMITED COMMON ELEMENT
- BOUNDARY LINES
- LOT LINES
- RIGHT OF WAY LINE
- CENTER LINE
- SECTION LINE



EXPIRES 6-30-14

SHEET 2 OF 2 SHEETS

PEW LAND SURVEYING, LLC

P.O. Box 18211
Fountain Hills, AZ 85269
(480) 239-1867
Fax (480) 245-7571
www.pew-ls.com

Project No. 12-017
Drawn by JEP
Checked by JEP
Date 12-17-13

S 1/4 CORNER OF SECTION 23, FOUND BRASS CAP IN HANDHOLE

REC12043

SBD12016

DS120518

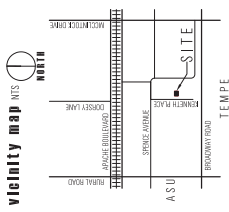
REC12043

SBD12016

DS120518



THE HORIZONTAL LOCATED @
SPRING AVE &
KENNETH PLACE



KENNETH PLACE
1425 S KENNETH PLACE
TEMPE, AZ 85281

Project data
PROJECT NAME & ADDRESS
KENNETH PLACE LLC
1425 S KENNETH PLACE
TEMPE, AZ 85281

DESIGNED BY:
KENNETH PLACE LLC
CONTACT: NIEL THAM - 480.332.1106 (cell)
NIEL THAM - 480.332.1106 (office)
SCOTTSDALE, AZ 85250

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN
THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS
DESCRIBED AS FOLLOWS:

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

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

APPLICABLE CODES:
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2009 INTERNATIONAL RESIDENTIAL CODE
2009 INTERNATIONAL BUILDING CODE
2009 NATIONAL ELECTRICAL CODE
2009 NATIONAL PLUMBING CODE
2009 INTERNATIONAL ELECTRICAL CODE
2009 INTERNATIONAL PLUMBING CODE

ZONING (PREVIOUSLY APPROVED):
R1-140

SETBACKS (PREVIOUSLY APPROVED):
FRONT: 15'-0"
SIDE (NORTH): 5'-0"
SIDE (SOUTH): 5'-0"
REAR: 10'-0"

BUILDING AND CALCULATIONS:
GROSS AREA = 14,603 SQ. FT. OR 0.362 ACRES
(8) SINGLE FAMILY RESIDENCES

BUILDING FOOTPRINT:
6,506 SF
308
208

EACH SINGLE FAMILY RESIDENCE:
LANDSCAPE AREA: 1,453 SF
GARAGE: 438 SF
DECKING: 64 SF
OUTDOOR PATIO: 110 SF

BUILDING HEIGHT:
ALLOWABLE MAXIMUM HEIGHT: 30'-0"
MAXIMUM HEIGHT OF BUILDING: 27'-10"

