

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 04/11/2023
Agenda Item: 6**

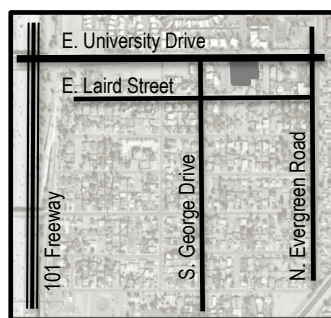
ACTION: Request a Zoning Map Amendment from R-2 to R-1 PAD with a Planned Area Development Overlay to establish development standards and a Development Plan Review for a new three-story attached single-family residential development consisting of eight (8) units for **VEDANA TEMPE** located at 2447 East University Drive. The applicant is Enlight10 Architecture.

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: Approve, subject to conditions

BACKGROUND INFORMATION: VEDANA TEMPE (PL230035) is a single-family attached development within four three-story buildings. The site is located east of the 101 freeway on the south side of University Drive on three existing vacant parcels: 2443, 2447, and 2501 East University Drive. Subject to the outcome of this request, the project is required to be platted into eight lots with common tracts and to establish CC&Rs for the proposed townhome community. The request includes the following:

- ZON230005 Zoning Map Amendment from R-2 Multi-Family Residential to R-1 PAD Single-Family Residential Planned Area Development
- PAD230003 Planned Area Development Overlay for density of 13 du/ac, building height of 30' building area of 33% and landscape area of 32% with a reduction in side yard setbacks from 10' to 5' and establishment of open structure setbacks of 12' in the front yard and 10' in the rear yard.
- DPR230018 Development Plan Review including site plan, building elevations, and landscape plan.



Property Owner	Amit Sudan
Applicant	Steve Greco, Enlight10 Architecture
Zoning District (current/proposed)	R-2 Multi-Family Residential / R-1PAD Single-Family Planned Area Development
Gross / Net site area	0.60 acres
Density / Number of Units	13 du/ac / 8 units
Unit Types	8 three-bedroom units
Total Bedrooms	24 bedrooms
Total Building Area	16,660 s.f.
Lot Coverage	33% (45% maximum allowed in R-2)
Building Height	30' (30' maximum allowed in R-2)
Building Setbacks	20' north front, 12' front open structures, 5' west side, 5' east side, 15' south rear 10' rear open structures (20, 10, 10', 15' minimum allowed in R-2)
Landscape area	32% (30% minimum required in R-2)
Vehicle Parking	20 spaces, 16 in garage 4 guest (16 min. required for single-family)
Bicycle Parking	4 spaces plus garages

ATTACHMENTS: Development Project File

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

Department Director: Jeff Tamulevich, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

Reviewed by: Ryan Levesque, Community Development Deputy Director Planning

COMMENTS:

This site is located east of the 101 Freeway and George Drive, west of Evergreen Road the Tempe Canal, south of the 202 Freeway and on the south side of University Drive and consists of portions of Lots 9, 10 and 11 of the Victory Tract Subdivision of 1945, the lots were later split without a plat process with three single family homes built facing East Laird Drive, and the northern portion of the land left vacant since 1976.

This request includes the following:

- ZON230005 Zoning Map Amendment from R-2 Multi-Family Residential to R-1 PAD Single-Family Residential Planned Area Development
- PAD230003 Planned Area Development Overlay for density of 13 du/ac, building height of 30' building area of 33% and landscape area of 32% with a reduction in side yard setbacks from 10' to 5' and establishment of open structure setbacks of 12' in the front yard and 10' in the rear yard.
- DPR230018 Development Plan Review including site plan, building elevations, and landscape plan.

The applicant is requesting the Development Review Commission provide recommendations to the City Council on the items listed above. For further processing, the applicant will need approval for a Subdivision Plat, to create eight (8) lots with common tracts and associated Covenants, Conditions and Restrictions for the townhome development.

SITE PLAN REVIEW

First preliminary review was July 13, 2022 and included site plan, building elevations and floor plans. The driveway configuration did not meet fire or refuse circulation requirements. It was not clear what the product type was on the first submittal; single-family (townhome) or multi-family (condo or apartment). There were questions about location of HVAC and sufficient room for screening. The property is zoned R-2 and would only allow 6 units, the proposed project had six units on Lots 10 & 11 as a first phase and two additional units proposed on Lot 9 as a second phase. Using existing zoning the project would be required to remove 2 units. Staff recommended including lites in garage doors, the overall design was established early with materials, comments were generally code requirements and formatting.

Second preliminary review was October 26, 2022 and included site plan, landscape plan, building elevations. Product type was not clearly identified for code review, comments were provided for both single-family and multi-family. Number of units remained out of conformance with density allowed in established zoning district. Staff asked for information regarding utilities to units, location of HVAC, and further details on landscape. Refuse enclosure detail was needed after it was determined that a shared DS116 enclosure would be allowed for single family or multi-family due to site constraints for individual bins. Plant recommendations were made to avoid conflicts with structures and vehicles. Suggestion to add edible plants to the landscape for food provision was made. Recommendation for shade over windows and shelter over patio doors was made. Crime prevention recommendations were made to help secure the site with perimeter view fence and lighting. Further details on the elevations were provided and most comments were formatting or clarifications. The driveway egress issue was resolved with a reconfiguration of the site but dimensions were not provided and the drive entry required revision to meet engineering design standards.

Third preliminary review was December 14, 2022. The applicant determined that the product is single-family attached townhomes and wished to pursue a zoning change from R-2 to R-1PAD to create an overlay establishing the development standards. This would allow an increase in density from 10 du/ac to 13 du/ac to allow a total of 8 units. The design required a reduction in the open structure's setback and side yard setbacks but kept the front and rear setbacks and building height of the current standards. The project proposed 4 guest spaces since there is no on-street parking to assure the owners have room for guests to visit the site without blocking the fire lane or driveways. Further site details included recommendations to relocate the mailboxes and bike racks. There were questions about HVAC location and screening and overhead balcony in

relation to property lines shown on plans. Staff recommended providing private yards for the units on the south side rather than a common landscape tract that did not allow residents to have outdoor private space beyond the patio wall. Questions about existing trees on west side indicated to remain through construction, and what happens if the trees do not survive construction. Requested coordination with landscape and utilities to assure no conflicts. Driveway entry did not meet engineering requirements and needed revisions. Questions about details on different sheets provided to assure consistency in design presented. No major issues remained.

First Formal application reviewed on February 8, 2023. Comments were made regarding formatting of the PAD sheets and data presented. Questions regarding the details on driveway entry, solid waste enclosure, bike racks, lighting and HVAC were noted and recommendation to provide private yards for units was made. All other comments had been resolved.

Staff met with applicant to review comments and clarify corrections needed for final submittal.

Final submittal was made March 6, 2023 to address all remaining comments and formatting requirements.

