

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 06/10/2014
Agenda Item: 4**

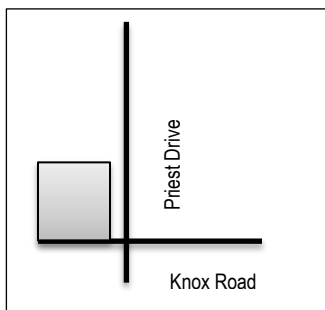
ACTION: Request for a Zoning Map Amendment from MU-4 and AG to R1-PAD, a Planned Area Development Overlay and an Amended Planned Area Development Overlay for a new single family subdivision consisting of 94 dwelling units for RHYTHM , located at 9330 South Priest Drive. The applicant is Jordan Rose, Rose Law Group

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: RHYTHM (PL130327) is a new residential development which spans 51.52 acres across the borders of Tempe into Chandler. The Tempe portion of the project is comprised of 94 single family detached units on 19 gross acres with a projected density of 4.76 du/ac. The City of Chandler portion of the project is planned for 274 units comprised of a mix of four residential housing types (stacked flats, villas, lofts and casitas). The applicant’s submittal was for a General Plan Land Use map amendment, a Zoning Map amendment, a new PAD and for an amendment to an existing PAD. The General Plan Amendment for their project is no longer required due to the successful acceptance of General Plan 2040 by a citizen vote in May. They are not seeking the development plan review approval at this time and will return in a separate application with greater design details for the project. This request includes the following:

- ZON14002 Zoning Map Amendment from AG, Agricultural and MU-3, Mixed Use to R1-PAD single family residential.
- PAD14003 Planned Area Development Overlay to identify the density and establish the development standards for lots including minimum lot area, maximum lot coverage, building heights and setbacks for 94 dwelling unit R1-PAD single family development
- PAD14004 Amended Planned Area Development for the San Sonoma project to remove the 7.65 acre portion of the the PAD designated as the future commercial use.



Property Owner	Ownership Name
Applicant	Name, Company Name
Current Zoning District	AG- Agricultural and MU-3- Mixed Use
Proposed Zoning District	R1-PAD, Single Family Residential
Minimum lot size	4000 safe per lot
Lot Coverage	60%
Building Height	30'
Building Setbacks	+10 front for livable space, 18' for a garage; 5' side, 5' street side adjacent to a 10' tract, 8' street side no tract. 5' rear
Vehicle Parking	2 per unit minimum

ATTACHMENTS: Ordinance, Development Project File

STAFF CONTACT(S): Sherri Lesser, Senior Planner, (480) 350-8486

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

COMMENTS:

This site is located between Warner Road and Ray Road on the west side of Priest Drive at the southwest border of Tempe. The use of the property today is low density agricultural with a single family house on the northern portion of the site. The 7.64 acre is on the portion which is currently designated on the San Sonoma PAD as the future commercial/office entity for the mixed-use development. The applicant is purchasing the property and has requested the following:

1. General Plan Land Use Map Amendment from Mixed use to Residential. At the time of application, General Plan 2030 had not been adopted which adhered this site was to the provisions of General Plan 2030. Their project as solely a residential project did not comply with the GP2030 Mixed Use Land use. The amendment was applied in the event that General Plan 2040 was not approved by the City of Tempe Citizens in a public vote. The new general plan was approved with the May 20th election. The Rhythm project was design to conform to the land use and density of the General Plan 2040 project ions. The change between the General Plan 2030 and General Plan 2040 included the change of the project land use map from mixed use to residential and reduction of the projected density from 25 du/ac to 15 du/ac. The proposed development complies with the project land use and density of the 2040.
2. Zoning Map Amendment from AG – Agricultural and MU-3, Mixed Use to R1-PAD single-family. The existing agricultural zoning allows up to 1 dwelling units per acre, the requested change in zoning will comply with General Plan 2040.
3. Planned Area Development- R1-PAD zoning sets development standards for a density of 4.78 dwelling units per acre and has all the development standards for the development identified by the PAD including height, lot coverage, lot size, height, and setbacks.
4. The Amended Planned Area Development.- The lot was approved as part of the San Sonoma PAD as the intended commercial/office use to accompany the multi-family complex to create the “mix” of uses required for the mixed use zoning classification. The proposed PAD amendment will remove the office/commercial from the San Sonoma Planned Area Development and provide the land area to accommodate 94 units at 4000 sf. per lot.

The applicant is requesting the Development Review provide recommendations to City Council for items one through three listed above. The Development Plan Review will follow with more design details. In addition, the applicant will need approval for a Subdivision Plat, to create individual for-sale lots.

PUBLIC INPUT

- A Neighborhood meeting was required and was held on April 22, 2014. Their meeting summary is attached. In addition staff held a meeting with the applicant’s representative and three citizens from Sierra Tempe neighborhood to discuss the development and the potential impact on Tuesday, May 6th, 2014.
- Community Development staff attended the meeting.
- Received several telephone inquiries which yielded one letter from a citizen regarding this project. It was sent directly from the citizen to the commission and is also attached to this report.

ZONING

The property to the north is zoned MU-3 with a density of up to 19 du/ac. The property located to the south is located in the City of Chandler and is part of this future master development with a projected density of 9 du/ac. Across Priest Drive, are properties zoned AG- Agricultural to the northeast and R1-6, single family residential to the southeast. The proposed zoning map amendment is for an R1-PAD single-family zoning classification. The R1-PAD zoning provides the greatest flexibility for developing single family residential. Through a PAD the development standards are determined and set based on proposal. The proposed standards for the Rhythm development are compatible in layout with surrounding zoning classifications. The streets within the development are patterned similar to other single family subdivisions. The applicant is proposing signage on the streets to manage on street parking for guests. The private streets are designed to allow for fire and refuse circulation, as well as, guest parking but only on one side. The site will be gated but has a 10’ multi-path along the south border allowing pedestrian access to the canal and through their development.

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

The proposed zoning amendment is in the public interest by developing a parcel with single-family housing as an infill development .*The proposed zoning amendment conforms with and facilitates implementation of the General Plan 2040 in land use and density.*

PLANNED AREA DEVELOPMENT

The requested Single-Family Residential Planned Area Development (R1-PAD has the proposed standards to allow 94 residences on a 19 acre site. Below is a comparison of existing and proposed standards:

PROJECT NAME – PAD Overlay				
Standard		AG	PROPOSED R1-PAD	
Residential Density		1	4.76	
Building Height (feet) [Exceptions, see Section 4-205(A)]				
Building Height Maximum		35 ft.	30	
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]		Yes		
Maximum Lot Coverage (% of net site area)		25%	60%	
Minimum Landscape Area (% of net site area)		10%		
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]				
Front		40	10	
Parking		20 ft	18	
Side		20	5	
Rear		35	5	
Street Side		25 ft	5 and 8	
Parking		20 ft	8	

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

1. The proposed land use, residential, is allowable in Part 3.
2. The development standards listed above, as established as part of the PAD Overlay District, The proposed PAD is in conformance with the provisions in Part 5
3. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

TRAFFIC ANALYSIS

The applicant commissioned a traffic analysis of their project. The study initially recommended no modifications or mitigations for the surrounding area.

Cathy Hollow, Traffic Engineering Department reviewed the analysis and provided the following comments:

The report included analysis for five intersections on Priest Dr. including: 1) Warner, 2) Knox, 3) Lisa Ln/site driveway, 4) Stacey Ln/Orchid, and 5) the site driveway north of Knox. The summary of the analysis indicates that the minor street approaches to Priest Drive are expected to operate at Level of Service E or F during the morning and evening peak hours. No mitigation was presented in the report. I have requested that mitigation be considered.

The study did look at the need for separate turn lanes into or out of the site. Based on the projected volumes, no separate right turn lanes into the site or acceleration lanes out of the site were recommended.

On Friday May 30, 2014, staff held an internal meeting to discuss traffic engineering comments. Present at the meeting was planning staff, Cathy Hollow and Dawn Cartier from CivTech. In response to traffic engineering comments, the applicant has provided a follow up memo. The applicant's memo described their subsequent analysis of the future traffic patterns to determine the optimum location to place the traffic engineering recommended signal light. In their analysis they determined that the light would be most effective where Lisa Ln meet Priest Drive. Staff will condition the requirement for a traffic light to be installed at Priest Drive and Lisa Lane.

The applicant met with the Kyrene School District to discuss their development, subsequently, a letter was generated by the school district confirming the enrollment space availability for any potential students residing in the subdivision. Due to an arterial street separating the development from the path of travel for the school; any future students will be by bus to/from the schools.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Zoning Amendment / Planned Area Development / Amended Planned Area Development. This request meets the required criteria and will conform to the conditions / The Development Plan Review will require more detail s regarding building materials, walls, pedestrian path, walls, signage, etc.

REASONS FOR APPROVAL:

1. The project meets the General Plan 2040 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 R1- PAD overlay process was specifically created to allow for greater flexibility for infill single family residential.

ZON140002 AND PAD14003 and 14004

CONDITIONS OF APPROVAL:

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

1. A building permit application shall be made on or before July 31, 2016, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner shall sign a waiver of rights and remedies form. By signing the form, the Owner voluntarily waives any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than September 1, 2014, or the Zoning Map Amendment and PAD approval shall be null and void.
3. If any work is done in the Right-of-Way, an Encroachment Permit must be obtained from the Engineering Department prior to submittal of construction documents for building permit.
4. The Planned Area Development(s) for Rhythm and San Sonoma 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. A Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
6. The applicant shall return to the DRC for a Development Plan Review approval to finalize design details prior to submittal of construction documents.
7. The zoning map amendment and PAD are recommended for approval per the specific layout as shown and submitted on

site plan exhibit. The plan shall not be modified without formal review from the Development Review Commission and City Council, following the public hearing process as described in ZDC, Part 6. Public Hearing requirements.

8. Coordinate with Traffic Engineering on the installation of a traffic light on Priest Drive at Lisa Lane. The traffic signal installation may commence upon receipt of building permits for the residential units. The traffic signal operation to begin when the entire development is completed, including the City of Chandler portion.

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.

- 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.
- Specific conditions and ordinance requirements may be generated through the Development Plan Review process and may require minor modifications to the site plan, building elevations, landscape plan, walls, parking gates and pedestrian travel, etc.

HISTORY & FACTS:

- | | |
|--------------------|---|
| September 18, 1975 | Area annexed into the City of Tempe (Ordinance No. 775) the site automatically was zoned AG, Agricultural District. |
| November 1, 2012 | City Council approved a Zoning Map amendment from AG to MU-3 for the San Sonoma Development consisting of a mixed-use 590 unit multi-family development with a future “commercial/office” component. , subject to conditions. |
| April 22, 2014 | Neighborhood meeting held by the applicant 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