NUMBER OF STORIES: 2

CONSTRUCTION TYPE:
BUILDING WILL NOT BE SPRINKLERED

RESIDENTIAL IDENTITY:
21 PER ADE

PROPOSED: (8) SINGLE FAMILY RESIDENCES

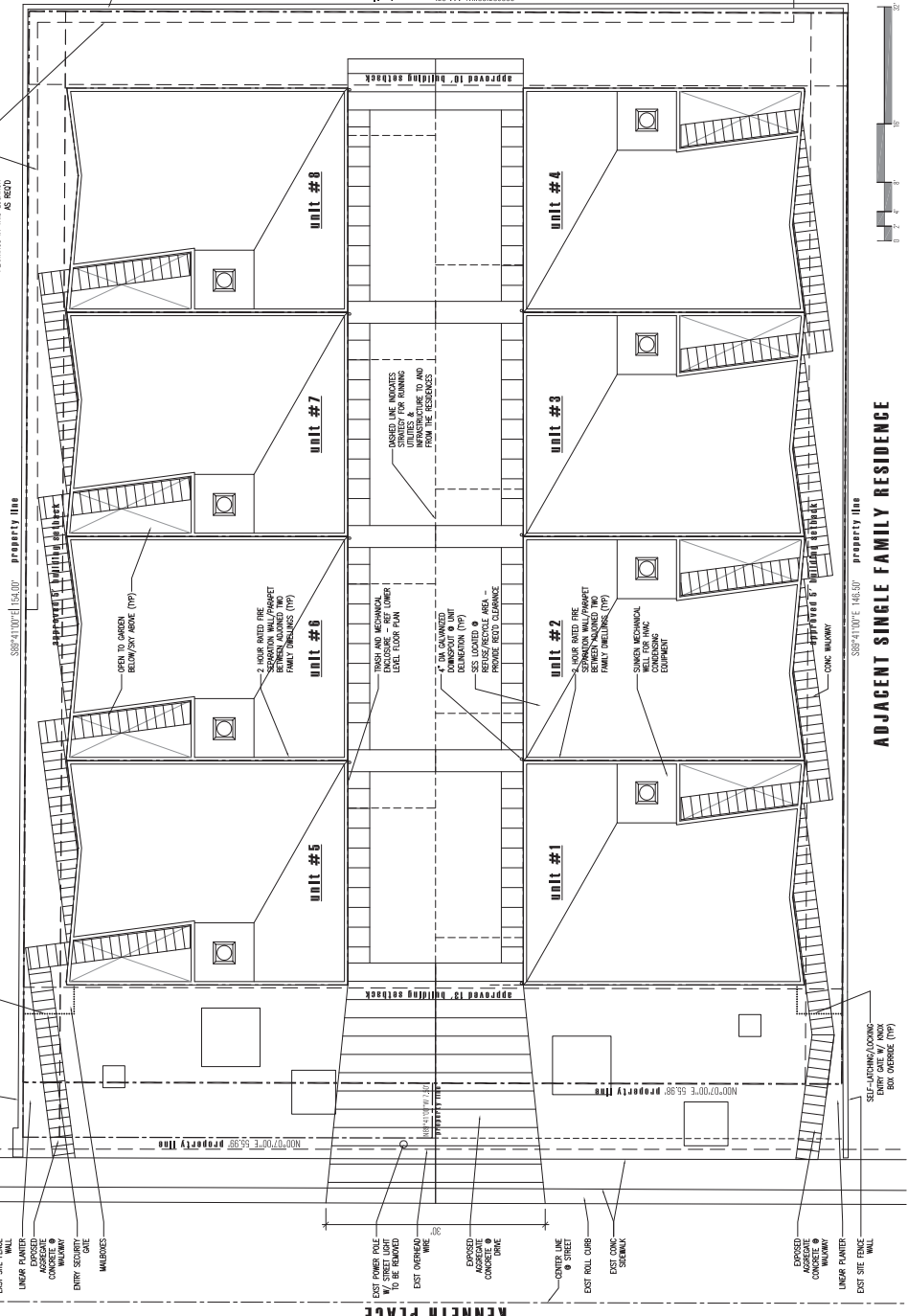
PARKING:
SINGLE FAMILY RESIDENCES REQUIRE 2 SPACES EACH

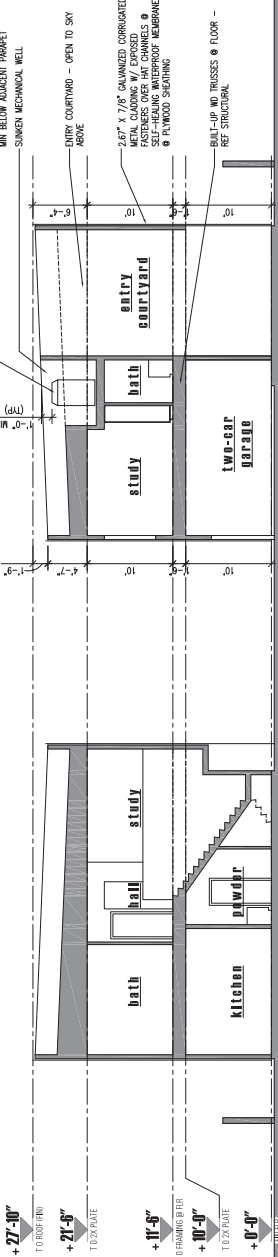
(8) SINGLE FAMILY RESIDENCES REQUIRE 16 SPACES REQUIRED

PROVIDED

LANDSCAPE AREA ON SITE:
LANDSCAPE AREA: 3,087 SF
LANDSCAPE FOOTPRINT: 1,453 SF
(LANDSCAPE FOOTPRINT/GROSS AREA)

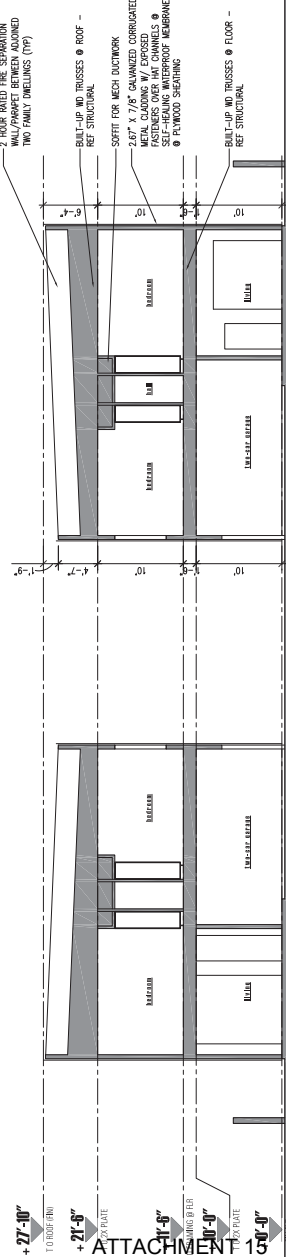
DRIVEWAY @ ENTRY TO ADJACENT APARTMENT COMPLEX



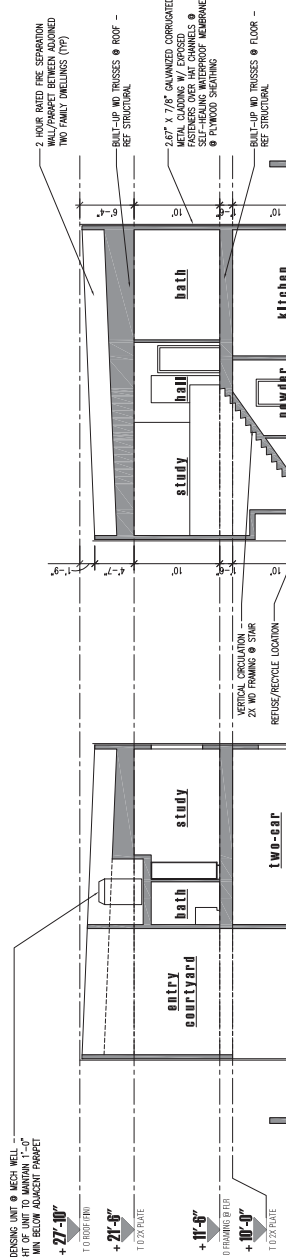


SECTION @ MECHANICAL WELL 3
1/8" = 1'-0"

designers:
CHEN + SUCHART STUDIO, LLC
 11215 north 74th street
 Scottsdale, Arizona 85260
 phone : 480.684.6580
 fax : 480.684.6450
 mobile : 480.332.1704 (tommey)
 mobile : 480.332.1706 (terincci)
 email : thamm@chensuchartstudio.com



SECTION @ BEDROOMS 2
1/8" = 1'-0"



SECTION @ STAIR 1
1/8" = 1'-0"