PUBLIC INPUT

- Neighborhood meeting was required
- Neighborhood meeting held: March 9th, 2023 from 6:00 p.m. to 7:30 p.m. at the Escalante Multi-generational Center at 2150 East Orange Street, Tempe.
- See attached summary of meeting provided by the applicant.
- Community Development staff attended the meeting.
- There were approximately 18 people in attendance from the surrounding neighborhood. Comments included:
 - Did not want the proposed number of units (6 allowed and 8 proposed)
 - Did not want 3-story units would prefer single-story on the south side of the site adjacent to the single-story houses (proposed building height is 30' which is the existing allowed height for these lots and the lots to the south).
 - Concern about gentrification and outpricing the area, residents would not be able to afford the units (proposed market rate due to size of project).
 - Expressed concern about security of the units and safety of residents with having patios facing University.
 - Desire for more shade over windows for energy conservation.
 - Appreciation that there was low-water use landscape and more landscape than other projects they have seen (complaint about other projects not having enough street front landscape).
 - Concern that these would become short term rentals.
 - Concern regarding privacy to the residents to the south.
 - Comments about design: some liked the contemporary style, others said it was not in character with the area and was too boxy.
 - Complaints about existing water pressure in neighborhood and concern that this project would make the water pressure problem worse.
 - Complaints about existing noise in the neighborhood and concern that new residents will not like living so close to the street and freeway.

After the neighborhood meeting the applicant revised the plans to address some of the comments, these changes are noted in the summary from the meeting.

PROJECT ANALYSIS

GENERAL PLAN

The subject site is designated with a General Plan land use of Residential and a density of Medium Density (up to 15 du/ac). The properties have remained vacant since 1976 as the northern remnant portions of lots reoriented to face south. The proposed development conforms to the land use and density and helps facilitate goals and objectives of the General Plan:

LU2 Promote land use patterns that encourage long-term sustainability by developing sustainable land uses in development patterns that include open space, facilitate pedestrian travel and access to transit. The site has a sidewalk separated from the street by a landscape buffer and shade trees on the south side of the public sidewalk. Transit stops are available at both

George Drive and Evergreen Road along University Drive. As an undeveloped infill site, it has infrastructure to support the capacity of the development, has access to nearby commercial uses, provides an owner-occupied new product type with attached single-family residences to the area.

LU3 Seek balance and compatibility of new land use development with established residential neighborhoods by providing housing on a neighborhood scale that transitions density to single family neighborhoods, balanced with efficient use of the land sensitive to development standards and character of the existing neighborhood. The project creates an appealing street environment to promote walking.

CD5 Respond to climactic factors and human comfort by encouraging shade, orientation, and other means of providing human comfort through design. The project maximizes northern and protected southern exposures, while minimizing western exposures and provides substantial tree canopy for shade of paved areas and building surfaces.

CD6 Provide opportunities for interaction and observation within the public and semi-public spaces for social interaction and security. Design features such as picture windows, patios facing the street front, balconies facing north within the community and overlooking University Drive provide points of interaction and observation for natural surveillance to increase the perception that people can be seen, while minimizing views to the south for the privacy of residents to the south.

The private investment in development of housing on this infill lot implements revitalization objectives to preserve the existing neighborhood while encouraging new housing appropriate in scale to the area.

CHARACTER AREA PLAN

The project is within the Apache Character Area and helps implement many of the principals of this plan:

- **Landscape Treatments:** The project uses a non-invasive, drought-tolerant plant palette to promote water conservation and placemaking. The Historic Plant Palette includes Bottlebrush and Evergreen Elm trees and Myrtle and Sage shrubs, which are used in this project palette. The plan promotes biodiversity throughout landscapes to help prevent single-specie die-off, disease, pest infestations. The project combines newer and older species of plants to support a consistent plant palette with flowering trees, shrubs, and ground covers to foster community identity within the Apache area.
- **Shade:** The project provides a significant amount of shade with almost 30 trees of varied sizes around the site and balcony overhangs to shade driveways.
- **20-minute city:** The location of the site promotes a 20-minute city with access to neighborhood Orbit and regional bus transit service and is approximately 3,200 linear feet from the light rail service on Apache.
- **Streetscapes:** The site is enhanced with abundant shade, trees, landscape elements and patios along University Drive. The pedestrian path is enhanced to maximize safe and efficient use by all users such as pedestrians, bicyclists, transit riders, and motorists with a separated sidewalk with shade trees along the south side.
- **Transitions:** Setbacks proposed match the R1-6 zoning district to the south and the building height matches the allowed 30' height in the single-family district to maintain integrity of the single-family community to the south. The buildings maintain pedestrian-scaled building frontages and use landscape treatments to soften building edges. The This site is primarily characterized by post-war subdivisions and areas with a rich Mexican American legacy with lower intensity development than that found along Apache Boulevard. The scale of the commercial and multi-family developments around the site is 1-3 stories as a transition with the character of adjacent single-family areas.
- **Pedestrian Scale:** The project provides a human-scaled experience maintaining a walkable rhythm of building entries with walk-up residential units with landscaped areas along street frontages at the ground-floor and provides contiguous shade at building entrances, patios, and sidewalks with overhangs and trees.

ZONING

The three lots are currently zoned R-2 Multi-Family, which would allow a density of 10 dwelling units per acre; the .6 acre lot would be allowed 6 units with the current zoning. The applicant is seeking to change the zoning to allow 13 dwelling units per acre for the addition of 2 more units for a total of 8 attached townhomes within 4 buildings. The setbacks in the existing zoning are greater than those of the adjacent R1-6 Single-Family district, requiring a 10' side yard setback. The proposed zoning change to R-1PAD Single-Family district with an overlay would establish building development standards in conformance with the single-family district to the south.

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

1. *The proposed zoning amendment is in the public interest.* The proposed project provides 8 new single-family residences to a property that has been vacant since 1976. Revitalization will result in increased property tax and school revenues, provision of needed housing, improvements to the pedestrian experience on University Drive, and activation of the site for crime prevention.
2. *The proposed zoning amendment conforms with and facilitates implementation of the General Plan.* See General Plan Analysis regarding conformance and implementation.

PLANNED AREA DEVELOPMENT

The proposed development would increase the density to allow 8 units instead of 6 units and would maintain lot coverage and landscape area and building height. The front and rear setbacks would remain the same with modifications to the open structure setbacks to allow front and rear patio and porch covers. The side yard setback is proposed to be reduced from 10 to 5, which matches the R1-6 single family standard. There are no proposed modifications to parking ratios, the development is providing secure garage parking for all residents and four additional guest spaces on site. Bike parking for residents would be within the units and four guest bike parking spaces are provided on site.