DEVELOPMENT PROJECT FILE

for

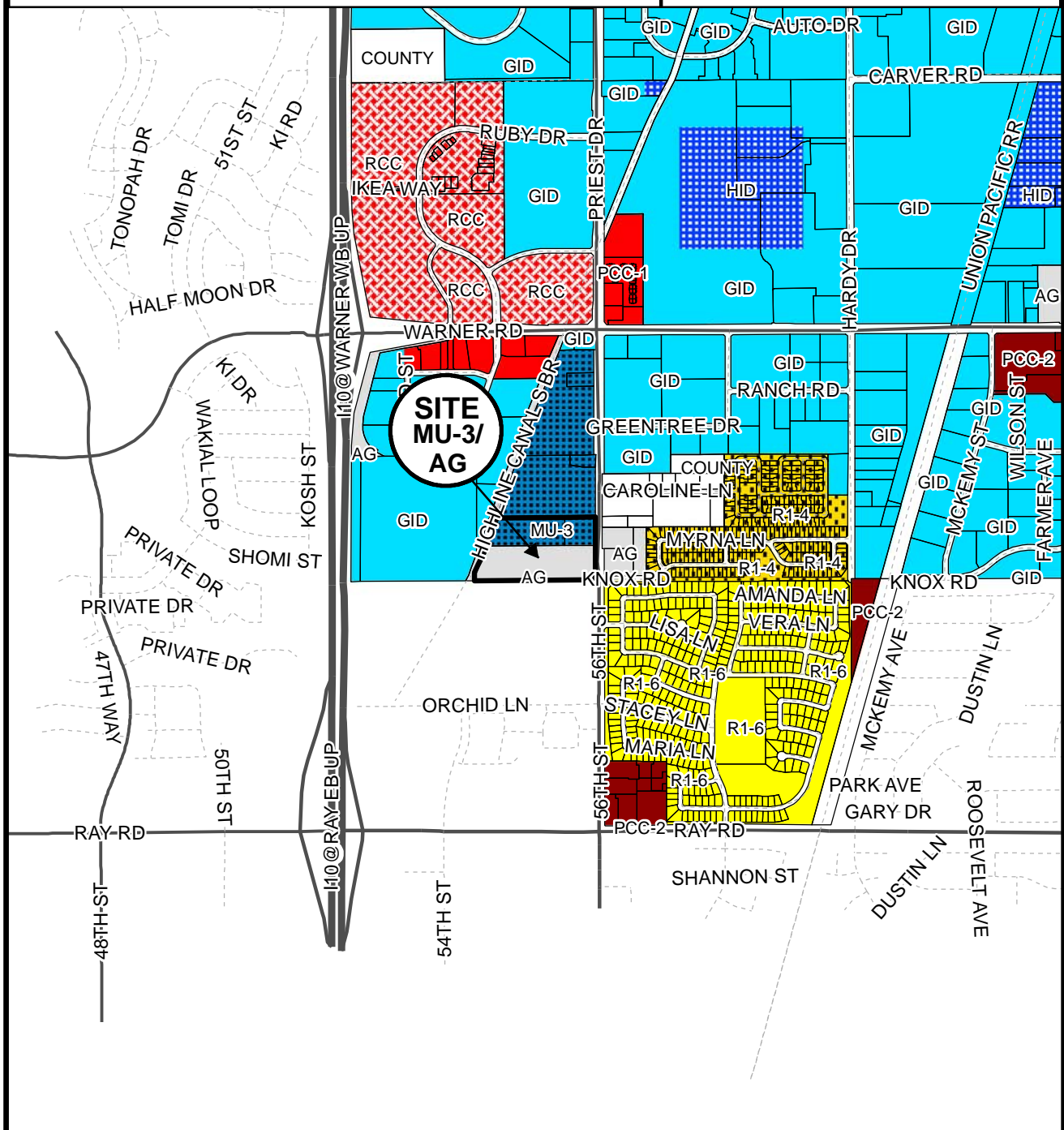
RHYTHM DEVELOPMENT

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-33 Letter(s) of Explanation combined with plans for Development
- 34-35 Rhythm Residential Supplement TIA memo
- 36 Traffic Engineering comments on TIA
- 37 Kyrene District Letter
- 38 Email Public Comment

THE RHYTHM

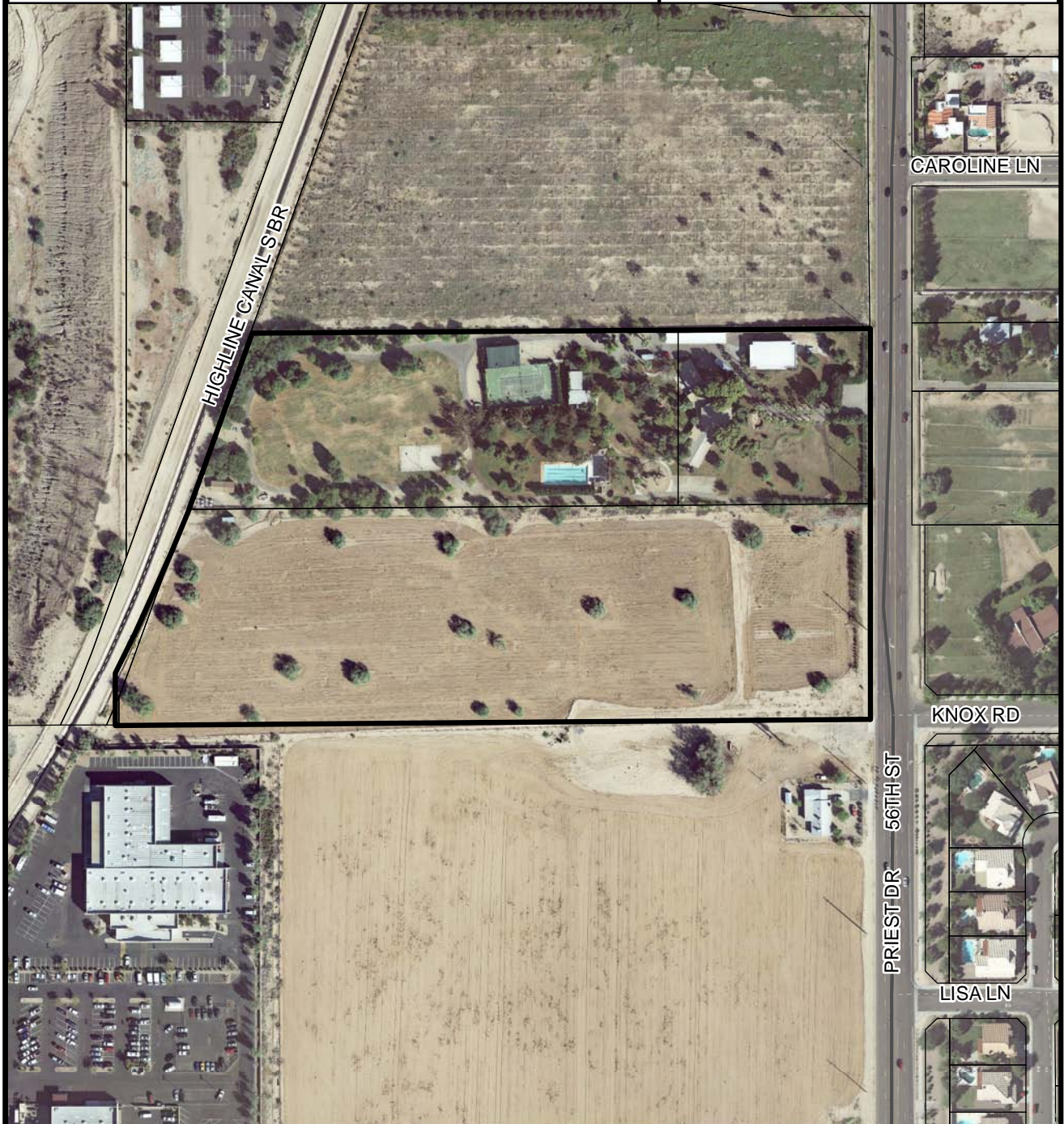
PL130327



Location Map

THE RHYTHM

PL130327



Aerial Map

Rhythm

A Mattamy Homes Community

Minor General Plan Amendment,
Planned Area Development Amendment,
& Rezoning Letter of Explanation

May 22, 2014



Contents

Introduction.....1

Explanation of Requests.....3

Existing Land Use Designations.....3

Minor Amendment to General Plan.....5

Amendment to Mark Taylor PAD.....12

Rezoning & PAD Overlay.....13

Development Description.....14

Proposed Housing Product.....23

Tempe Portion - Casita: 50' X 90' front loaded lots23

Chandler Portion – Stacked Flat, Villa, Loft & Casita.....23

Proposed Development Standards.....27

Conclusion.....29

project team:



AndersonBaron
 Andy Baron, ASLA, LEED AP
 50 N McClintock Dr., Suite 1
 Chandler, AZ 85226
 P: (480) 699-7956
 F: (480) 699-7986
andy.baron@andersonbaron.com



Bowman Consulting
 Troy Peterson, PE
 3010 South Priest Drive, Suite 103
 Tempe, AZ 85282
 P: (480) 559-8355
tpeterson@bowmanconsulting.com



KTGY Architecture+Planning
 Chris S. Texter, AIA, LEED AP
 1 7922 Fitch
 Irvine, CA 92614
 P: (949) 851-2133
 F: (949) 851-5156
ctexter@ktgy.com



Rose Law Group
 6613 North Scottsdale Road
 Suite 200
 Scottsdale, AZ 85250
 P: 480.505.3936
 F: 480.505.3925
<http://www.roselawgroup.com/>

Submitted on Behalf of:



Mattamy Homes
 Ryan Huffman
 9200 E. Pima Center Parkway,
 Suite 180 Scottsdale, AZ 85258
 P: (480) 302-6080
Ryan.Huffman@mattamyhomes.com



Introduction

Rhythm is an approximate 51.62 acre residential development located at the northwest corner of Priest Drive and Orchid Lane. The site lies within both the City of Chandler and the City of Tempe, with 31.86 acres falling under the jurisdiction of Chandler and 19.76 acres under the jurisdiction of Tempe. The dividing line between the two cities is the Knox Road Alignment. (See **Exhibit A – Vicinity Map**).

Rhythm is surrounded by a variety of existing single family residential uses, existing and planned multi-family residential uses, as well as commercial/retail developments. It is also located in close proximity to the Ray Road and I-10 interchange. Rhythm's proximity to shopping and employment warrants the proposed densities that create a unique urban environment, which responds to the surrounding area's needs. With its proximity to such varying intense uses, the overall development is proposing a total of 368 units consisting of four different product types. There are 274 total units proposed for the portion of the development located within the City of Chandler, consisting of four different product types, and 94 total units of a single product type proposed for the portion of the development located within the City of Tempe. The requests outlined herein are limited only to the portion of the proposed Rhythm development located within the City of Tempe (the "Tempe Portion").

Mattamy Homes is thrilled to have the opportunity to bring their innovative community and housing product to the most innovative City of Tempe. As the largest homebuilder in Canada and a rapidly-growing builder in the U.S., Mattamy Homes has developed a great reputation for innovative and unique housing product. Mattamy Homes takes great pride in the exterior and interior architecture of its homes. The proposed Desert Contemporary architecture and theming of Rhythm is a demonstration of Mattamy's commitment to such innovation and uniqueness.

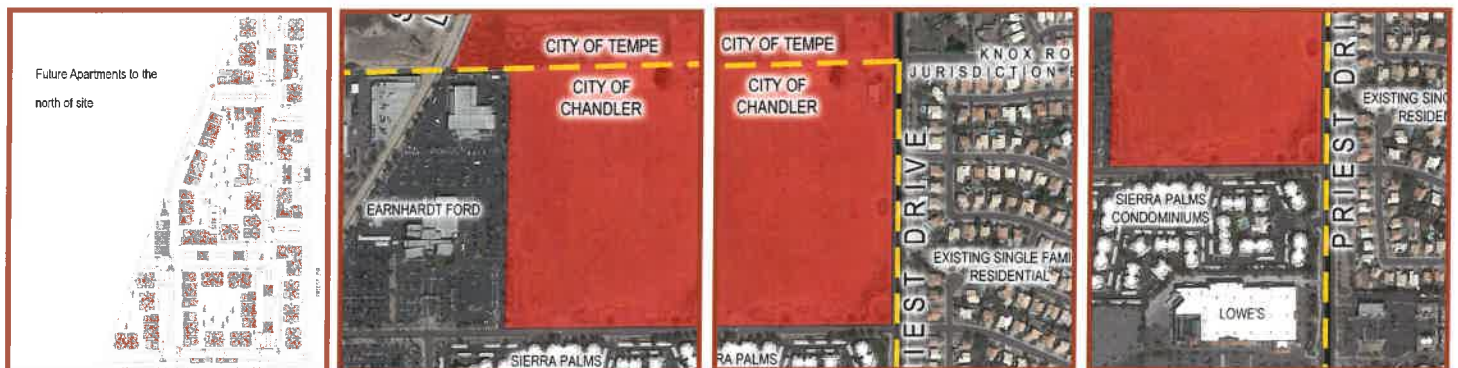




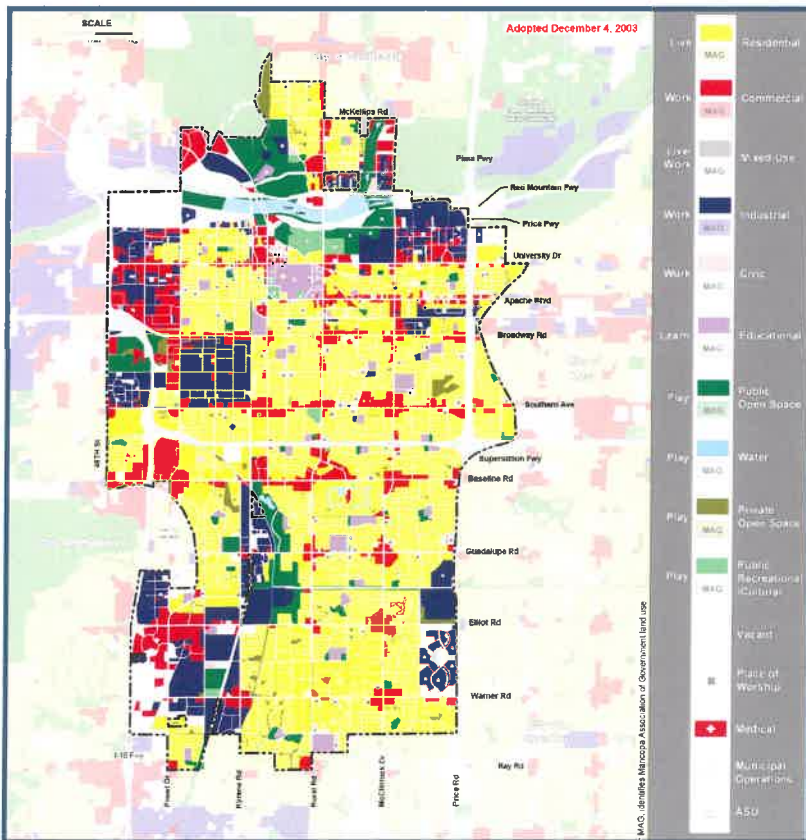
Exhibit A - Vicinity Map

Explanation of Requests

Existing Land Use Designations

Under the City of Tempe's current, effective General Plan, the Tempe Portion is designated as "Mixed Use" with an allowable density of up to 25 DU/Acre. However, the City Council recently approved the 2040 General Plan, designating the Tempe Portion as "Residential" with an allowable density of up to 9 DU/Acre, entirely consistent with our current request. Because the 2040 General Plan will not become effective until ratified by the City's voters in May, our request to alter the General Plan to be consistent with what the Council already approved is necessary.