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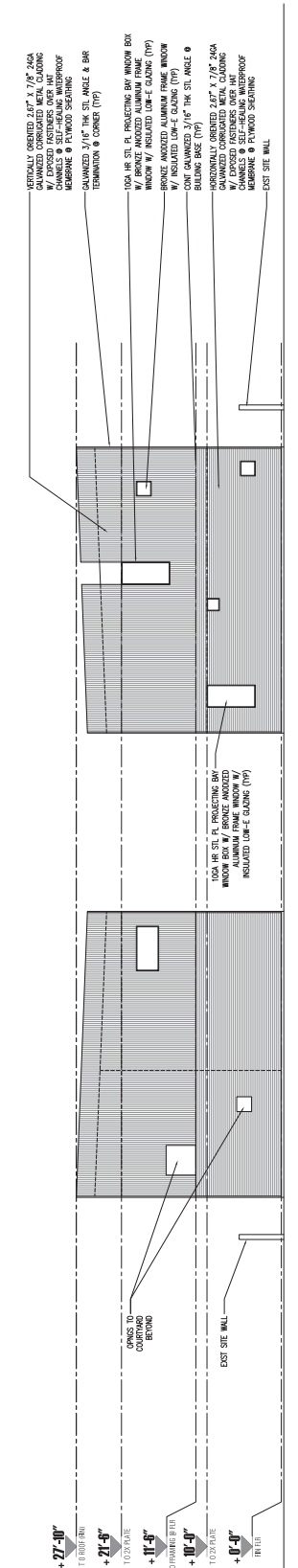
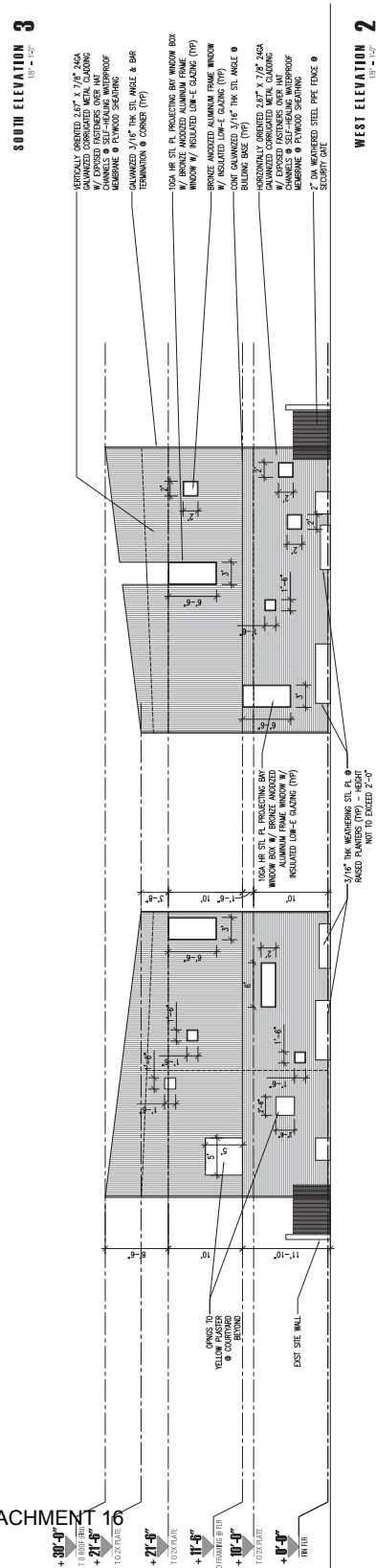
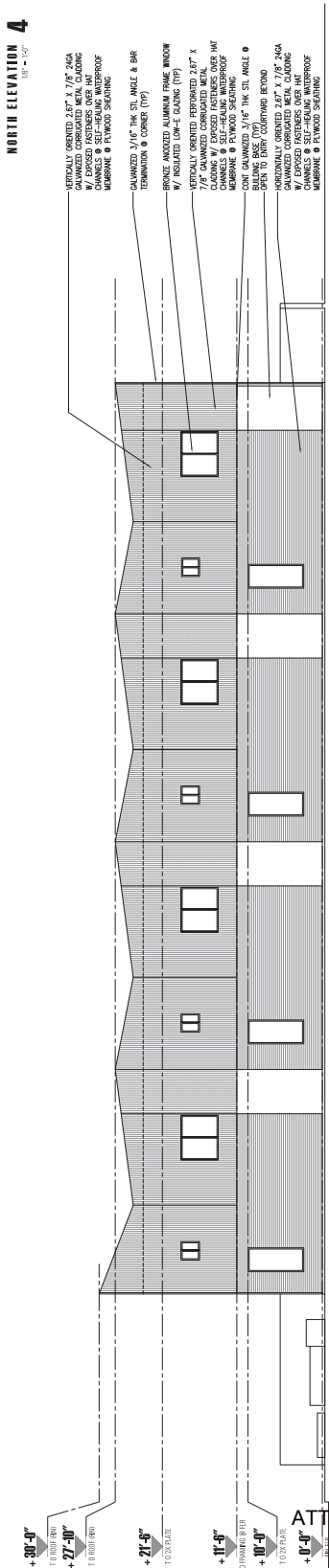
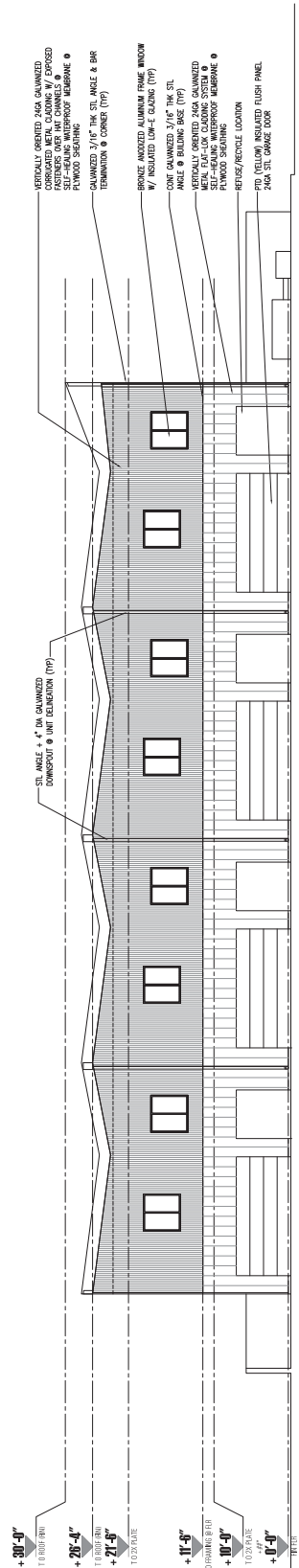
CHEN + SUCHART ARCHITECTS
11215 NORTH 74TH STREET
SCOTTSDALE, ARIZONA 85260
PHONE: 480.954.8500
FAX: 480.954.8501
MOBILE: 480.352.7108 (PERSONAL)
MOBILE: 480.352.7108 (OFFICE)
EMAIL: HUMAN@CHEN+SUCHART.COM