Standard	R-2	PROPOSED R-1 (PAD)	Change
Residential Density (du/ac)	10	13	Increase
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	30 ft	30 ft	-
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Yes	
Maximum Lot Coverage (% of net site area)	45%	45%	-
Minimum Landscape Area (% of net site area)	30%	30%	-
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Front	20 ft	20 ft	-
Open Structures	20 ft	12 ft	Decrease
Side	10 ft	5 ft	Decrease
Rear			
Open Structures	15 ft	15 ft	-
	15 ft	10 ft	Decrease
Vehicle Parking for 8 3-bedroom single-family townhomes	16	16 garage + 4 guest	-
Bicycle Parking	NA	In garage + 4 guest	-

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

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans.* The applicant has provided a letter of explanation outlining the justifications for this project. See the above report analysis for General Plan conformance and implementation.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* The standards proposed match the building height, lot coverage and setbacks of the single-family district to the south and takes into consideration the context of the area with regard to the design solutions presented.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The proposed development provides an appropriate transition to the single-family neighborhood to the south and the commercial uses to the west. Careful consideration was provided in the design to minimize views to the existing residences and establish a secure site for new residences. The design takes into account placement of landscape and lighting to provide a comfortable living environment.

DEVELOPMENT PLAN REVIEW

Site Plan

The site includes the partial lots that would be combined into one development that is wider on the north and west sides than on the east and south sides. The north side has two buildings flanking the main drive into the site, each with two townhome units. A hammerhead drive serves all of the lots internally with refuse located at the east end and mailboxes at the west end of the drive. A small pet park is located in the south east corner next to the guest bike and vehicle parking area. The northern buildings have shallow drives entering the garages and the two buildings on the south have deeper drives with upper floor balconies and living space projected over the drives to create a shaded drive entry to the garages. All traffic circulation is internal to the lot and there is no on street parking. Each private lot has a small, covered patio. The north, west and east sides are landscaped with commonly maintained HOA landscape, the rear four lots have small private yards with required landscape anticipated to be maintained by the homeowners and enforced by CC&Rs for consistent aesthetics within the community.

Building Elevations

The design includes two different building types, the north four units contained within two buildings have ground floor patios second and third floor balconies facing north, with masonry breeze block around patios and masonry wrapping the building elevation on four sides. Larger picture windows take advantage of the north light, while west and east elevations use narrow slot windows to minimize heat gain into units and provide privacy to residents with larger second floor windows recessed and shaded within balcony areas. The garages face south on these units into the central drive and entry to the units is from the south side. The south four units contained within two buildings have north facing garages recessed 16' from the central drive with 10' of upper floor structure projected out over the drive to visually recess the garages. The second and third floors have balconies facing north, west and east, with no balconies on the south elevation. The masonry on the south units is limited to ground floor on all four elevations and uses standing metal seam as an accent material to the stucco finish. Materials include light grey brick veneer, off-white stucco, dark brown stucco, weathered copper standing metal seam panels, and dark bronze colored trim and window mullions.

Landscape Plan

The landscape includes 'Swan Hill' Olive and 'Bubba' Desert Willow hybrid trees along the street front, with Palo Blanco and 'Slim Jim' Bottlebrush trees used in narrow planting areas and Chinese Elm used in larger on site areas for shade. The western perimeter has four existing mature Acacia and Mesquite trees proposed to be protected in place. If these trees do not survive construction within 5' of the root structure, they will be replaced with a the 'Slim Jim' Bottlebrush as a narrow tree along the western side. Street front plants include a separated sidewalk with low growing flowering plants providing clear sight visibility to the street but separating pedestrians from traffic. The south, east and west sides include Hopseed bush and 'Slim Jim' trees for a taller privacy screen at the perimeter of the site. The front patios along University drive have a low breezeblock wall with agave planted on the interior and Myrtle, Dalea, and Lantana in front of the wall along the street front. The rear yards on the south are proposed to be planted for consistency and maintained through CC&Rs for a uniform design, while allowing private rear yards for these units. The central drive has 'Slim Jim' hybrid Bottlebrush trees with Fairy Duster plants between each driveway to provide vegetation along the drive. The plant palette includes two sages, Mexican Honeysuckle, Baja Ruellia, gold and purple Lantana, and gold Dalea providing seasonal color and variety to the site.

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;* Buildings are oriented to provide street front surveillance from the unit patios, balconies and interiors, with fewer fenestrations provided on east and west elevations for privacy and climate control of units. Buildings one and two face University Drive with one unit type of four units, and buildings three and four create a central court to the site with a different unit type on the south side. The materials provide variation on all sides of the buildings and are articulated on each level dependent on the interior floor configuration and use.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* The buildings use light colors for heat reflection while providing extensive shade over windows, patios, doors and wall surfaces. Trees and shade canopies will provide shade to the buildings and the surrounding tracts of the drive and amenity areas.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* The materials are similar to other buildings in the area, but include more contemporary patterns and colors and higher building construction quality to meet new building codes. The Brick Veneer is a light grey with dark brown grout, the stucco is a limestone beige pebbletex finish, standing metal seam in weathered copper provides an accent material and contrasting color, perforated metal is used on the balconies and the garage doors have multi-lite panels with a dark bronze mullion finish.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* The width of each building containing two units is similar to the width of a single-family home of approximately 50-65' wide. The proposed development is utilizing setbacks found within the single-family district to the south, and is scaled to fit within the building envelope allowed for other properties in the area. Keeping the structures to thirty feet and setting the buildings back from the street front and rear lot lines to allow room for trees helps provide a buffer to the surrounding properties.
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;* Masonry wraps the ground floor level and extends up to the upper floors in different locations on the facade. The use of standing metal seam on both the building wall surface and as a pitched roof element provides a strong sculptural departure from the remaining stucco form. Large windows face north and perforated panel balconies provide light into the recessed shaded balconies adding opportunities for light and shadow to interact within the space.
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 ground floor units facing University have a masonry breeze block patio wall that becomes a solid division between the two units and wraps around to integrate with the building wall with banded patterns in the grout pattern. The second level is white stucco with accent reveals and recessed windows. The upper floor balconies with views to the north have slatted metal dividers between units for privacy without impacting ventilation and lighting to the residents of each unit. The pitched canopy roof architecturally references nearby pitched roof structures in the area.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* There are bus stops less than a block away in either direction of the site. The applicant is providing six new street trees along the south side of the separated sidewalk and is providing bike parking for guests as well as residents within the community.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* The proposed project fits an oddly shaped lot providing full on-site circulation for fire and refuse and moving trucks as well as guests and residents. Parking is provided in garages and on shaded surface spaces.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* The design incorporates low plants for surveillance of the street front, agaves adjacent to the patio walls facing University Drive, balconies on north, east and west elevations for surveillance of the site without impacting residents to the south. The site has been vacant since the 1960s; activation of the property with residents as well as site enhancements of lighting and HOA maintained landscape will provide a safer experience for those using University Drive for bike or pedestrian commutes or accessing transit.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* The landscape is staggered from lowest planting at the street edge, getting taller as it moves into the site. The driveway entrance is accented by flowering trees in contrast to the olives. The drive entrance is lined with flowering Ruellia, Mexican honeysuckle, Fairy duster and Hop bush. The palette becomes more lush inside the courtyard but utilizes a combination of xeric plants of a variety of colors and textures.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* signs are not a part of this request, a monument sign for the community is contemplated and would be permitted separately. The landscape takes into account the location and visibility of the proposed monument sign. *and*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting will provide low level bollards where needed to meet code around the site and does not propose any pole lighting that would interfere with residents on or off site. The design intent is to minimize glare and create a community that is safe and appropriately illuminated.