The southern parcel of The Tempe Portion (APN 301-59-003M), consisting of 12.30 gross acres, is zoned "AG" (agricultural) in the City of Tempe. The northern parcels (APN's 301-59-003G & 301-59-003N), consisting of 7.46 gross acres, are zoned "MU-3" (mixed-use) in the City of Tempe and are part of an existing PAD, due to their inclusion in a 2012 rezoning and PAD request approved by Tempe for Mark Taylor, to facilitate the development of Mark Taylor's "San Sonoma Apartments" project (the "Mark Taylor PAD"). This 7.46 acres was not part of the apartment component of the Mark Taylor PAD, but was rather proposed to be a future commercial/office use. (See **Exhibit B – Existing Land Use Conditions**)



City of Tempe - General Plan

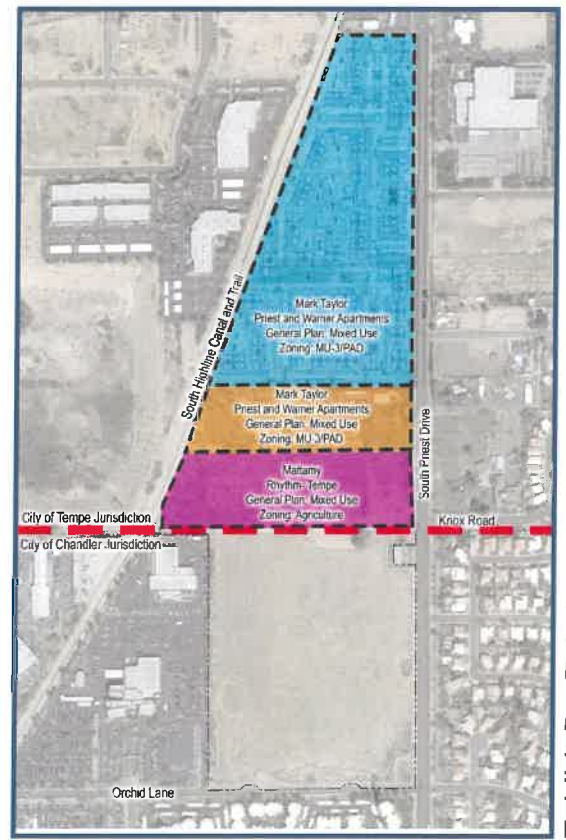


Exhibit B - Existing Land Use Conditions

Consequently, the development of the Tempe Portion, as proposed herein, will require approval of the following requests:



Exhibit C - Minor General Plan Amendment

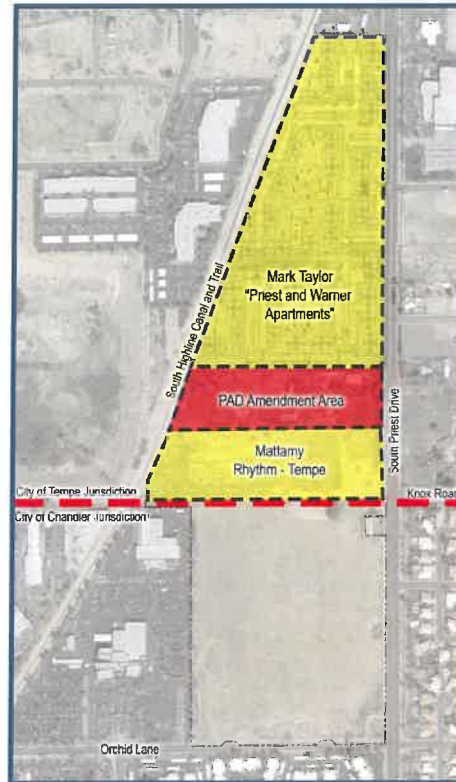


Exhibit D - PAD Amendment

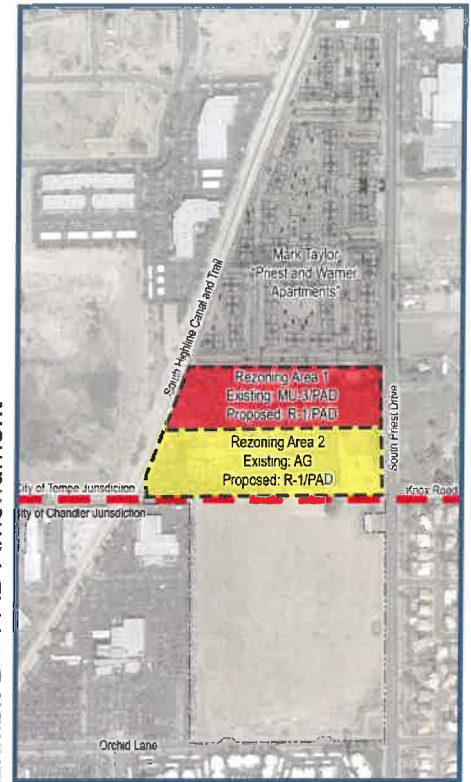


Exhibit E - Rezoning / PAD Overlay

- Consistent with the recently approved by Council, 2040 General Plan that has yet to be approved by Tempe voters, a Minor Amendment to the General Plan from “Mixed Use” with an allowable density of up to 25 DU/Acre to “Residential” with an allowable density of up to 9 DU/Acre for the 19.76 gross acres comprising the Tempe Portion (See **Exhibit C – Minor General Plan Amendment**);
- Amendment of the Mark Taylor PAD, to sever the 7.46 acres contemplated for a future commercial/office use, which will now comprise the northern parcels of the Tempe Portion (See **Exhibit D – PAD Amendment**);
- Rezoning of the northern 7.46 acres of the Tempe Portion from MU-3 to R1-PAD, and the southern 12.30 acres of the Tempe Portion from AG to R1-PAD (See **Exhibit E – Rezoning/ PAD Overlay**); and
- PAD Overlay for the full 19.76 acres of the Tempe Portion.

Minor Amendment to General Plan

Under the City of Tempe's current, effective General Plan, the Tempe Portion is designated as "Mixed Use" with an allowable density of up to 25 DU/Acre. However, the City Council recently approved the 2040 General Plan, designating the Tempe Portion as "Residential" with an allowable density of up to 9 DU/Acre, entirely consistent with our current request. Because the 2040 General Plan will not become effective until ratified by the City's voters in May, our request to alter the General Plan to be consistent with what the Council already approved is necessary. Consequently, an Amendment to the General Plan is hereby requested to change the land use designation for the 19.76 gross acre Tempe Portion (APN's 301-59-003G, 301-59-003M & 301-59-003N) from "Mixed-Use" with an allowable density of up to 25 DU/Acre to "Residential" with an allowable density of up to 9 DU/Acre. The requested Amendment qualifies as a Minor Amendment as it will result in a decrease of less than 2.0% in the projected "Mixed-Use" designated acreage within the City.

As the Council already voted to support this change, it is consistent with the Land Use principles of the General Plan, as well as the goals and policies of the various General Plan Elements, as it is identical to the changes contemplated in the soon to be adopted 2040 General Plan. Nevertheless, the following outlines the appropriateness of these requests based on each of the General Plan Elements:

- Land Use Element

The stated goal of the Land Use Element of the General Plan is *"to foster development that conserves resources and enhances the environment in which people live, learn, work and play"*.

As outlined herein, Rhythm will create unique living opportunities in an area of the City where residents already work and play.

- Accessibility Element

The stated goal of the Accessibility Element of the General Plan is *"to create a city that has design potential to meet community needs through universal design which provides access and benefit through accessible public and private facilities, services and programs"*.

As outlined herein, Rhythm is located in an area of the City that provides accessibility to key transportation, employment and educational facilities and services. Further, the community will be designed to encourage and provide for multi-modal access to these facilities and services.

- Community Design Element

The stated goal of the Community Design Element of the General Plan is *"to develop standards that will enhance the community's quality of life for future generations"*.

As outlined herein, Rhythm's design and development standards will create a unique living opportunity in an area of the City where residents already work and play, thereby enhancing the quality of life for existing and future City residents.

- Historic Preservation Element

The stated goal of the Historic Preservation Element of the General Plan is “to enhance community character and heritage through the identification and preservation of significant sites, properties and districts”.

The proposed Rhythm development, and specifically the Tempe Portion, do not contain or abut any significant historical sites, properties or districts.

- Housing Element

The stated goal of the Housing Element of the General Plan 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”.

The proposed Rhythm development, as outlined herein, will provide housing opportunities that are unique and which differ from existing housing in the area, thereby increasing housing options for a range of income levels and household types.

- Neighborhood Element

The stated goal of the Neighborhood Element of the General Plan is “to provide a participatory planning process to guide planning and to promote programs that enhance neighborhoods and encourage a sense of community”.

The proposed Rhythm project will follow the City’s required public participation process, thereby encouraging neighborhood participation in the planning effort. The proposed project will enhance the existing area and providing multi-modal connectivity with it, thereby fostering a sense of community.

- Redevelopment Element

The stated goal of the Redevelopment Element of the General Plan 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”.

The proposed Rhythm development, and specifically the Tempe Portion, is not located within an official Redevelopment area, nor is the property located in an area that should be targeted for redevelopment.

- Economic Development Element

The stated goal of the Economic Development Element of the General Plan is “to stimulate a sustainable, diversified, and vibrant economy while preserving the Tempe vision and values”.

Adequate diverse housing opportunities and population levels are lacking in this key corridor and growth area of the City, which is stalling the area’s economic development potential. The proposed Rhythm project will bring the needed population base to the area to support existing and future surrounding commercial and employment uses.

- Cost of Development Element

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

The proposed Rhythm development, and specifically the Tempe Portion, will fund all of its own development costs and will pay its own way for the City services that will be required through the payment of development impact fees to the City.

- Growth Area Element – Warner & I-10

The Tempe Portion of Rhythm is located within the southwest corner of the Warner & I-10 Growth Area of the General Plan. The stated goal of the Warner & I-10 Growth Area is “*to develop a regional destination and employment center*”.

The Warner & I-10 Growth Area is already developing as an employment and commercial center. What it lacks in order to become a regional destination is an adequate supply of diverse housing opportunities and a larger population base. The proposed Rhythm project will provide both.

- Environment Element (Air Quality, Noise, Ambient Temperature & Energy)

The stated goals of the Environment Elements of the General Plan are “*Air Quality - to improve regional air quality through regulatory compliance and local policies and programs that minimize or mitigate the impacts of air pollution; Noise - to provide living, working and learning environments free from nuisance noises that affect comfort, productivity, and the enjoyment of indoor and outdoor environments; Ambient Temperature - to minimize heat island impacts to maintain a comfortable year-round outdoor environment and reduce energy consumption; and Energy - to sustain reliable and efficient energy sources while minimizing energy consumption of non-renewable sources*”.

AS outlined herein, Rhythm’s innovative design and planning concepts will create a community that respects air quality, provides new housing close to employment, both minimizes and buffers against noise pollution, contains ample open space areas to minimize urban heat island effects, and is overall energy efficient.

- Land Element (Remediation, Habitat Management & Solid Waste)

The stated goals of the Land Elements of the General Plan are “*Remediation - to redevelop sites with real or perceived environmental contamination to achieve the best land uses for the community; Habitat Management - to provide a safe urban environment for the healthy coexistence of humans and wildlife, to the greatest extent possible; and Solid Waste - to protect public health and safety through management and reduction of waste generated within the city*”.

The proposed Rhythm development, and specifically the Tempe Portion, has no remediation or habitat management needs or impacts, and will adhere to all solid waste disposal programs and requirement of the City.

- Water Element (Water, Wastewater & Stormwater)

The stated goals of the Water Elements of the General Plan are “*Water - to provide the highest level of water quality and service at the lowest possible cost for utility customers; Wastewater - to safely collect and treat all wastewater from residences and businesses within the City of Tempe and Town of Guadalupe using the best available technology and most cost-effective means of treatment; and Stormwater - to minimize the load, or total volume, of pollutants that are carried to receiving water bodies, such as the Salt River, Tempe Town Lake or Tempe’s other municipal lakes, in order to protect those water bodies for their designated uses*”.