KENNETH PLACE
1425 S KENNETH PLACE
TEMPE, AZ 85281

designers:
CHEN + SUCHART STUDIO, LLC
11215 north 74th street
scottsdale, arizona 85260

PROJECT: KENNETH PLACE

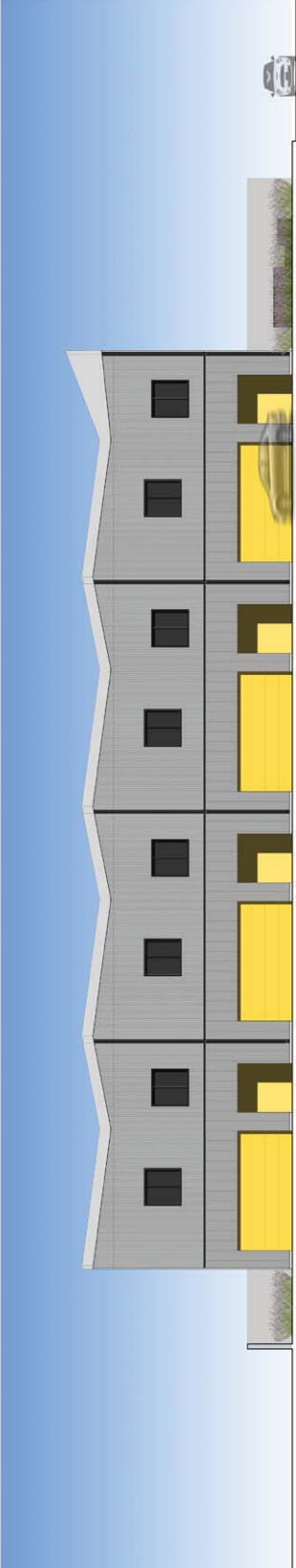
black and white
building elevations
scale: 1/8" = 1'-0"
A3.0
10 JANUARY 2014
pre-submittal



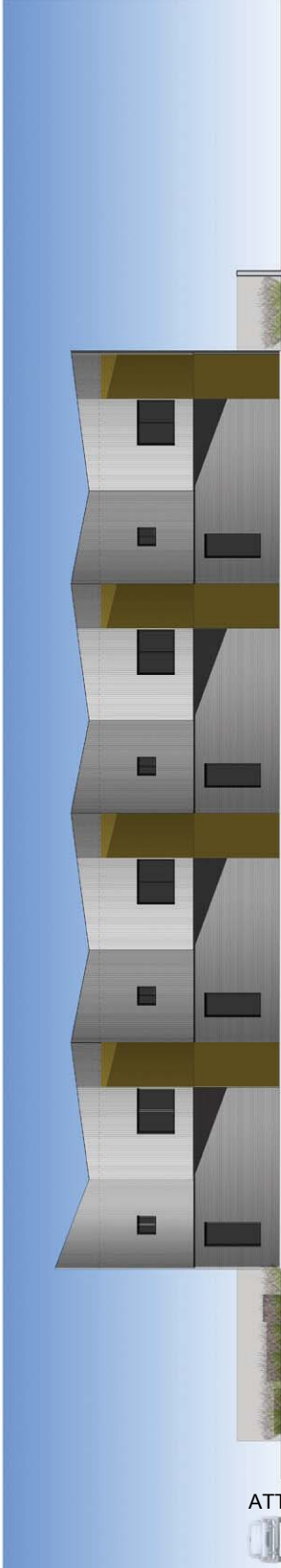
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KENNETH PLACE
1425 S KENNETH PLACE
TEMPE, AZ 85281

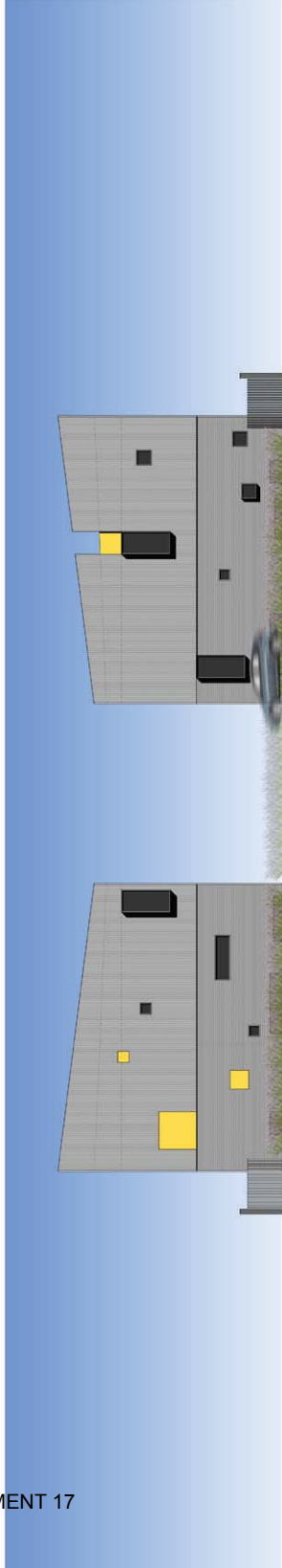
designers:
CHEN + SUCHART STUDIO, LLC
11215 north 74th street
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media : 480.332.7106 (jarcid)
email : : tim@chenandsuchartstudio.com