REASONS FOR APPROVAL:

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

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

ZONING AMENDMENT AND PLANNED AREA DEVELOPMENT

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 within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Zoning Map Amendment and PAD approval shall be null and void.
3. The Planned Area Development Overlay for VEDANA TEMPE shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval and prior to issuance of building permits.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

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

General









1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated March 6, 2023 and landscape plan dated March 6, 2023. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. A Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits. Alternatively, the Owner's execution of a Covenant and Agreement to Hold Property as One Parcel may be permitted in lieu of recording the subdivision plat while the plat is being finalized. If this occurs, the plat must be recorded prior to issuance of the first Certificate of Occupancy.
3. At the time a temporary construction fence is added to the site, a future development sign banner shall be attached to the fence and provide information for the new development, in conformance with the Zoning and Development Code, Section 4-903, Sign Type J. The sign banner shall include: project name/information and future tenant (if known). Images of the project may be included on the banner. A sign permit is required. The building permit plans shall include a note on the plans to provide this future development sign banner on site as long as the construction fencing remains.

Site Plan

4. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade or are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
5. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. 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.
6. Provide upgraded paving at main driveway consisting of integral colored unit pavers. 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.
7. 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.
8. 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

9. The materials and colors are approved as presented:

LEGEND	MATERIAL	PRODUCT INFORMATION
	BRICK VENEER	ENDICOTT, VELOUR NORMAN, LIGHT GRAY BLEND, CHOCOLATE 72S GROUT
	STUCCO	FINESTONE, ACRYLIC STUCCO, PEBBLETEX LIMESTONE FINISH- BEIGE SHERWIN-WILLIAMS SHOJI WHITE, LRV=74
	STUCCO ACCENT	FINESTONE, ACRYLIC STUCCO, PEBBLETEX LIMESTONE FINISH- DARK BROWN SHERWIN-WILLIAMS SEALSkin, LRV=5
	STANDING SEAM METAL	BRIDGERSTEEL, NAIL STRIP 1.5", 15' PANEL, STRIATED, WEATHERED COPPER 24 GA.
	METAL PAINT	METAL PAINT DARK BROWN SHERWIN-WILLIAMS SEALSkin, LRV=5
	PERFORATED METAL	MCNICHOLS PERFORATED METAL GRECIAN 2235, CARBON STEEL, PAINTED DARK BRONZE
	WINDOWS	PELLA, IMPERVIA DARK BRONZE FINISH
	GARAGE DOOR	OVERHEAD DOOR, MODERN ALUMINUM DARK BRONZE FINISH

Provide primary building colors and materials with a light reflectance value of 75 percent or less.

10. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
11. Conceal roof drainage system within the interior of the building.
12. Exterior vents shall be architecturally integrated with the adjacent materials and matching colors specified on each elevation.
13. 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.
14. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

15. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

16. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
17. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
18. 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.
19. 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.

Building Address

20. Verify property address and submit a PDF copy of the site plan with unit floor plans for permanent addressing to permitcenter@tempe.gov prior to submittal of construction documents.
21. Provide address numbers on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 10" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

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.

SITE PLAN REVIEW: Verify all comments by all departments on each 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.

DEADLINE: Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. A complete building permit application shall be made on or before two (2) years from the date of city council approval or within a time stipulated as a condition of approval, when development plan review application is processed concurrently with a PAD Overlay District. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. 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.

MECHANICAL SCREENING: All roof mounted mechanical equipment shall be concealed on all sides by elements that are an integral part of the building design and are equal to or greater in height than the mechanical equipment. Ground-mounted equipment may be screened using a masonry wall or other durable material as approved through development plan review.

WATER CONSERVATION AND EFFICIENCY: (Residential and parks are exempt, commercial and mixed use are not exempt). As required in [Tempe City Code 33-140 - 142](#), all new non-residential development projects are required to submit a Water Conservation Report that details potential water use, for review and approval by the Municipal Utilities Department, prior to building permit issuance. For a report template and more information, visit the [commercial water conservation webpage](#).

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of ancestral (human) remains or associated funerary objects). Arizona Revised Statutes [§ 41-865](#) stipulates that “any landowner with intention to disturb human remains or having unintentionally disturbed human remains shall immediately cease any activity in the vicinity of the remains and shall notify the Arizona State Museum Repatriation Office of the encounter. Any human remains and funerary objects shall not be further disturbed without obtaining written permission from the Repatriation Office.” Additional information about requirements related to encountering and disturbing ancestral (human) remains and funerary objects on private land can be found on the Arizona State Museum [website](#). While not required, applicants are encouraged to enlist the services of a qualified archaeological firm to conduct monitoring during ground-disturbing activity on private property that is Archaeologically Sensitive (AS). Contact the Historic Preservation Officer with general questions.

POLICE DEPARTMENT 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 ambush.

- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including gated common areas.
- Refer to Tempe City Code Section 26-70 Security Plans.

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at 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.

FIRE: Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- new or existing overhead utilities (if any) on or adjacent to site must be placed underground, including street crossings, per City of Tempe Code, Section 25-120 thru 25-126 & Ord # 88.85 except for transmission lines (greater than 12.5 kv).
- Coordinate site layout with utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact the Solid Waste Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging and collection must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00 am to 4:30 pm on collection days.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.

- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ZONING AND DEVELOPMENT CODE:

- 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.

LIGHTING:

- Design site security lighting in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- 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 <https://agriculture.az.gov/plantsproduce/native-plants>. Follow the link to "applications to move a native plant" to "notice of intent to clear land".

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

1930s-1940s	Historic Aerials indicate this property was used for agricultural purposes.
May 21, 1945	Victory Tract Subdivision was recorded with Maricopa County
1949	Historic Aerials indicate the original houses for lots 9, 10 and 11 were facing north accessed from Creamery Road.
March 17, 1960	This area was annexed from the County into the City of Tempe with the existing 3 houses on these lots. The property was zoned R-1 single-family at the time of annexation.
1969-1976	All three structures facing renamed Creamery Road were demolished, the eastern Lot 9 was rebuilt as first of the houses facing the new Laird Road to the south.