The proposed Rhythm development, and specifically the Tempe Portion, will be developed in conformance with all City water, wastewater and stormwater requirements. Further, the project will contribute to the attainment of these goals through the payment of development impact fees to the City.

- Pedestrian Network Element

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

By virtue of its location and proximity to existing commercial and employment opportunities, pedestrian travel will be encouraged to and from the proposed Rhythm development. Further, the incorporation of pedestrian linkages to adjacent regional trails will be in support of this goal.

- Bikeways Element

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

By virtue of its location and proximity to existing commercial and employment opportunities, bicycle travel will be encouraged to and from the proposed Rhythm development. Further, the incorporation of pathway linkages to adjacent regional trails will be in support of this goal.

- Transit Element

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

By virtue of its location and proximity to existing commercial and employment opportunities, residents of the proposed Rhythm development are likely to utilize the City’s transit options thereby increasing ridership.

- Travelways Element

The stated goal of the Travelways Element of the General Plan 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”*.

By virtue of its location and proximity to existing commercial and employment opportunities, the proposed Rhythm development will encourage multi-modal transportation in the area.

- Motorists Element

The stated goal of the Motorists Element of the General Plan 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”*.

The proposed Rhythm development will complete all required offsite street improvements and will contribute to the City’s street infrastructure development through payment of required development impact fees.

- Parking & Access Management Element

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

The proposed Rhythm development, as outlined herein, incorporates planning and design elements that provided proper parking and access management.

- Aviation Element

The stated goal of the Aviation Element of the General Plan is *“to facilitate safe land uses, minimize noise impacts, and promote easy access to and between different modes of transportation, both within Tempe and in the larger regional context”*.

The proposed Rhythm development, as outlined herein, is not located in close proximity to any airports or other aviation facilities and will not have a negative impact on the goals of this element of the General Plan.

- Open Space Element

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

The proposed Rhythm development, as outlined herein, will provide ample internal open space areas (both landscaped and hardscaped), and will provide connections to existing open space areas adjacent to the project.

- Recreational Amenities Element

The stated goal of the Recreational Amenities Element of the General Plan 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”*.

The proposed Rhythm development, as outlined herein, will provide a large and unique central amenity that provides a variety of both passive and active recreational amenities for its future residents.

- Public Art & Cultural Amenities Element

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

The proposed Rhythm development, as outlined herein, is likely to attract residents that appreciate and support art and culture. Rhythm will not have a negative impact on the goals of this element of the General Plan.

- Public Facilities & Services Element (Public Buildings, Public Services & Human Services)

The stated goal of the Public Facilities & Services Element of the General Plan is “Public Buildings - to assure that necessary public buildings are planned for, designed, built and maintained to sustain the wide range of services provided to the community; Public Services - to identify existing services provided by both public and private sector, and plan for future provision of these services to serve future community needs; and Human Services - to guide the city in addressing funding and provision of human services for Tempe residents”.

While residents of the proposed Rhythm development will utilize these services, the project will contribute to such services through the payment of development impact fees. Rhythm will not have a negative impact on the goals of this element of the General Plan.

- Public Safety Element (Emergency Management, Fire & Law Enforcement)

The stated goal of the Public Safety Element of the General Plan is “Emergency Management - to identify and prepare for natural and human caused disasters by coordinated planning and operations to prevent or minimize the impact of disasters and ensure appropriate and efficient response and recovery operations for large scale emergencies; Fire - to plan and provide for the safety and welfare of the public through preservation of life, property, and the environment; and Law Enforcement - to protect and preserve life and property, serve the public welfare, and improve resident safety and sense of security”.

While residents of the proposed Rhythm development will utilize these services, the project will contribute to such services through the payment of development impact fees. Rhythm will not have a negative impact on the goals of this element of the General Plan.

Amendment to Mark Taylor PAD

The northern 7.46 gross acres of the Tempe Portion is currently zoned MU-3 in the City of Tempe and is already part of an existing 37.40 gross acre PAD (comprised of APN's 301-59-001C, 301-59-001D, 301-59-003G, 301-59-003K, 301-59-003L and 301-59-003N), due to its inclusion in a 2012 rezoning and PAD request approved by Tempe for Mark Taylor, to facilitate the development of Mark Taylor's "San Sonoma Apartments" project. This 7.46 acres was not part of the apartment component of the project, but was rather proposed to be a future phase commercial/office use, which allowed the larger Mark Taylor PAD to technically meet the mixed-use requirements of the City's General Plan and Zoning Ordinance. The Mark Taylor apartment project is now under construction, but the remaining 7.46 acres is still undeveloped and is not planned to be developed with the Mark Taylor project. It is therefore necessary to sever this 7.46 acres from the Mark Taylor PAD in order for this acreage to be included in the Tempe Portion. Consequently, a PAD Amendment is hereby requested to amend the Mark Taylor PAD to remove this 7.46 acres (APN's 301-59-003G & 301-59-003N).

All other aspects and components of the Mark Taylor PAD will remain intact and unmodified for the remaining 29.94 acres (APN's 301-59-001C, 301-59-001D, 301-59-003K and 301-59-003L). Given that the apartment component of the Mark Taylor PAD is already under construction, the City of Tempe has determined that the remaining 29.94 acres can retain its existing "Mixed-Use" General Plan designation, its existing MU-3 zoning, and all provisions of the existing PAD overlay.

Approval of the requested PAD Amendment will help facilitate changing the subject 7.46 acres from "Mixed-Use" to "Residential" under the General Plan, thereby making the PAD Amendment wholly consistent with the goals of the 2040 General Plan recently approved by the City of Tempe. Further, the PAD Amendment will not have any negative impacts to the City of Tempe or the surrounding community. The Mark Taylor San Sonoma Apartments project will remain intact and unchanged and will continue to be constructed as planned. The removal of the future commercial/office use from the subject 7.46 acres will simply serve to rectify an inappropriate land use on acreage that is poorly configured for such use, and facilitate the development of this acreage that would otherwise remain undeveloped for years to come.

Rezoning & PAD Overlay

The southern 12.30 gross acres of the Tempe Portion (APN 301-59-003M) is currently zoned AG and the northern 7.46 gross acres (APN's 301-59-003G & 301-59-003N) is zoned MU-3 in the City of Tempe. Development of the Tempe Portion as proposed herein will require a rezoning of this entire 19.76 acres. Consequently, a Rezoning of this 19.76 acres (APN's 301-59-003G, 301-59-003M & 301-59-003N) from AG and MU-3 to R1-PAD is hereby requested.

The R1-PAD zoning district contains no established lot development standards so no deviations are required or being requested. Lot development standards for the Tempe Portion can therefore be established through the creation of a new PAD for the Tempe Portion. Consequently, a PAD Overlay for this 19.76 acres (APN's 301-59-003G, 301-59-003M & 301-59-003N) is also requested, with the applicable lot development standards as outlined in the proposed Development Standards section of this document.

The requested R1-PAD zoning designation and PAD Overlay are consistent and compatible with the requested General Plan designation of "Residential" with an allowable density of up to 9 DU/Acre. The proposed rezoning truly implements the vision the Council had in approving the 2040 General Plan to designate this property to be developed with Residential housing at the proposed density. The actual density proposed for the Tempe Portion, as outlined below, is 4.76 DU/Acre. The R1-PAD zoning designation and PAD Overlay are also far more compatible with the innovative nature of the proposed Rhythm project than traditional base zoning district regulations, and will facilitate the creation of a new and comprehensive set of development standards that will encourage a truly unique community.

The Rezoning and PAD Overlay request is also appropriate given the location and surroundings of the Tempe Portion. The proposed Rhythm development is situated in a unique and ideal location, in close proximity to a regional transportation corridor, I-10, as well as a major transit line and excellent educational facilities. Rhythm is also near many existing retail services and positioned within a major employment corridor. Despite these assets, the Rhythm property, including the Tempe Portion, has been left undeveloped and unable to meet its full development potential. Under the existing entitlements, parcel configurations, surroundings and market conditions, a traditional mixed-use development is not feasible. There is a lack of existing residential uses in the immediate area, which is also saturated with retail services that are located close to I-10 access points.

With the City of Tempe's approval of the requests outlined herein, the Rhythm development will create a unique and vibrant community that aligns itself with the Vision of the City of Tempe as outlined in the 2040 General Plan. Rhythm will be a dynamic community that is visually attractive, and has the potential to revitalize an area that has struggled under its current entitlements and circumstances. This proposed residential community will provide a variety of new housing opportunities that are not located in the immediate area, and will allow Tempe residents that desire to be located near regional transportation corridors and transit lines to do so. Rhythm will also allow residents to live in a major employment corridor and in close proximity to existing retail services that are within walking distance. Rhythm will truly provide a community for residents to live in an area where they can already work and play.

Development Description

The proposed Rhythm development will be a unique example of New Urban Design. Rhythm will employ principles such as providing a range of housing types in a higher density configuration, promoting walkable neighborhoods and providing accessible common open spaces. Desert Contemporary architecture and theming will be utilized throughout the community. Rhythm will also employ design standards that create a traditional neighborhood environment, in an infill setting, with a network of well-connected streets and amenities, while still providing the desired diversity.

Rhythm will include a cohesive mix of housing products and densities that feature a unique contemporary urban design. Rhythm will consist of 368 total units: 126 Stacked Flat product type units, 63 (detached alley) “Villa” product type units, 75 (35’x58”) “Loft” product type units, and 10 (50’ x 90”) “Casita” product type units within the City of Chandler portion of the development; and 94 (50’ x 90”) “Casita” product type units within the Tempe Portion (See **Exhibit F – Overall Site Plan and Exhibit G - Tempe Portion Site Plan**). This will provide a total overall residential density of approximately 7.13 DU/Acre, with densities of 8.60 DU/Acre for the portion within the City of Chandler, and 4.76 DU/Acre within the Tempe Portion. Rhythm has been designed to provide transitioning densities, with the greatest intensity concentrated at the south (within the City of Chandler portion of the development), buffering the auto dealer to the west and existing condos to the south, and becoming less intense as you move north through the development into the Tempe Portion. In addition, the development exceeds the minimum parking requirements of two parking spaces per unit by allowing for guest parking on one side of the street. Signage restricting parking on one side of the street will be provided.

Unifying the entire development is a comprehensive network of open spaces and buffers that add to the overall character of the community. The integrated open space is the nexus of the Rhythm community. Rhythm has been designed to provide approximately 11.73 acres, or approximately 23% of the total development’s gross acreage, as open space, thereby encouraging pedestrian and recreational activities throughout the community. 4.07 acres of this total open space are provided within the Tempe Portion, comprising approximately 21% of the Tempe Portion’s total acreage (see **Exhibit H – Open Space Plan**). A regional trail through the Tempe Portion of the community will also be provided, allowing regional access to the South Highline Lateral Canal located at the development’s northwest boundary, thus minimizing traffic congestion by promoting the integration of non-vehicular connections (pedestrian, bicycles) (see **Exhibit I – Pedestrian Circulation Plan**). Additionally, a park and community facility of approximately 1.80 acres will be provided on the portion of the development located in the City of Chandler. This park will be centrally located and readily accessible to all of the residents, supporting recreational activity. This resort style amenity includes a community club facility in a Desert Contemporary style, beach entry resort style pool, gardens, outdoor cooking and dining areas, dog park, and conversational areas (see **Exhibit J – Park Amenity**). The edge condition of the Rhythm community was also considered in the design of the development, providing additional open space on the periphery of the community in the form of landscape buffers and additional trails, as well as providing impressive perimeter walls, entry gate and monumentation features. (See **Exhibit K – Wall Elevations, Exhibit L – Project Entry, and Exhibit M – Entry Elevations**)

Description	Chandler		Site Data			Total	
	Quantity	Mix	Description	Quantity	Mix	Quantity	Mix
Gross Acreage	31.86 AC.		Gross Acreage	19.76 AC.		51.62 AC.	
Net Acreage	29.28 AC.		Net Acreage	18.92 AC.		48.20 AC.	
Open Space	7.66 AC.	24%	Open Space	4.07 AC.	21%	11.73 AC.	23%
Stacked Flats	126 Units	46%	Stacked Flats	0 Units	0%	126 Units	34%
Detached Alley	63 Units	23%	Detached Alley	0 Units	0%	63 Units	17%
35' x 58'	75 Units	27%	35' x 58'	0 Units	0%	75 Units	20%
50' x 90'	10 Units	4%	50' x 90'	94 Units	100%	104 Units	28%
Total	274	8.60 DU/AC	Total	94	4.76 DU/AC	368 Units	7.13 DU/AC