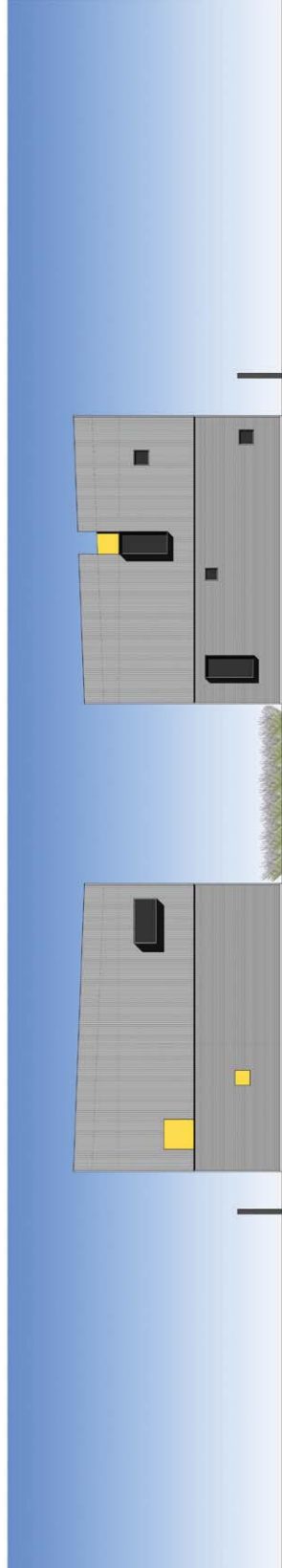
NORTH ELEVATION 4
1/8" = 1'-0"



SOUTH ELEVATION 3
1/8" = 1'-0"



WEST ELEVATION (STREET) 2
1/8" = 1'-0"



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

GENERAL NOTES

1. ALL TREES TO BE PLANTED BY THE END OF THE CONSTRUCTION PERIOD FOR THE MAJOR TRUCK DRIVWAY AND OTHER AREAS. ALL OTHER TREES TO BE PLANTED BY THE END OF THE CONSTRUCTION PERIOD FOR THE MAJOR TRUCK DRIVWAY AND OTHER AREAS.

2. ALL TREES TO HAVE (C) HANGING LIGHTS W/ MOONLIGHT FLEET LIGHTING ADJACENT PLANTS AND GROUND.

3. ALL TREES TO BE PLANTED BY THE END OF THE CONSTRUCTION PERIOD FOR THE MAJOR TRUCK DRIVWAY AND OTHER AREAS.

4. ALL TREES TO BE PLANTED BY THE END OF THE CONSTRUCTION PERIOD FOR THE MAJOR TRUCK DRIVWAY AND OTHER AREAS.

KENNETH PLACE
1425 S KENNETH PLACE
TEMPE, AZ 85281

designers:
CHEN + SOCHART STUDIO, LLC
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scottsdale, arizona 85260
phone: 480.826.6500
fax: 480.826.6400
mobile: 480.332.3788 (text/voice)
mobile: 480.332.3788 (text/voice)
email: chen@chensochartstudio.com