February 8, 1979 Lots 10 & 11 rezoned from R1-6 single family to R-2.

1981 Lot 9 north half was rezoned multiple times with the final zoning established as R-2 Multi-family.

1987 Lot 10 was built facing Laird Road with the northern portion of the lot left vacant.

1991 Lot 11 was built facing Laird Road with the northern portion of the lot left vacant

There is no further information regarding these lots.

March 9, 2023 A neighborhood meeting was held by the applicant for this request.

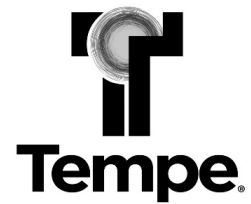
April 11, 2023 Development Review Commission scheduled to hear this request.

May 4, 2023 City Council is scheduled to introduce and hold the first public hearing for this request.

May 18, 2023 City Council is scheduled to hold the second and final public hearing for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-304, Zoning Map Amendment
Section 6-305, Planned Area Development (PAD) Overlay districts
Section 6-306, Development Plan Review

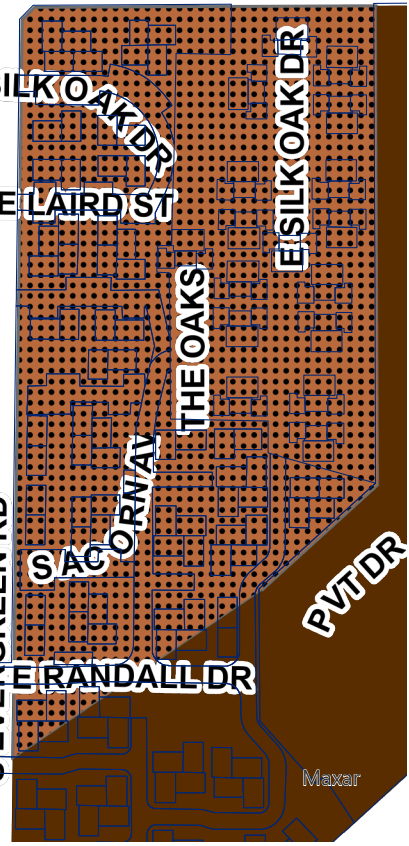
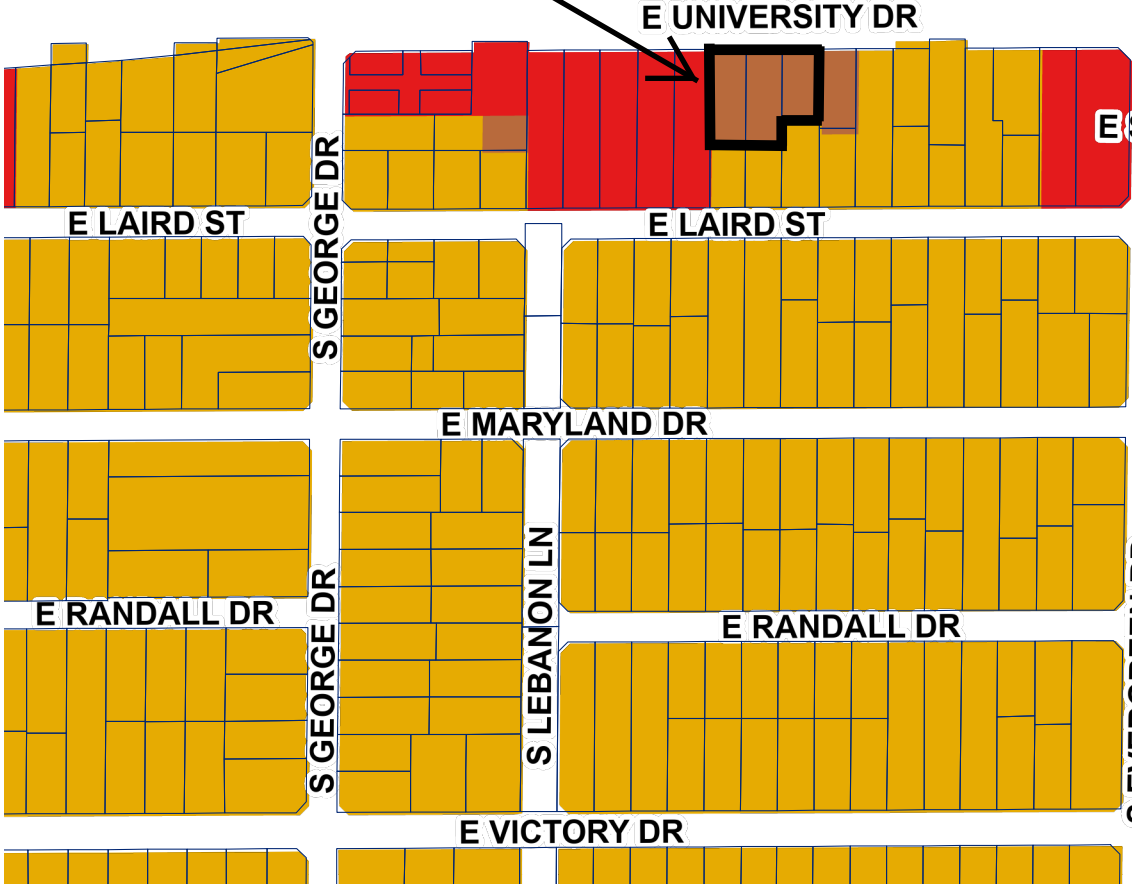
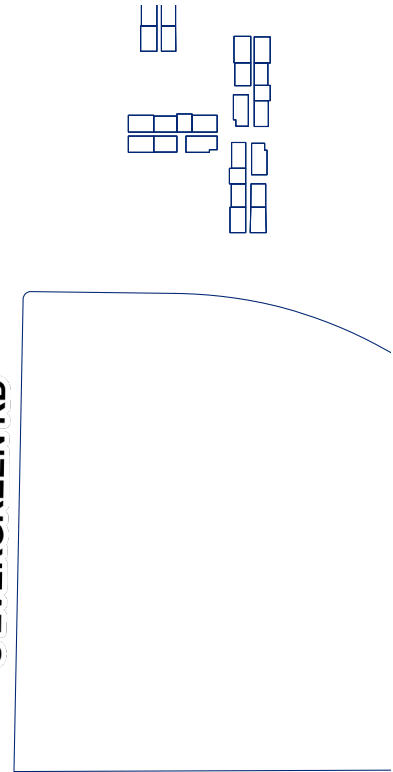
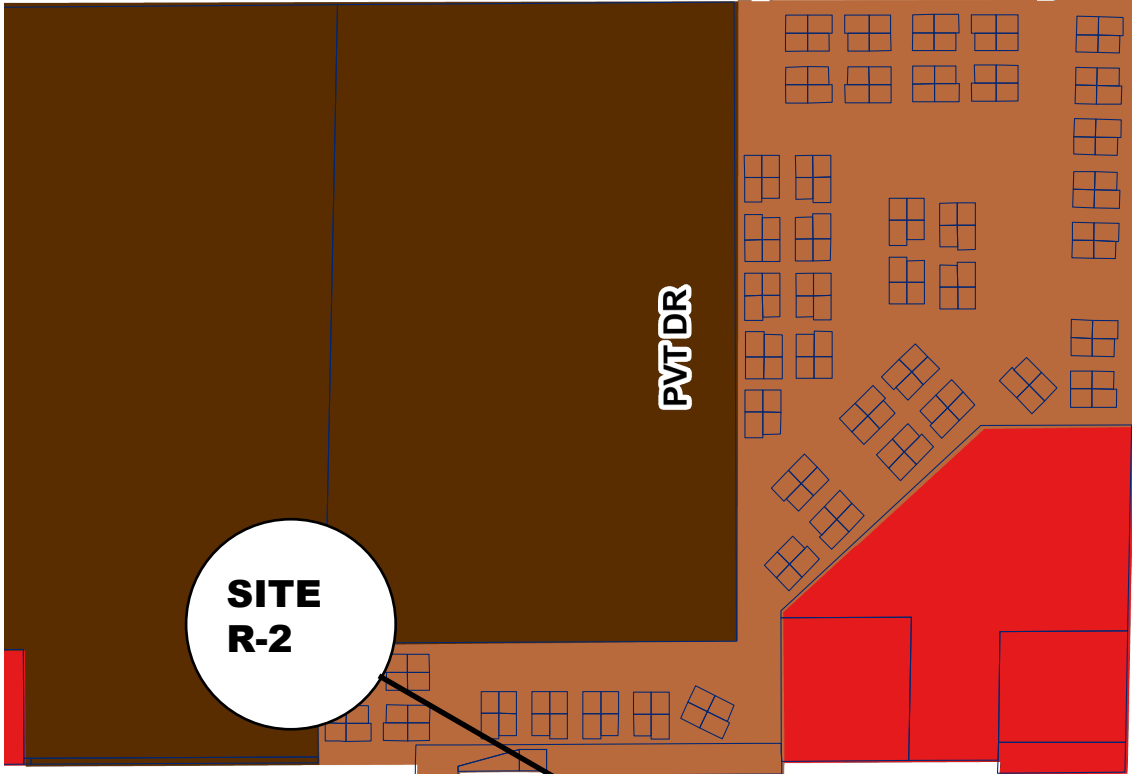