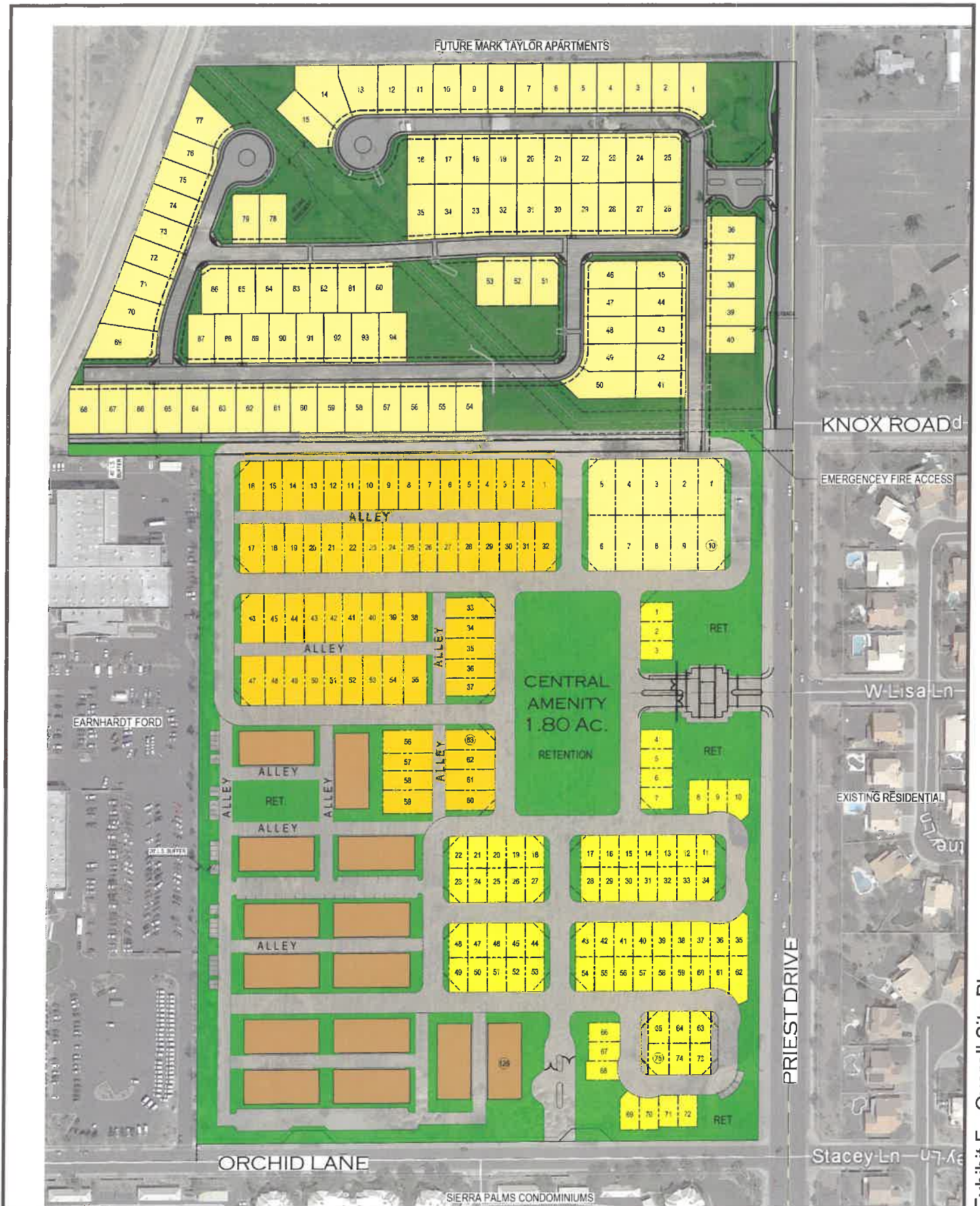


Exhibit F - Overall Site Plan

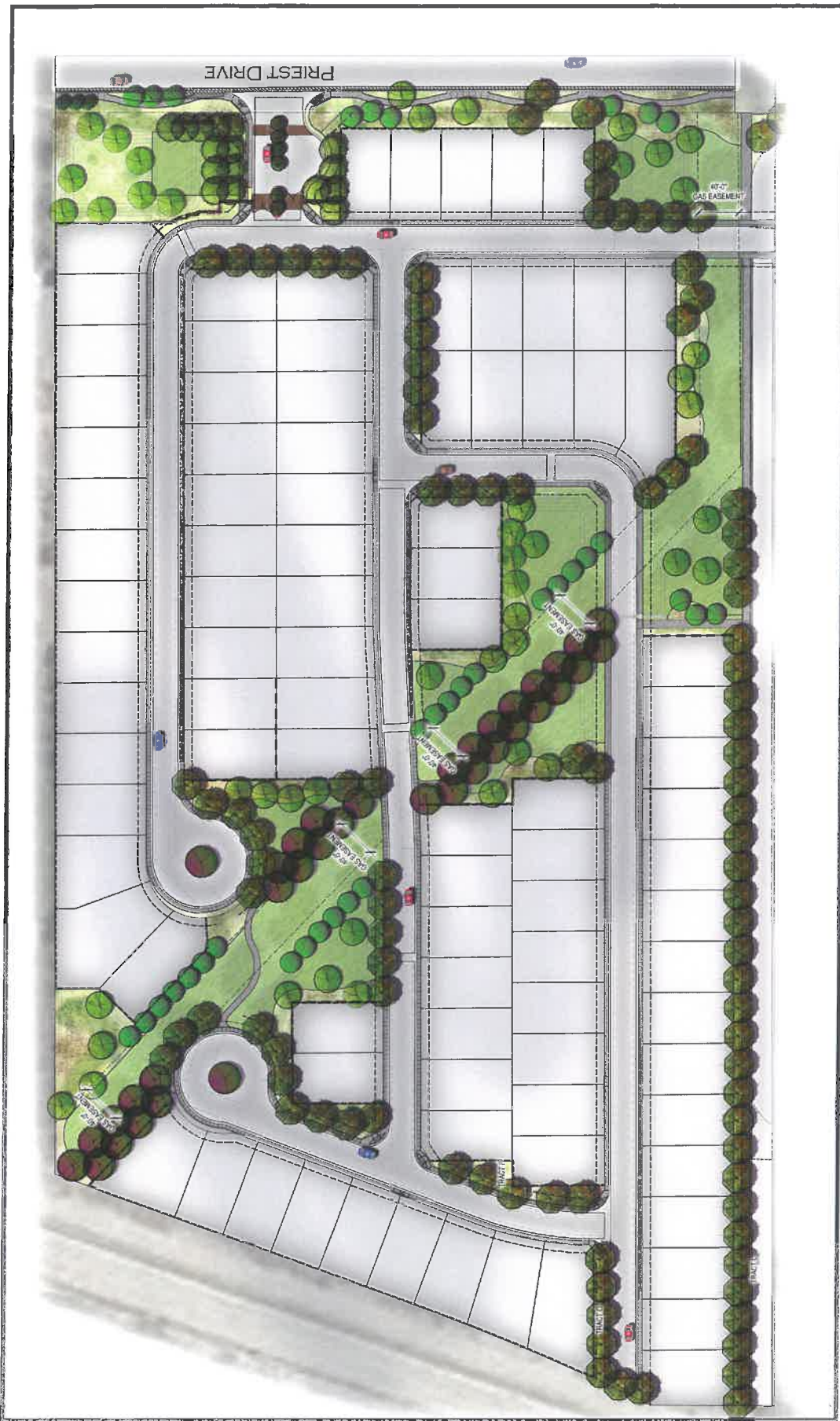


Exhibit H - Open Space Plan

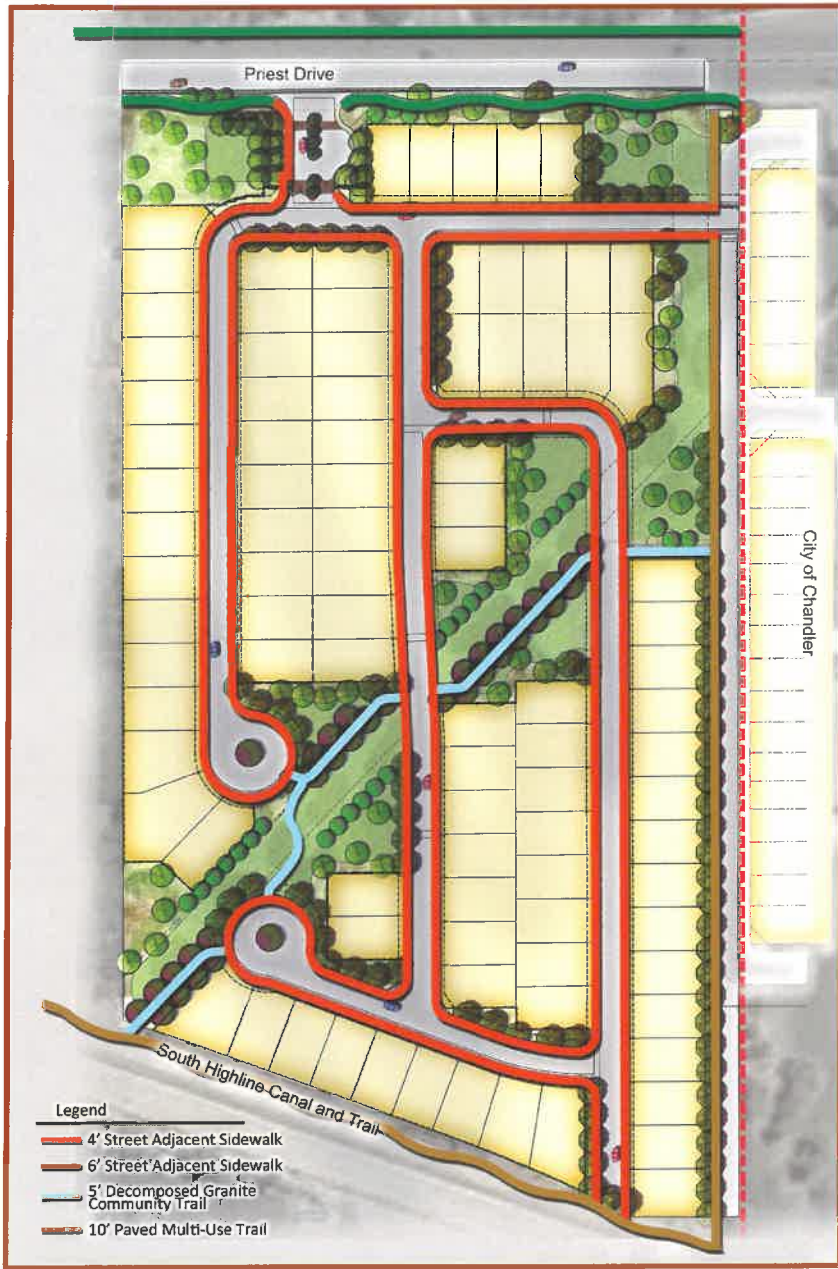
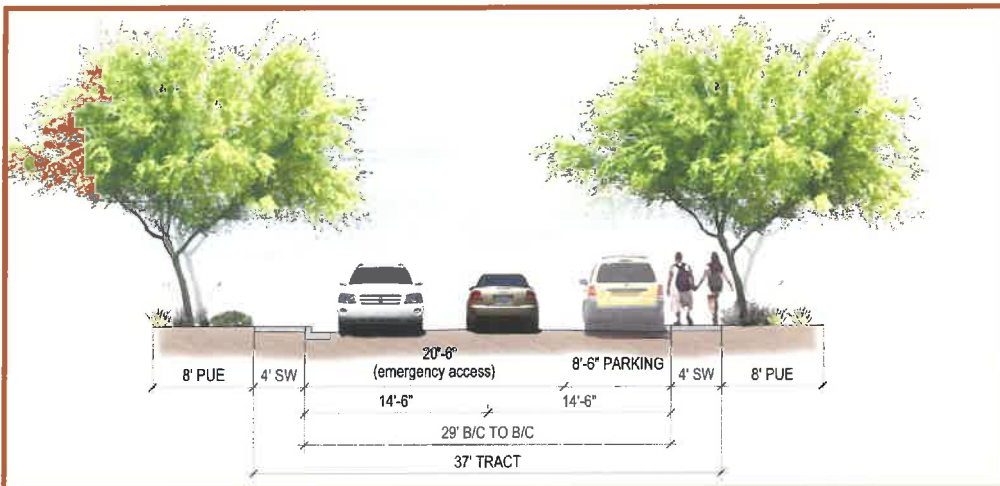
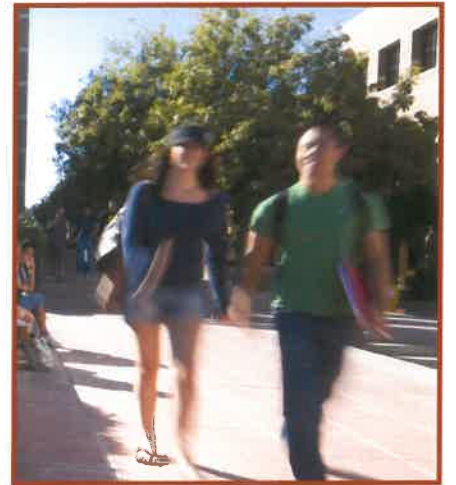
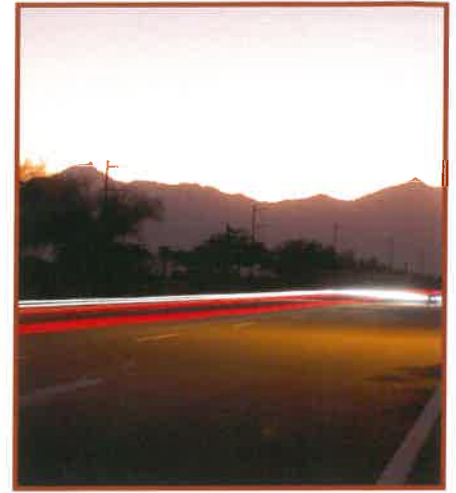