Project: KENNETH PLACE

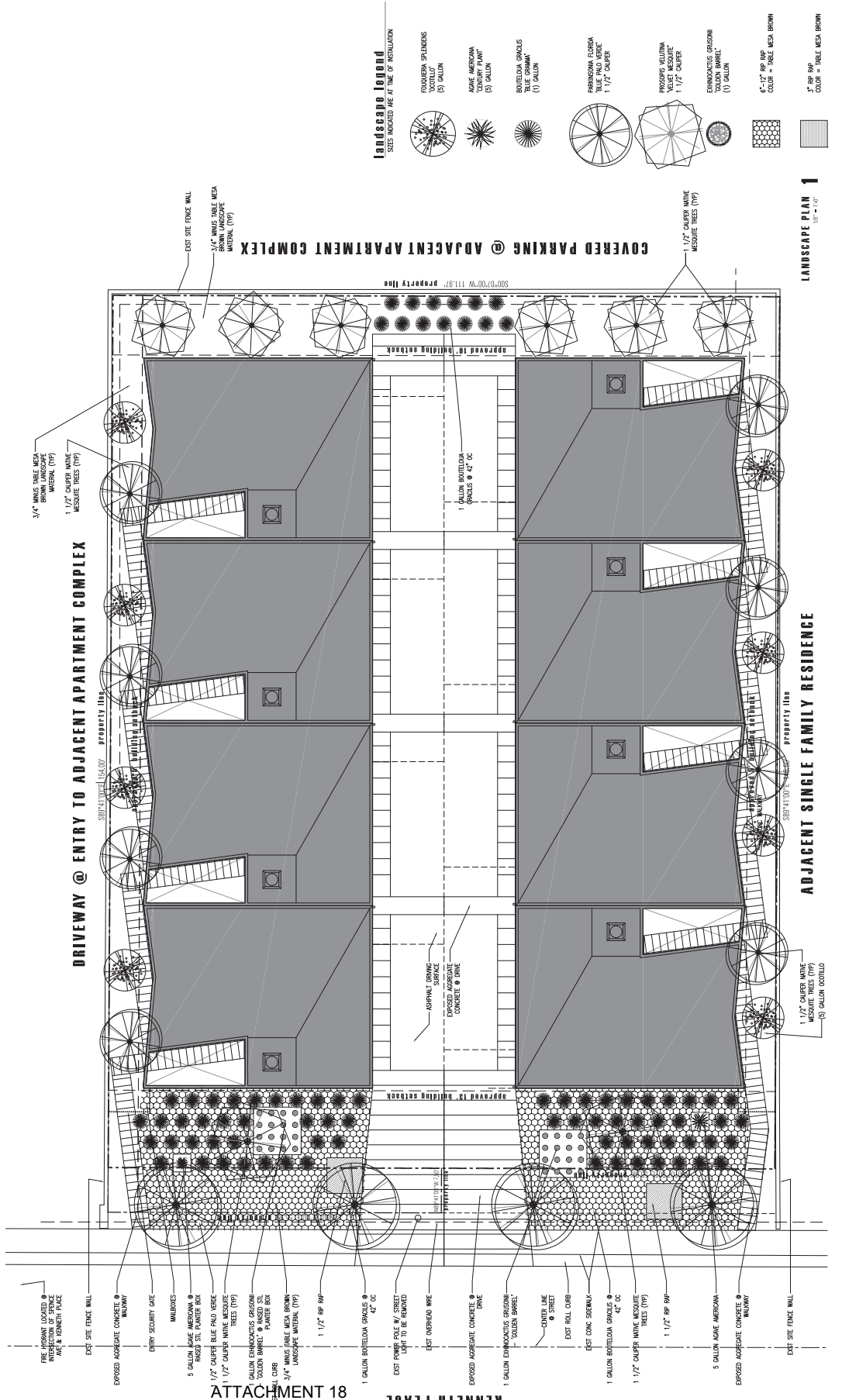
landscape plan
scale: 1/8" = 1'-0"

L10
landscape plan
10 January 2014



SUSPENDED LIGHT FROM TREES (TYP) A

UPLIGHT TO TREES (TYP) B



LANDSCAPE PLAN 1
1/8" = 1'-0"

"BUMBLE BEE" COLORED STUCCO
MANUFACTURER: BENJAMIN MOORE

PROJECT: KENNETH PLACE
1425 SOUTH KENNETH PLACE
TEMPE, AZ 85281
DESIGNER: CHEN + SUCHART STUDIO

HORIZONTALLY AND VERTICALLY ORIENTED 2.67" X 7/8"
GALVANIZED CORRUGATED METAL CLADDING

CONSTRUCTION NOTES/QUANTITIES

NO.	DESCRIPTION	QUANTITY	UNITS
1	CONSTRUCT BUILDING PER ARCHITECTURAL PLANS	8,368	SF
2	LANDSCAPE AREA PER ARCHITECTURAL PLANS	3,697	SF
3	SECURITY FENCING PER ARCHITECTURAL PLANS	24	LF
4	CONCRETE SURFACE PER ARCHITECTURAL PLANS	1,793	SF
5	CONCRETE RETENTION BASIN PER CITY OF TEMPE DRAINAGE DESIGN CRITERIA	N/A	N/A
6	INSTALL 10" STORM EQUALIZER PIPES FINISH PER ARCHITECTURAL PLANS	3,107	Cu.Ft.
7	CONSTRUCT 1" TYPE "K" WATER SERVICE LINE PER CITY OF TEMPE DRAINAGE DESIGN CRITERIA	1,416	LF
8	CONSTRUCT SIDEWALK PER MAG STD DET 2.30 PER ARCHITECTURAL PLANS	1,200	SF
9	CONSTRUCT 4" PVC SEWER SERVICE LINE PER MAG STD. DET. 404-1 PER ARCHITECTURAL PLANS	00	LF
10	CONSTRUCT PAVEMENT = 2" AC ON 6" ABC	1,836	SF
11	CONSTRUCT PAVEMENT EDGE PER MAG STD DET 201	N/A	N/A
12	REMOVE AND RELOCATE = COORDINATE WITH UTILITY COMPANY	1	EA
13	MATCH EXISTING GRADE OR ELEVATION AS SHOWN		

RETENTION CALCULATION

RETENTION REQUIRED		Per City Storm Retention		Per City Comp Retention		Per City Comp Retention		Per City Comp Retention	
NO. OF	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF
REQUIREMENTS	REQUIREMENTS	REQUIREMENTS	REQUIREMENTS	REQUIREMENTS	REQUIREMENTS	REQUIREMENTS	REQUIREMENTS	REQUIREMENTS	REQUIREMENTS
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100
101	102	103	104	105	106	107	108	109	110
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121	122	123	124	125	126	127	128	129	130
131	132	133	134	135	136	137	138	139	140
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151	152	153	154	155	156	157	158	159	160
161	162	163	164	165	166	167	168	169	170
171	172	173	174	175	176	177	178	179	180
181	182	183	184	185	186	187	188	189	190
191	192	193	194	195	196	197	198	199	200
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241	242	243	244	245	246	247	248	249	250
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271	272	273	274	275	276	277	278	279	280
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521	522	523	524	525	526	527	528	529	530
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541	542	543	544	545	546	547	548	549	550
551	552	553	554	555	556	557	558	559	560
561	562	563	564	565	566	567	568	569	570
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761	762	763	764	765	766	767	768	769	770
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981	982	983	984	985	986	987	988	989	990
991	992	993	994	995	996	997	998	999	1000