DEVELOPMENT PROJECT FILE

for
VEDANA
(PL230035)

ATTACHMENTS:

- 1-8. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 9-16. Applicant's Letter of Explanation
- 17. Zoning Map Existing & Proposed
- 18-19. Planned Area Development Overlay
- 20-22. Site Design (Site Plan, Grading & Drainage and Landscape Plan)
- 23-40. Building Design (Blackline/Color Elevations of buildings 1 & 2 and 3 & 4, Sections, Floor Plans, Material Samples, Street Elevation, Renderings)
- 41-45. Neighborhood Meeting Summary and Public Input
- 46-50. Supplemental Information
 - Affordable Housing Impact Statement
 - Waiver of Rights and Remedies with Legal Description

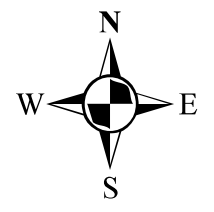


- Commercial Shopping and Services (CSS)
- Single-Family Residential (R1-6)
- Multi-Family Residential (R-2)
- Multi-Family Residential Limited (R-3)
- Multi-Family Residential General (R-4)

- Twelve Point CenterlineSubType**
- ADOT
 - Canal
 - Monument
 - Private

- Zoning District**
- Light Industrial District (LID)
 - General Industrial District (GID)
 - Heavy Industrial District (HID)

