

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 2/11/2014
Agenda Item: 6**

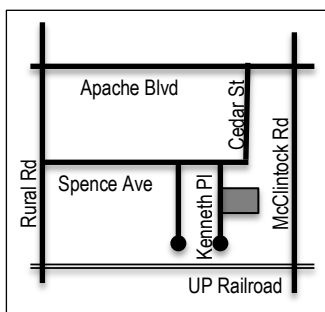
ACTION: Request for a continuance, nunc pro tunc, to February 25, 2014 for a Development Plan Review for eight new attached single-family townhomes for KENNETH PLACE TOWNHOMES, located at 1419 South Kenneth Place. The applicant is Neil Tang.

RECOMMENDATION: Staff recommends a continuance of this case.

BACKGROUND INFORMATION: KENNETH PLACE TOWNHOMES (PL130334) 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. The Development Review Commission heard a new request for a new design for the same site, in compliance with the previously approved development standards. Due to procedural oversight, the Development Review Commission did not enter a final decision on this matter. Staff is therefore, requesting a continuance to February 25, 2014 to complete the DPR.

To complete the DPR, Staff has advised the applicant to review the video from the hearing and consider providing more details and some design modifications to address issues discussed at the hearing, many of which were previously discussed with the applicant during the plan review period:

- Dimensions on plans needed
- Parking protection through CC&Rs (must park cars in garage)
- Safety issues with courtyards (ambush points for residents); staff was satisfied with proposed solution of a secure gate at the walkway entry leading to the units, but the commission felt more security was needed.
- Larger windows on the street or openings to the courtyard for street visibility/interaction and residential appearance
- Details of window to corrugated metal connection, details of other material connections
- Location and design of lighting
- Energy efficiency design features
- Residential look to the project
- Consider turning the doors on the street units to face the street so these units do not look like the side of the units.



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	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)

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