LANDSCAPE FRONTAGE

LANDSCAPE FRONTAGE	11,187 FEET	1,499.5 SqrF
LANDSCAPE FRONTAGE	15.4 FEET	1,004 SqrF (67%)
ON-CURB LANDSCAPE FRONTAGE	502 SqrF	
BASIN 1B	502 SqrF	

ATTACHMENT 20

PROJECT INFO - PLEASE CONTACT PROJECT MANAGER CLINT SPOHR (480) 225-4920

DATE: 12/22/23

DESCRIPTION: FIRST DRAFT - CITY OF TEMPE SUBMITTAL

DATE: 12/08/23

DESCRIPTION: FINAL DRAFT - CITY OF TEMPE SUBMITTAL

DATE: 07/07/24

DESCRIPTION: FINAL DRAFT - CITY OF TEMPE SUBMITTAL

CIVIL ENGINEER

(480) 225-4920

312420X.DWG

CIVIL - STRUCTURAL

RESIDENTIAL - COMMERCIAL

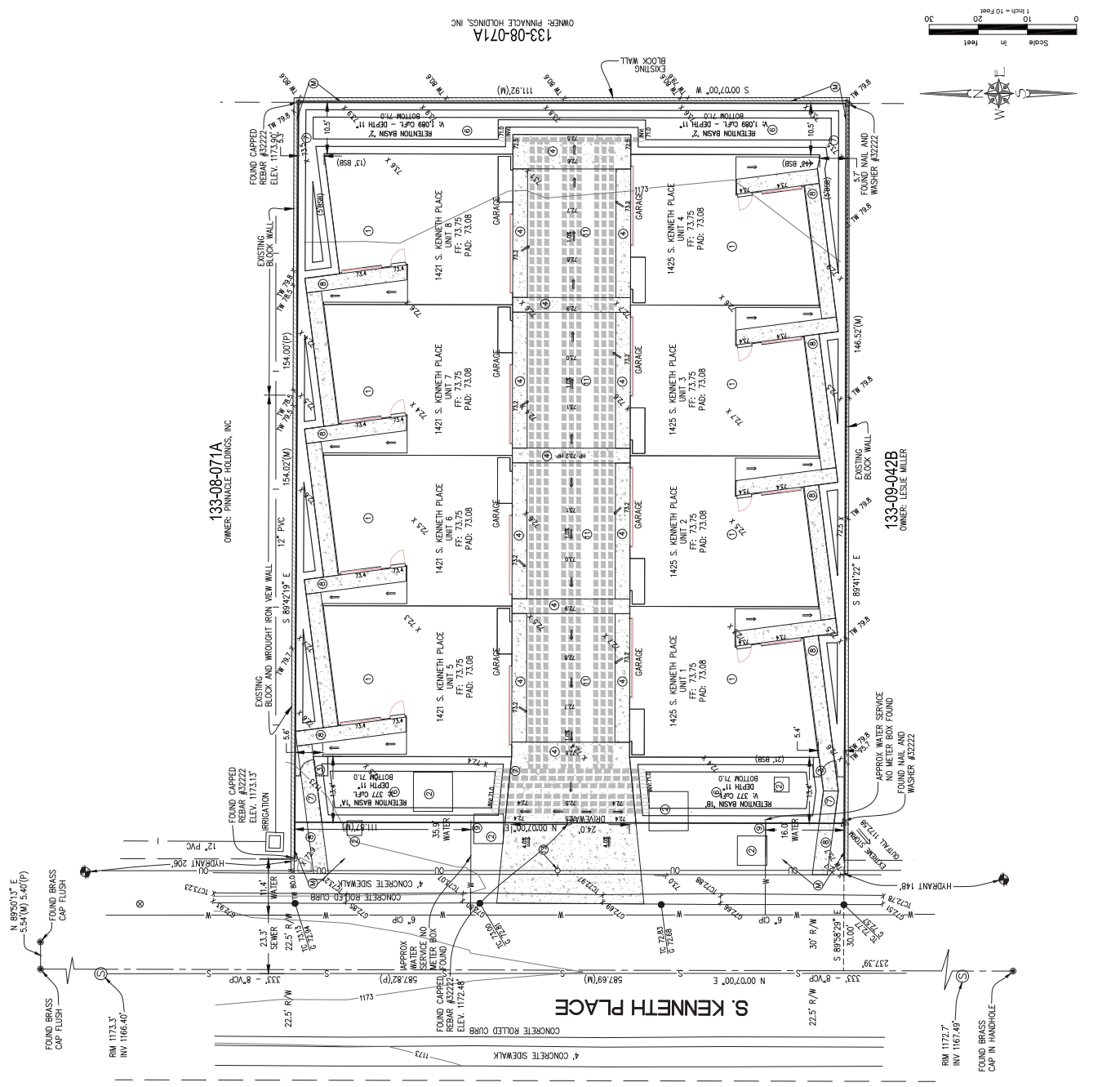
HORNS NORTH ARCHITECTURAL

FOUNTAIN HILLS, ARIZONA 85199

SCALE: 1" = 10'