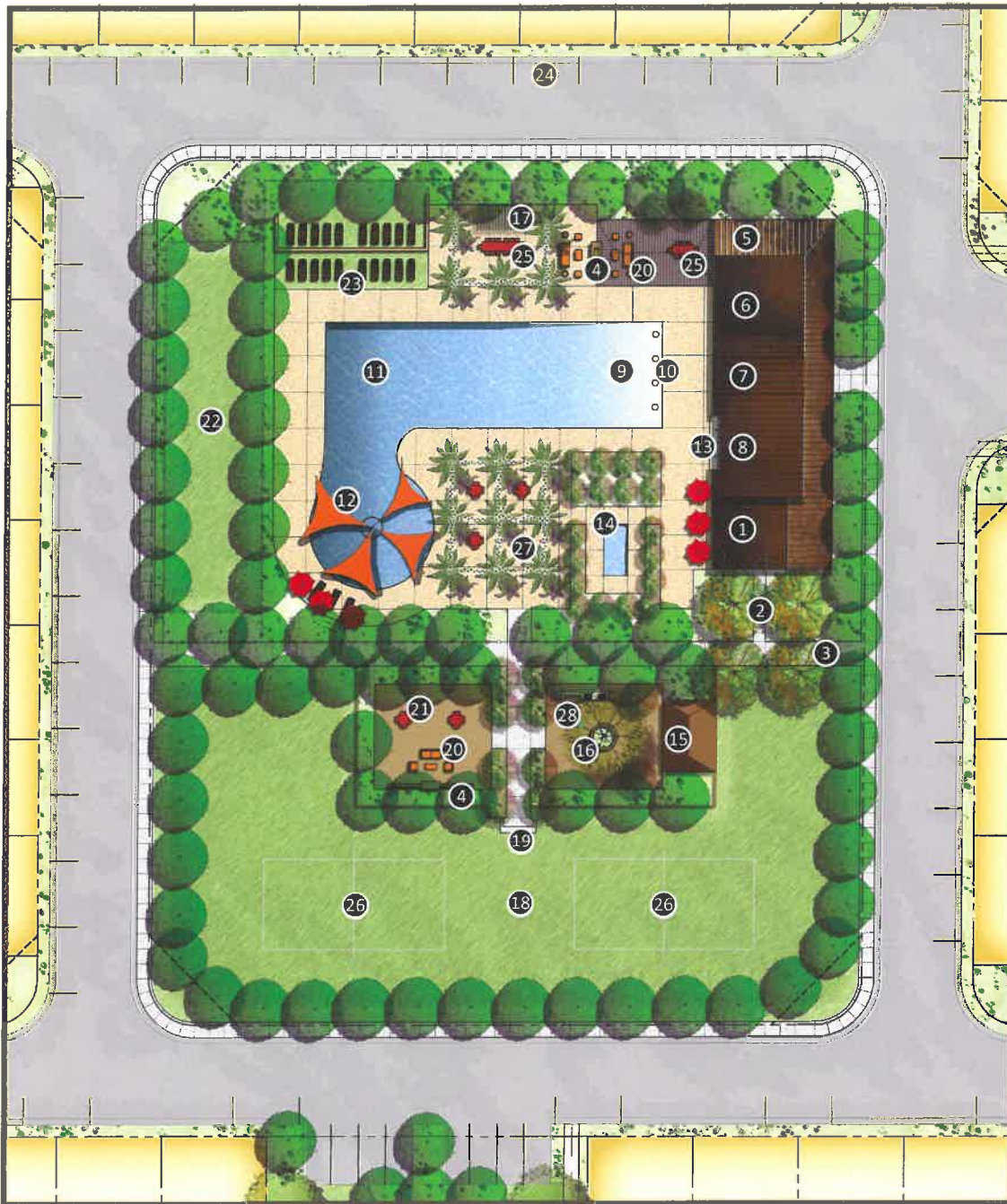
Exhibit I - Pedestrian Circulation Plan



Residential Street Section



Residential street can accommodate a parked car on one side and still provide the required 20' emergency access lane



- | | | |
|----------------------------|-----------------------|---|
| 1 RESTROOM | 11 PLAY POOL AREA | 21 OUTDOOR GAME TABLES |
| 2 4' SIDEWALK | 12 SHADED POOL AREA | 22 DOG RUN |
| 3 8' SIDEWALK | 13 OUTDOOR SHOWER | 23 TERRACED LAWN SEATING
WITH 18" SEATWALL |
| 4 FIREPLACE | 14 SPA | 24 PARKING |
| 5 ROOF OVERHANG | 15 RAMADA | 25 OUTDOOR DINING |
| 6 RECREATION BUILDING | 16 RAISED PLANTER | 26 TURF VOLLEYBALL |
| 7 BREEZEWAY ENTRY | 17 OUTDOOR KITCHEN | 27 COURT WITH STRING LIGHTING |
| 8 RECREATION ROOM / OFFICE | 18 RETENTION IN TURF | 28 BBQ SHADED AREA |
| 9 BEACH ENTRY POOL | 19 STEPS TO LAWN AREA | |
| 10 POOL BUBBLER JETS | 20 OUTDOOR FURNITURE | |

Exhibit J - Park Amenity



BEACH ENTRY



SHADED POOL AREA



6 x 12' SPA



DOG RUN



FIRE PLACE



GAME TABLES



OUTDOOR KITCHEN



TERRACED SEATING



GREEN SCREEN

SCALE: 1/2" = 1'-0"



THEME FIN

SCALE: 1/2" = 1'-0"

Exhibit K - Wall Elevations



THEME WALL

SCALE: 1/2" = 1'-0"

Exhibit K - Wall Elevations



SMOOTH AND GROUND FACE BLOCK



GREEN SCREEN



OVERSIZED FIN



BLOCK CAP



OLIVE



MASTIC TREE



GREEN SCREEN



- A RIGHT OF WAY
- L ENTRY WALLS
- E MASTIC TREE
- G OAK TREE
- M ANNUALS
- K WALL FIN
- B ENTRY SIGN
- D OLIVE TREE
- F TURF
- H PAVERS
- N GREEN SCREEN

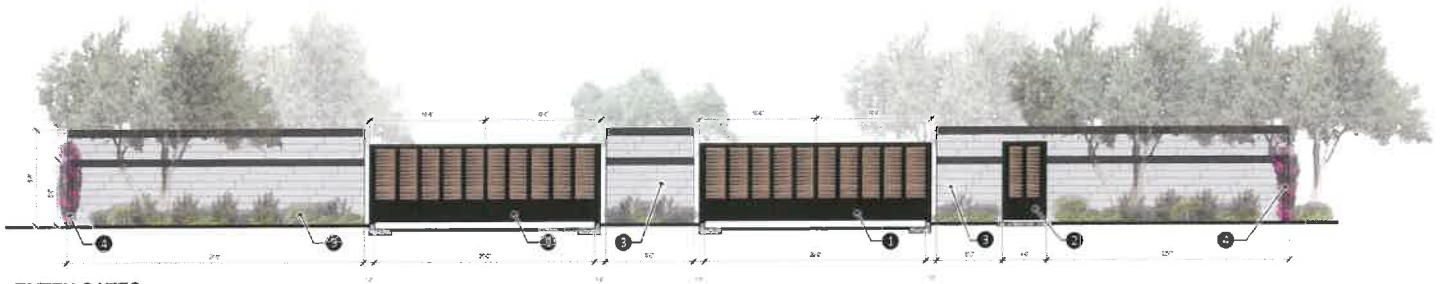


TURF PANEL



PAVERS

Exhibit L - Project Entry



ENTRY GATES

SCALE: 1/4" = 1'

LEGEND

- 1 VEHICULAR GATE WITH LOUVERED PANELS
- 2 PEDESTRIAN GATE WITH LOUVERED PANELS
- 3 ENTRY WALL WITH 8" X 48" TILE FACING
- 4 GREEN SCREEN
- 5 4" THICK HOLLOW STEEL PANEL
- 6 POLISHED STEEL REVERSE PAN CHANNEL LETTERING



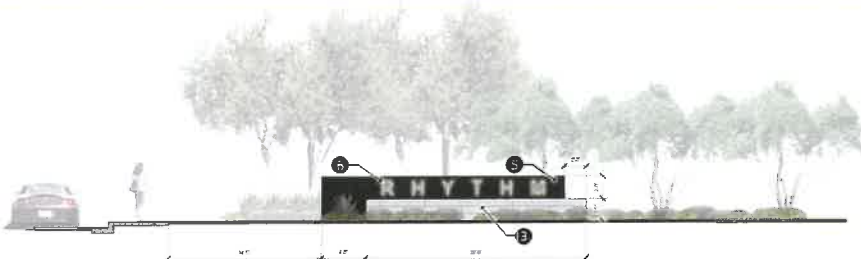
LOUVERED PANELS



8"X48" TILE



REVERSE PAN CHANNEL LETTERING



ENTRY SIGN

SCALE: 1/4" = 1'

Exhibit M - Entry Elevations

Proposed Housing Product

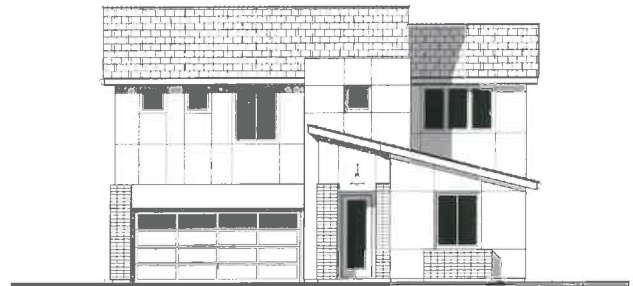
Tempe Portion - Casita: 50' X 90' front loaded lots

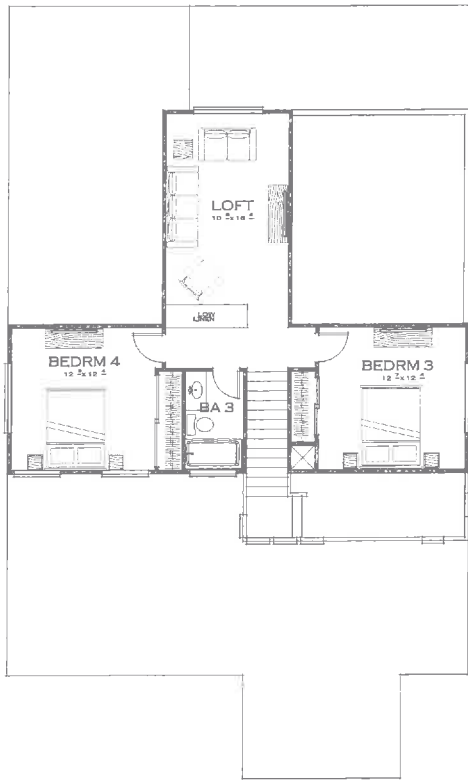
As a medium density detached living solution, the proposed housing configuration for the Tempe Portion of the community is consistent with the Council's vision for this property as reflected in the recently approved 2040 General Plan. The housing product emphasizes sustainability and creates a pedestrian-friendly street scene. This two-story product has front loaded two-car and three- car garages that are set back from the street, while the living spaces of the home are located at least 8 feet in front of the garage. The overall concept is a more efficient product, which requires less maintenance than a conventional single family detached home based on the lot size (see **Exhibit N – Casita Architecture**). Some key product features include:

- Open floor plans offering 3 and 4-bedroom configurations, large kitchens, great rooms and outdoor patios.
- One floor plan offers an optional guest house in the rear.
- Two and three-car garages provide ample parking and storage.
- Architectural style is Desert Contemporary respecting the theme of the community.