PROJECT NO: SSE-199-2012

SHEET: C 2 of 02



OWNER: PINNACLE HOLDINGS, INC

133-08-071A

1421 S. KENNETH PLACE UNIT 1
FF: 73.75
PAD: 73.08

1421 S. KENNETH PLACE UNIT 2
FF: 73.75
PAD: 73.08

1421 S. KENNETH PLACE UNIT 3
FF: 73.75
PAD: 73.08

1421 S. KENNETH PLACE UNIT 4
FF: 73.75
PAD: 73.08

S. KENNETH PLACE

CONCRETE ROLLED CURB
ELEV. 1172.48

CONCRETE SIDEWALK

APPROX WATER METER BOX FOUND
ELEV. 1172.48

APPROX WATER SERVICE FOUND
NO METER BOX FOUND

FOUND NAIL AND WASHER #3222

OWNER: LESLIE MILLER

133-09-042B

1425 S. KENNETH PLACE UNIT 1
FF: 73.75
PAD: 73.08

1425 S. KENNETH PLACE UNIT 2
FF: 73.75
PAD: 73.08

1425 S. KENNETH PLACE UNIT 3
FF: 73.75
PAD: 73.08

1425 S. KENNETH PLACE UNIT 4
FF: 73.75
PAD: 73.08



SPENCE ROAD

KENNETH PLACE

KENNETH PLACE
PROJECT SITE



VIEW LOOKING NORTH FROM SITE



ADJACENT DRIVEWAY TO NORTH OF SITE



VIEW OF SITE



VIEW LOOKING SOUTH FROM SITE



STREETSCAPE DIRECTLY ACROSS FROM SITE

PHOTOGRAPHS/GRAPHICS

PROJECT:
KENNETH PLACE
1425 S. KENNETH PLACE
TEMPE, AZ 85281

November 26, 2012

To: City of Tempe Development Department/Review Commission

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

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

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

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

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

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

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

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

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

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

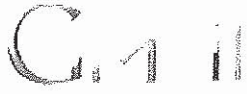
Chapter 30 SUBDIVISIONS Art. II.; Sec. 30-10, Platting Procedures and Requirements, (9b) Existing Conditions Data, which includes location, direction of flow, extent of areas subject to inundation being frequent, periodic or occasional.

Respectfully,

Jen Tilly Terrace Neighborhood, SRP Irrigation Stakeholders and Neighbors

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

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



Holly Bowers< hollygramz@gmail.com>

Private System Map

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

Mon, Nov 26, 2012 at 11:15 AM

Thank you for contacting SRP Water Customer Services.

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

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

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

Sincerely,

SRP Water Customer Services

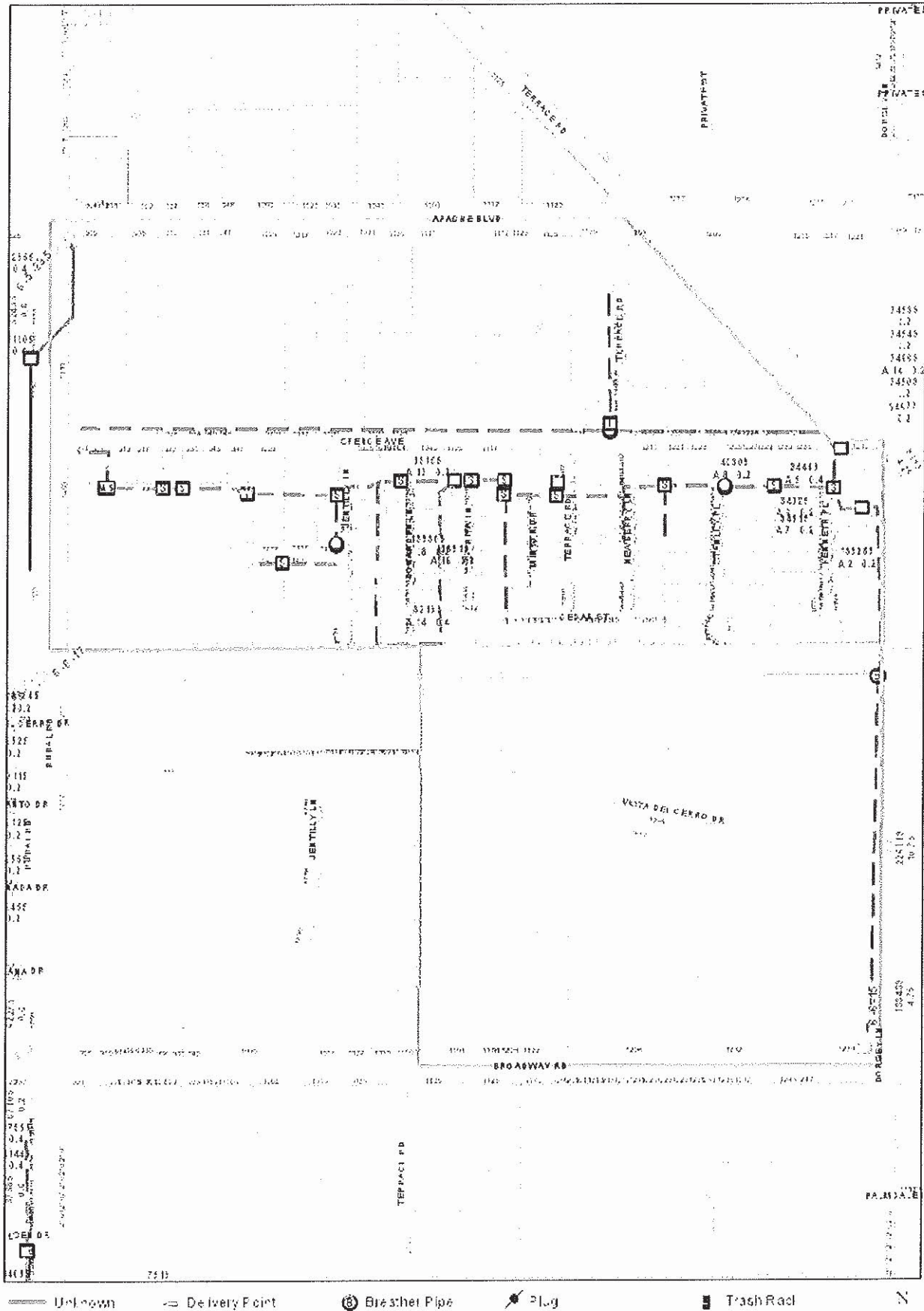
Case #3265587

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

6-060-1500.pdf
449K

ATTACHMENT 24

6-06.0-15.00



ATTACHMENT 25