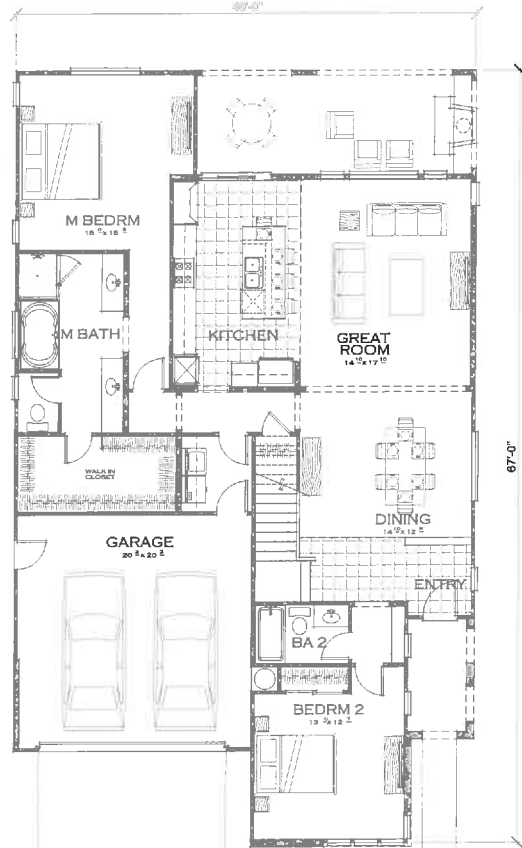
Chandler Portion – Villa, Loft, Casita & Stacked Flat

The Chandler portion of the Rhythm community will integrate well and provide diversity in the community. The Chandler product will consist of the Villa, Loft, Casita, and Stacked Flat product types, with two-story detached alley-loaded homes on 35' x 90' lots, three-story detached front-loaded homes on 35' by 58' lots, and up to 3-story Stacked Flats, respectively. These homes will also have a Desert Contemporary architectural style consistent with the community.





Second Floor Plan



First Floor Plan

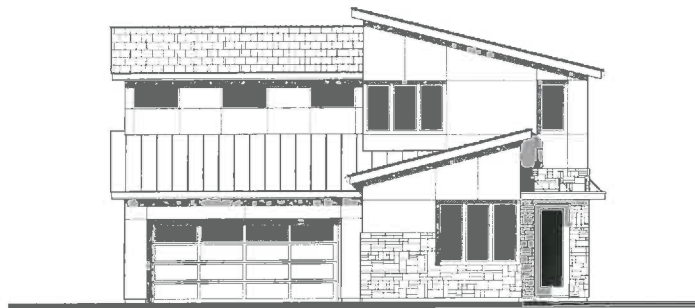
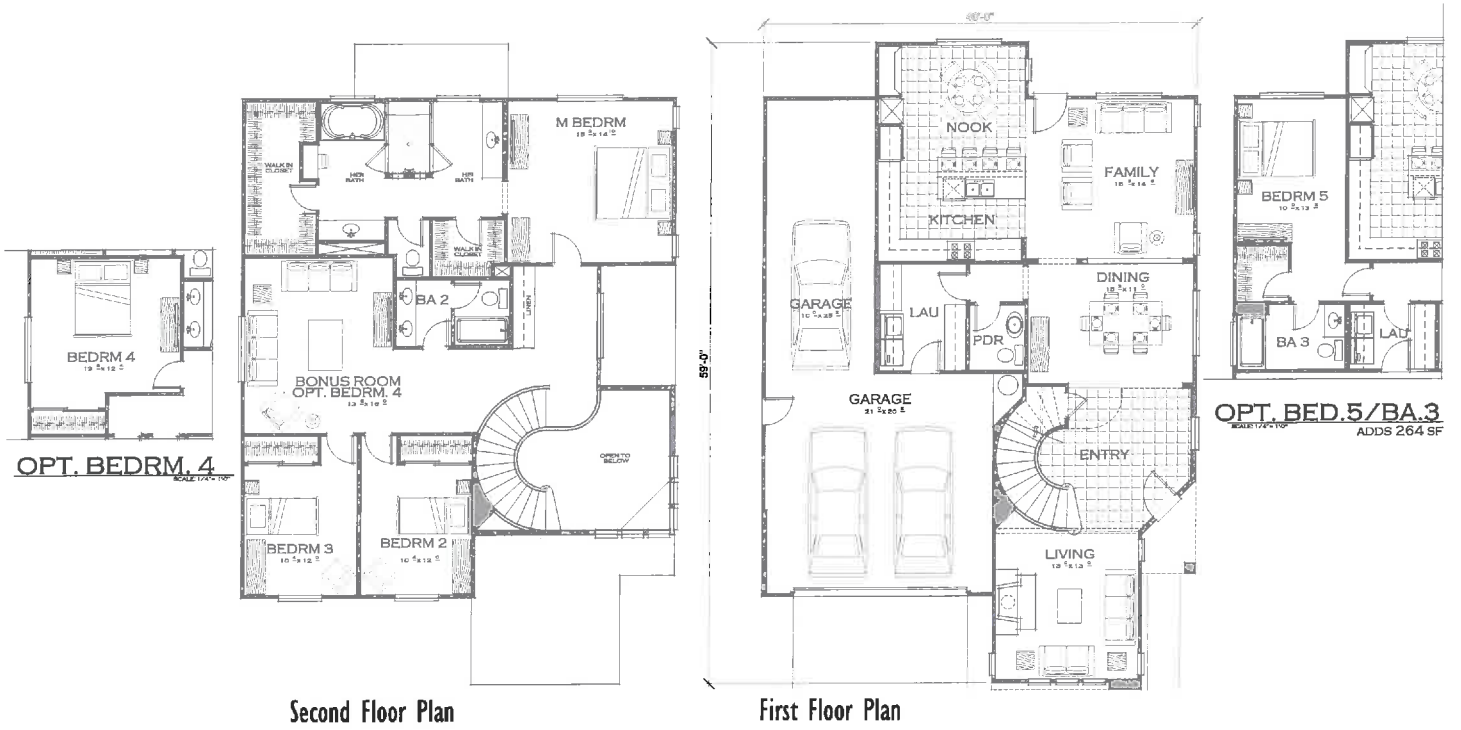
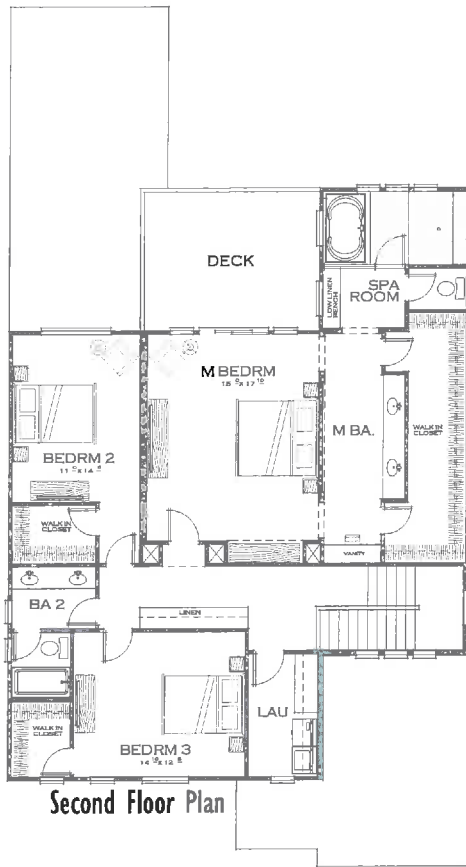
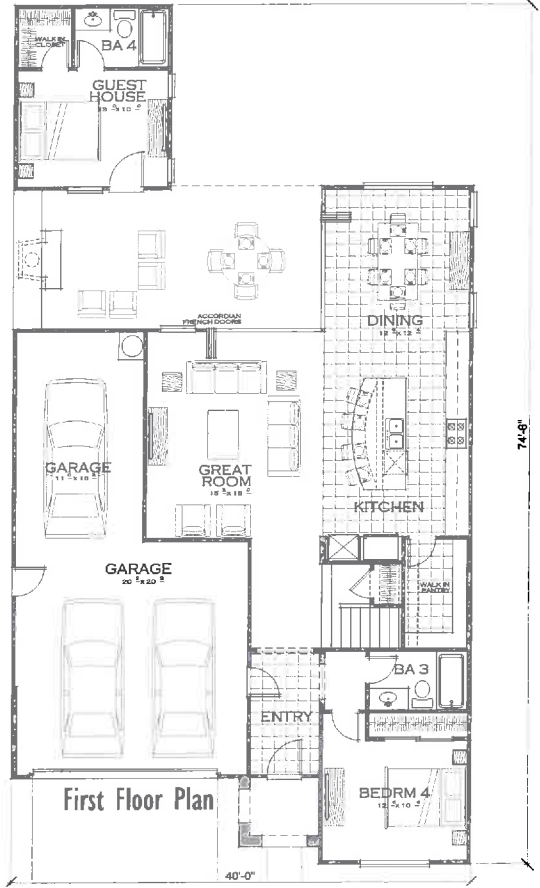


Exhibit N - Casita Architecture





Second Floor Plan



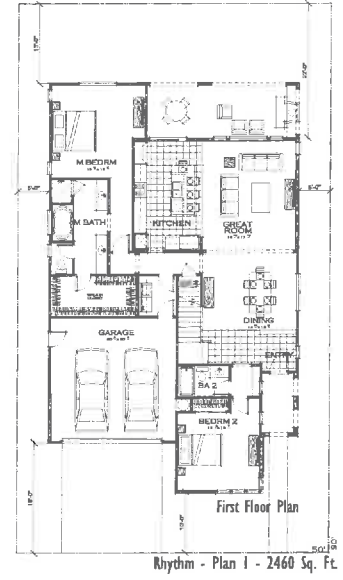
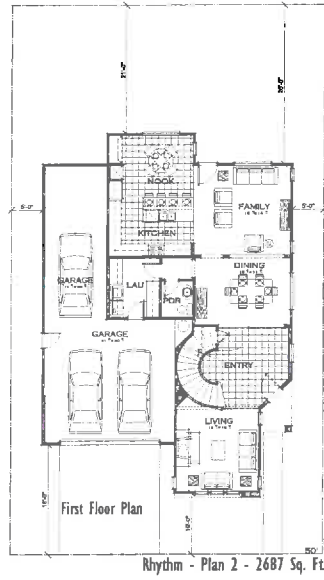
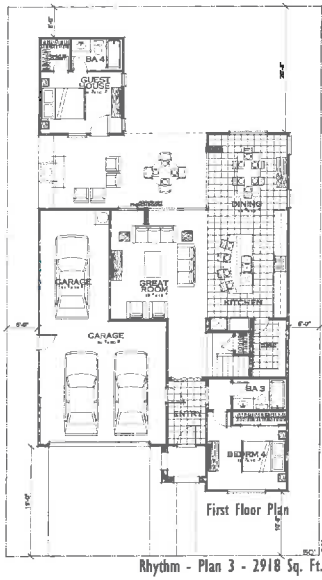
First Floor Plan



Exhibit N - Casita Architecture

Proposed Development Standards

To develop such unique housing product, the following development standards are needed for the Tempe Portion to ensure the diversity and quality of the Rhythm community:



CASITAS

CASITAS	
STANDARDS	SINGLE FAMILY DETACHED PRODUCT
(SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)	
Lot area, min (sq. ft.)	4,000 sf. per lot
Lot width, min. (ft.)	50'
Lot coverage, max. (%)	60%
SETBACKS	
Front Setbacks, min. (ft.)	<p>10' to livable space when fronting onto a street (structure and overhangs must remain outside of PUE)</p> <p>18' to garage when fronting onto a street (structure and overhangs must remain outside of PUE)</p>
Side Setbacks, min. (ft.) (1)	<p>5' interior side to primary structure</p> <p>0' interior side to covered patios when adjacent to a use-benefit-easement that is being utilized by the unit</p> <p>5' street side (adjacent to 10' tract)</p> <p>8' to livable space when accessing onto a side street without a tract (structure and overhangs must remain outside of PUE)</p> <p>8' to garage when accessing onto a side street without a tract (structure and overhangs must remain outside of PUE)</p>
Rear Setbacks, min. (ft.)	<p>5' to primary structure</p> <p>5' to covered patio</p>
Separation between principal buildings, min. (ft.)	10'
Encroachments	N/A
BUILDING STANDARDS	
Building height, max (ft.)	2-stories, 30'
NOTES:	
<p>(1) A minimum of a ten-foot (10') wide landscape tract shall be installed along the sides of lots siding onto residential streets that are not being accessed from that street. The tract shall be located between the street right-of-way and the side lot line of the adjacent lot.</p> <p>(2) Driveway widths will vary based on architecture character, orientation, access, and may accommodate parking associated with the residence.</p>	



June 2, 2014

Catherine Hollow
Sr. Civil Engineer
City of Tempe
200 E. Fifth St.
Tempe, Arizona 85281
Phone: 480-350-8445
Email: Catherine_Hollow@tempe.gov

RE: Mitigation of Side Street Delay for Rhythm Residential – Tempe, Arizona

Dear Cathy:

A mitigation analysis was performed for the Rhythm Residential development to determine if any measures could help improve delay along Priest Drive at Knox Road, Lisa Lane and Stacey Lane. The intersection of Priest Drive and Stacey Lane already operates at an unacceptable level of service in the existing condition. Since Priest Drive is already constructed in its ultimate configuration, the mitigation options are limited to changes in stop control at the above mentioned intersections and/or possible construction of a deceleration lane at Lisa Lane. The purpose of this memorandum is to supplement the traffic impact analysis with additional mitigation recommendations which have been approved by Mattamy Homes, the developer.

A signal placement analysis was completed to help determine the most efficient location for signalization at either Priest Drive/Lisa Lane or Priest Drive/Stacey Lane. Traffic counts conducted for the subject traffic study indicate that the highest volume of traffic east of Priest Drive occurs at Lisa Lane which aligns with the main entrance of Rhythm Residential. Stacey Lane is located approximately ¼-mile north of Ray Road and would typically be the preferred location for the installation of a traffic signal due to the distance between signalized intersections. To determine which location produces the highest reduction in delay at the intersections, traffic simulation was performed utilizing SimTraffic for two scenarios. The first scenario includes a traffic signal at Lisa Lane while the second considers a traffic signal at Stacey Lane.

The results of the comparative analysis indicate that the best results for the adjacent intersections are achieved if the traffic signal is placed at Priest Drive and Lisa Lane. Based on the simulation results, signalization at this location will help provide better gap spacing to Knox Road and Stacey Lane, thus decreasing delay at surrounding stop controlled intersections. Although the unsignalized intersection of Priest Drive and Stacy Lane still experiences poor/failing east/west approach delays the results indicate that greater delay would occur at Priest Drive and Lisa Lane if the Stacey Lane location were to be signalized.

The developer has agreed to install a traffic signal in a location that best serves the study area and will be looking to the City of Tempe and City of Chandler to help defray some of the costs of the traffic signal since an existing poor level of service already exists without the proposed development. In conclusion signalization is recommended at the intersection of Priest Drive and

Lisa Lane. While the traffic signal is recommended for Lisa Lane, the City of Chandler's input for the traffic signal will be also be obtained.

This statement has been prepared to supplement information provided in the traffic impact analysis and document the developer's commitment for the installation of a traffic signal and deceleration lane as part of the proposed Rhythm Residential project.

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,

CivTech

A handwritten signature in black ink, appearing to read "Dawn Cartier", with a long horizontal flourish extending to the right.

Dawn Cartier, P.E.

President

MEMORANDUM

Public Works Department
TRANSPORTATION DIVISION



Date: May 20, 2014
To: Sherri Lesser, Sr Planner, Development Services
From: Catherine Hollow, P.E., Sr Civil Engineer
Subject: Rhythm Residential Traffic Impact Analysis

I have reviewed the traffic impact analysis prepared for the proposed Rhythm Residential development. The site is located on the northwest corner of Priest Dr. and Stacey Ln/Orchid Ln in both Tempe and Chandler. The portion of the site that is in Tempe is north of Knox Rd. The study evaluated the entire site.

The proposed project has 346 single family homes with 91 of the homes within the City of Tempe. The total project is expected to generate 3,204 external trips on an average weekday with 246 AM peak hour trips (62 entering and 184 exiting) and 314 PM peak hour trips (198 entering and 116 exiting).

According to the study, approximately 90% of the site traffic will use Priest Dr. This will increase the daily traffic volume on Priest by 15 percent from 20,000 to 23,000 vehicles per day.

The report included analysis for five intersections on Priest Dr. including: 1) Warner, 2) Knox, 3) Lisa Ln/site driveway, 4) Stacey Ln/Orchid, and 5) the site driveway north of Knox. The summary of the analysis indicates that the minor street approaches to Priest Drive are expected to operate at Level of Service E or F during the morning and evening peak hours. No mitigation was presented in the report. I have requested that mitigation be considered.

The study did look at the need for separate turn lanes into or out of the site. Based on the projected volumes, no separate right turn lanes into the site or acceleration lanes out of the site were recommended.

Any proposed improvements referenced in the study would be the responsibility of the developer.

Please contact me at (480) 350-8445 if you have any questions.



Middle Schools

- Akimel A-al
- Altadeña
- Aprende
- Centennial
- Kyrene
- Pueblo

June 4, 2014

Elementary Schools

- Brisas
- Cerritos
- Cielo
- Colina
- Esperanza
- Estrella
- Lagos
- Lomas
- Manitas
- Mariposa
- Milenio
- Mirada
- Monte Vista
- Niños
- Norte
- Paloma
- Sierra
- Traditional/Sureño
- C.I. Waggoner

To whom it may concern:

I am Jeremy Calles, Chief Financial Officer of the Kyrene Elementary School District. I have discussed the proposed Mattamy Homes development with Chris Webb, the Director of Project Management at the Rose Law Group. The District has more than sufficient space for the students at Kyrene de las Manitas Elementary (grades Kdg-5) and at Kyrene del Pueblo Middle School (grades 6-8).

Currently, the boundary for Kyrene de las Manitas crosses over Interstate 10 since there are not enough students in the immediate area where the school is located. The Mattamy Homes development will allow the District to look at future boundary changes in order to reduce the number of students who are being transported over the freeway. Kyrene del Pueblo is the District's smallest middle school with 200 fewer students than at the other 5 middle schools. Kyrene del Pueblo would also benefit significantly from this new development.

Kyrene always provides transportation for students who live on the other side of a major road or highway. Kyrene will provide transportation from the new community to both Kyrene de las Manitas and Kyrene del Pueblo. We can furnish boundary maps, enrollment trends or any school information as needed. Please do not hesitate to call me at 480-541-1120 if you have any additional questions.

Sincerely,

Jeremy Calles
Chief Financial Officer
Kyrene Elementary School District

Administration

David K. Schauer, Ed.D.
Superintendent

Gina Taylor, Ed.D.
*Assistant Superintendent
Educational Services*

Mark Knight, Ph.D.
*Assistant Superintendent
Human Resource Services*

Lorah J. Neville, M.A. Ed
*Executive Director, Curriculum
and Learning Services*

Jeremy Calles
Chief Financial Officer

Governing Board

- Beth Brizel
- Bernadette Coggins
- Michelle Hirsch
- John King
- Ross Robb

Celebrating over 120 years of excellence in education

Lesser, Sherri

From: marcie delmotte <madelmotte@yahoo.com>
Sent: Tuesday, May 27, 2014 12:33 PM
To: Lesser, Sherri
Subject: Rhythm Rezone at Knox and Priest

May 27, 2014

Dear Sherri Lesser:

This letter is written in regards to the cross jurisdictional Rhythm Development on Priest and Knox -- ZON14002, #GEP14002 – Rhythm Minor General Plan Amendment, Planned Area Development Amendment & Rezoning Application.

We, along with many of our fellow Tempe Village homeowners, have grave concerns regarding the traffic impact that the proposed Rhythm housing development (slated for a total of 336 units consisting of three different product types on approximately 51.62 acres) will have on the owners and residents of Tempe Village, in addition to the previously approved and currently under construction Mark Taylor apartment complex (for 590 units, 1070 bedrooms on 29 acres) on Priest between Warner and Caroline.

This is a total of 926 new housing units, all of which have single ingress/egress on Priest. As numerous people have already noted the single ingress/egress on Priest for Tempe Village owners/residents is already challenging, especially during rush hour traffic. The addition of a minimum 926 new vehicles (and most likely significantly more) will only exacerbate the situation, in all probability leading to future accidents and even fatalities. These concerns were previously communicated to the DRC and Tempe Council during the Mark Taylor rezoning meetings however our concerns were not addressed.

We are once again communicating our grave concerns regarding the dangerous traffic situation those of us who live in Tempe Village must contend with as the City continues to approve additional housing units on Priest which has a multiplier effect on vehicles and traffic on Priest between Ray and Warner, and multiplies the danger we face every time we attempt to enter/exit our housing development by vehicle, bicycle or foot.

As previously noted:

- Priest Drive is a major arterial street with a posted speed limit of 45 mph however the average speed of motorists traversing this street is 55 mph.
- Ingress and Egress to Tempe Village, one of the residential developments in the surrounding neighborhood to this proposed development is limited to one ingress/egress located at Caroline Lane and Priest Road. This ingress/egress lacks a light, the view is partially obstructed by the block wall and there have already been accidents at this location. Should a major accident occur at/near this site which requires the closure of lanes on Priest Drive this would prevent ingress/egress to Tempe Village for the duration of the street closure. Depending on the time of day this could impact school buses and the pick-up and drop-off of children.
- There are only two stop lights located on Priest Drive as pertains to this (and the Mark Taylor apartment complex) proposal, one at Warner Road and one at Ray Road. Accidents at Warner and Priest are a common occurrence, and the limited access to the Circle K located at Warner and Priest

severely exacerbates the traffic congestion and accidents in that people entering and exiting the Circle K often times break traffic laws and interfere with turning traffic.

- Priest Drive contains no bike paths and limited sidewalks (in contradiction to encouragement of alternative modes of transportation as expressed in the Tempe General Plan 2030) and is at odds with the applicants view that this location is a prime residential area for people who want to live in an area that does not require a vehicle to access a wide range of amenities in the Southwest Tempe area. Although pedestrian and bicycle traffic is limited on Priest, it is especially dangerous on the East side of Priest, in particular at the Priest and Caroline crossing.
- While the applicant anticipates future owners (as did the Mark Taylor apartment complex applicant) will utilize public transportation, as previously mentioned, residents have limited bus service, no orbiter service and limited sidewalks. In addition, based on our personal observations as those who live in this neighborhood day in and day out, few if any residents utilize this limited bus service, and instead drive vehicles everywhere. From a logical standpoint, as well as from personal observations, given the limited alternate transportation available which only adds significantly to travel time is it any wonder that existing residents not utilize bus service and furthermore it is highly unlikely that few if any of these new residents (Mark Taylor and Rhythm) will choose to use the limited alternate transportation available. In addition, given the projects' close proximity to I-10 this further only promotes vehicular traffic. What actions (and when) are the City prepared to implement if the Mark Taylor and Rhythm applicant projections regarding alternate transportation fail to materialize?
- As previously mentioned, Southwest Tempe and this area in particular, are underserved by the City and the prevalence of services found in other Tempe neighborhoods, such as bike lanes, open space, orbiter bus service, bus service, cultural activities, traffic calming methods and so forth are lacking, and instead HOAs must provide some of these amenities where they can.

We again ask these questions:

- What transportation resources has the City of Tempe committed to for this Southwest Tempe neighborhood (Rhythm homes, Mark Taylor Apartment Complex, Tempe Village, Sierra Tempe) to ameliorate the negative consequences of the increased density of 926 new single-family and multi-family units and vehicles as a result of these new projects? For example, additional street lights and bus routes, inclusion of bike paths and Orbiter service, expansion of Priest Drive, lengthening the left-turn arrow time for the light on Priest (westbound turns) and Warner (southbound turns), lagging left-turn arrows, providing Tempe Village residents with a second ingress/egress, etc.?
- What impact will this new project have on the school districts (Kyrene Elementary and Tempe High School)? What has been the response from the school districts regarding this new project (added to the approved Mark Taylor project) and increase in density?
- Has increased pedestrian traffic been calculated into this rezone? In particular, given that crossings of Priest Drive are limited to the traffic lights at Warner and Ray what implications do these additional 926 residential units have on pedestrian traffic, especially jaywalking pedestrians?
- The nearest Tempe Fire Department is located at 300 E Elliot which is approximately 4 miles from this neighborhood. How does the addition of 926 single-family and multi-family residential units impact fire and emergency services capacity and coverage? What is the current response time for fire and police to Tempe Village and Sierra Tempe and how will these additional 926 units impact future response times? Do the response times comply with national standards and will they continue to comply with national standards with the additional of these 926 residential units?
- Will Tempe Police presence be increased? We rarely see Tempe Police south of Warner and Priest.
- With these repeated concerns expressed regarding the safety of Tempe homeowners and residents as it impacts traffic conditions on Priest and Caroline what is the City's liability should (when) a traffic incident occurs that results in serious and/or fatal injuries? Will the City be liable for failing to address the grave concerns raised by neighborhood owners/residents, those who are impacted most by these issues and are in the best position to recognize the dangers of this situation?

We look forward to hearing exactly what options the City will implement to mitigate the hazardous situation that these additional residential units and vehicles present for Tempe Village owners, and hopefully prevent serious injuries and fatalities.

Sincerely,

Ray and Marcie Delmotte