ATTACHMENT 1

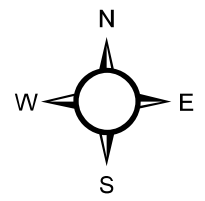


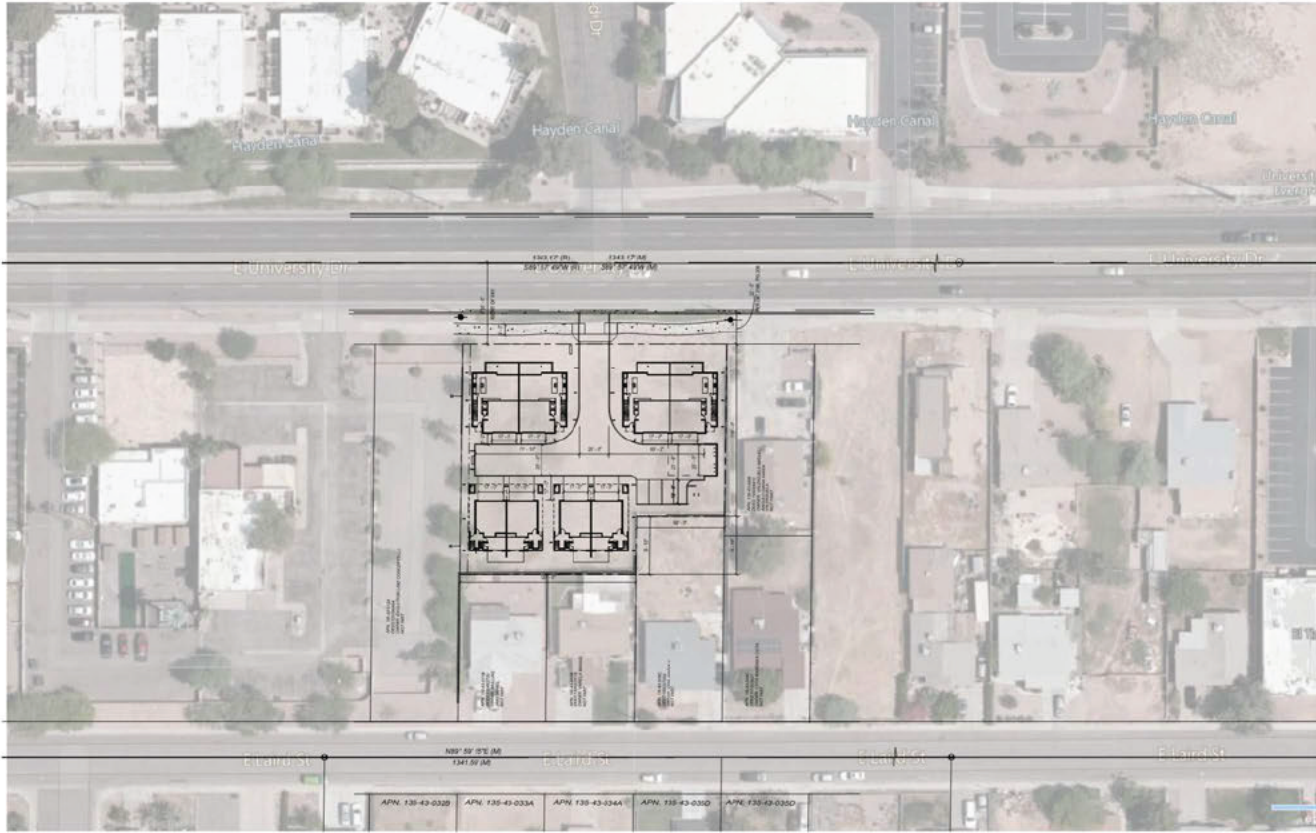
VEDANA TEMPE

PL230035



Aerial Map





1 CONTEXTUAL SITE PLAN
1" = 40'



PROJECT:

Vedana Tempe
2447 E University Dr
Tempe, AZ 85284

STAMP:



PROJECT NUMBER: 22156
INITIAL DATE: MAY 2022
DRAWN BY: SG

#	DESCRIPTION	DATE
1	CONTEXTUAL SITE PLAN	03/06/2023

Contextual Aerial
Map with Site
Plan Overlay

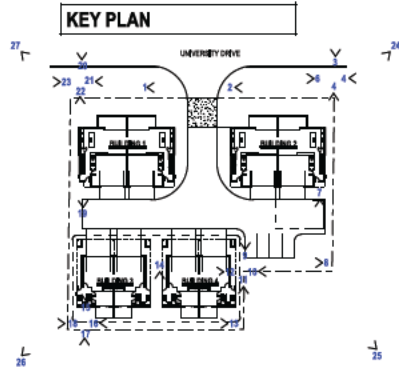


Photo #5



Photo #6



Photo #1



Photo #2

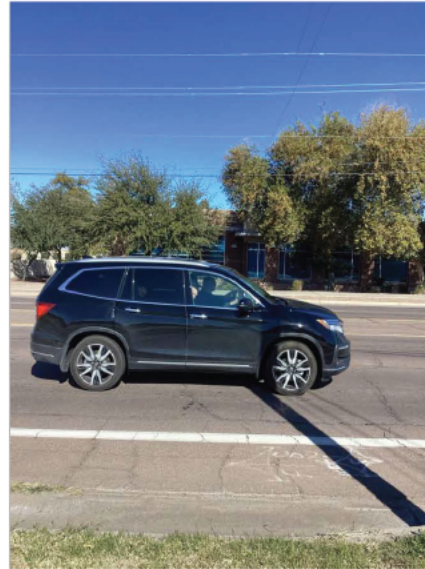


Photo #3



Photo #4



PROJECT:

Vedana Tempe
2447 E University Dr
Tempe, AZ 85034

STAMP:

PROJECT NUMBER: 2219a
INITIAL DATE: MAY 2022
DRAWN BY: BG

#	DESCRIPTION	DATE
1	FINAL SITE PLAN	(PENDING)

Context Photos
with Site Key

19.1

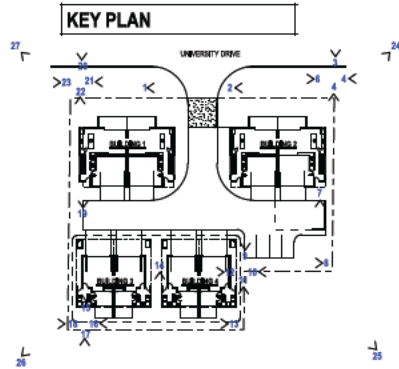


Photo #11



Photo #12



Photo #7



Photo #6



Photo #8



Photo #10



PROJECT:

Vedana Tempe
2447 E University Dr
Tempe, AZ 85034

STAMP:

PROJECT NUMBER: 2219a
INITIAL DATE: MAY 2022
DRAWN BY: BG

#	DESCRIPTION	DATE
1	FORMAL SITE PLAN	03/06/23

Context Photos
with Site Key

19.2

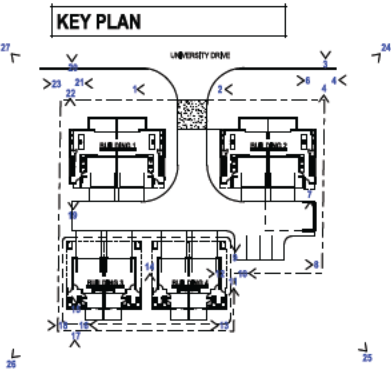


Photo #16



Photo #17

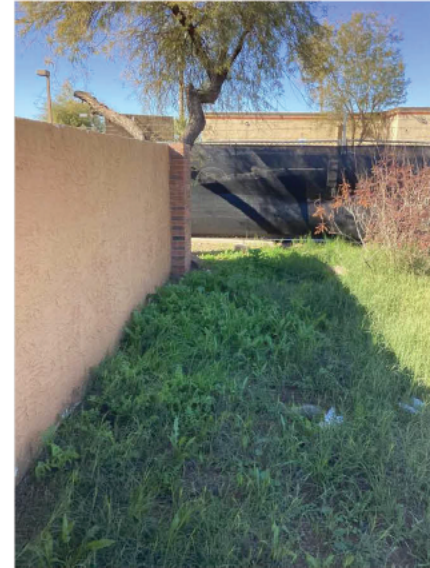


Photo #18



Photo #13



Photo #14



Photo #15



PROJECT:

Vedana Tempe
2447 E University Dr
Tempe, AZ 85034

STAMP:

PROJECT NUMBER: 2219a
INITIAL DATE: MAY 2022
DRAWN BY: BG

#	DESCRIPTION	DATE
1	CONAL SET PLAN	03/06/23

Context Photos
with Site Key

19.3

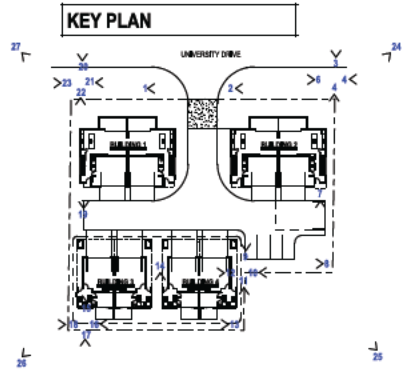


Photo #23



Photo #19



Photo #20



Photo #21



Photo #22



PROJECT:

Vedana Tempe
2447 E University Dr
Tempe, AZ 85034

STAMP:

PROJECT NUMBER: 2219a
INITIAL DATE: MAY 2022
DRAWN BY: BG

#	DESCRIPTION	DATE
1	FORMAL SITE PLAN	PROPOSED

Context Photos
with Site Key

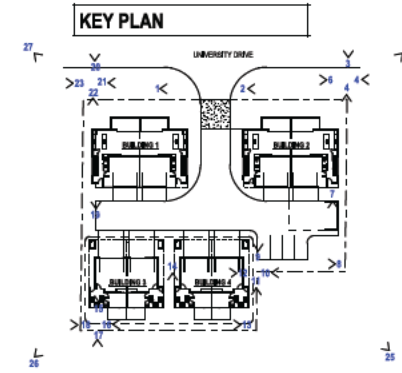


Photo #26



Photo #27



Photo #24



Photo #25

PROJECT:

Vedana Tempe
2447 E University Dr
Tempe, AZ 85034

STAMP:

PROJECT NUMBER: 2215a
 INITIAL DATE: MAY 2022
 DRAWN BY: BG

#	DESCRIPTION	DATE
1	CONTEXT SITE PLAN	5/10/2022

Context Photos
with Site Key

19.5

March 6, 2023

Project Narrative – Vedana Tempe

The project includes three lots with the following addresses: 2443, 2447, and 2501 E University Drive. The lots are currently zoned R-2 for residential multi-family. A total of four buildings with two units each will be built. These are single-family residences that will be available for purchase. Units on the northern part of the site will be Unit Type A, while the southern part will have Unit Type B.

We are requesting a zoning change to a R-1 PAD zoning district. This change will allow for 8 units to be built. The proposed change aligns with the City of Tempe General Plan 2040. This site is shown to have a density of 15 units per acre on page 25 of the General Plan 2040. Per the General Plan 2040, up to 9 units would be allowed on this site. The current zoning is R-2 and allows for 6 units total.

The requests included in this letter are a: Zoning Map Amendment from R-2 to R-1 PAD, a Planned Area Development Overlay to establish development standards, and a Development Plan Review for the site plan, landscape plan, and building elevations. A plat submission will be made after the rezoning has been approved.

Zoning Map Amendment

Per the examples provided below, the proposed project incorporates many elements of the General Plan 2040. Each category has examples of multiple goals with strategies for implementing them.

1. Land Use and Development

Per page 23 of the 2040 General Plan, the Project Land Use for this address is Residential. By amending the zoning from Multi-Family Residential (R-2) to Single-Family Residential Planned Area Development (R1-PAD) the new zoning aligns still aligns with a Residential Land Use.

The desire to change the zoning to R1-PAD is to allow for slightly more density than the current R-2 zoning allows. The density (du/acre) for R-2 is 10 units/acre, allowing 6 units on this site. Per page 25 of the 2040 General Plan, the Projected Residential Density for this property is Medium density (up to 15 du/acre). Our application indicates a proposed density of 13 units/acre, which is a good balance between the current zoning and project density.

Furthermore, R1-PAD aligns with the adjacent R1-6 zoning on the east and south of the site. There is Commercial Shopping and Service (CSS) zoning to the west. The higher density of this proposal provides a natural transition from single-family residences to the commercial lot.

There are several General Plan 2040 land use goals that this project aligns with:

GOAL LU2: Promote land use patterns that encourage long-term sustainability

STRATEGIES: Locating this project in an infill site with current infrastructure capacity. Providing an attached townhome product type that is not readily available in the area.

GOAL LU3: Seek balance and compatibility of new land use development with established residential neighborhoods

STRATEGIES: The scale of the units intends to blend in with adjacent single-family residences by providing a mix of 2.5 and 3-story units.

GOAL LU6: Promote compact, efficient infill development

STRATEGIES: Amending the zoning will allow 8 units instead of 6 units, which the site can comfortably accommodate.

GOAL LU9: Promote neighborhood enhancement and livability

STRATEGIES: Compared to the current vacant site that is not visually attractive, this development will be aesthetically pleasing.

GOAL LU10: Ensure that new development will be consistent with general plan goals and objectives

STRATEGIES: As outlined in this narrative, the new development is consistent with many of the Tempe 2040 General Plan goals.

GOAL LU11: Ensure that public participation standards include ongoing communication and active involvement

STRATEGIES: A Public Improvement Plan has been developed as part of this project to ensure that the community is engaged and invited to participate in the development.

2. Economic Development

Currently, the proposed development is three vacant lots, the potential value of this property is not contributing to the economic development in the area. By adding up to 32 residents (8 units with 3 bedrooms each), there will be more individuals and families to utilize business services and retail stores in the surrounding area. This development intends to provide a product type for single-family residences that currently has a small inventory, which many do not offer for-sale options. This project will raise the bar for future development in the community.

There are several General Plan 2040 economic development goals that this project aligns with:

GOAL ED2: Develop an increased tax base

STRATEGIES: 8 new residential units will generate more tax base than the current 3 vacant lots are generating.

GOAL ED3: Promote a sustained improvement in the standard of living and quality of life for all residents

STRATEGIES: The home value of the new residences will raise the value of adjacent homes and not have a negative impact on their property values.

Goal ED6: Maintain and attract a highly trained workforce

***STRATEGIES:** This type of product type will appeal to mid-level salary employees in the area and allow them to live in the same community they work.*

3. Circulation

This property is ideally situated along many different transportation modes. The 101 Freeway is blocks away for vehicular access throughout the metropolitan area. There are two bus stops along E University Dr at S George Dr and S Evergreen Rd. The University Drive Bicycle Lane is directly in front of the site and connects to the ASU campus to the west and Mesa to the east. Bicycle parking will be provided on-site. There is a Metro Stop located about 1/2 mile from the property at Price-101 Fwy/Apache Blvd.

The volume of traffic generated from this site will be minimal. The peak number of trips in the morning and afternoon will not adversely affect East University Drive. Because the peak number of trips is less than 75, a traffic study is not necessary.

There are several General Plan 2040 circulation goals that this project aligns with:

Pedestrian Network

Goal PN2: Provide convenient and safe pedestrian access to destinations to promote neighborhood sustainability

Strategies: 8' sidewalks will be provided along University. These will be maintained and enhanced with landscaping.

Goal PN4: Increase pedestrian accessibility and enhance the pedestrian environment with engaging and interesting experiences for pedestrians

Strategies: Improved shading will be provided on all pedestrian paths to encourage use.

Bikeways

Goal B1: Provide safe and convenient access between neighborhoods and schools, parks, shopping, transit, employment, and other destinations

Strategies: Bicycle parking will be provided to encourage residents to use nearby bike lanes.

4. Conservation

By developing an existing site with utilities, there is significantly less environmental impact than a building on a greenfield site. While not a true brownfield site (no contamination), this urban infill project is inherently sustainable. Additionally, several other measures will be taken with conservation in mind as outlined below.

There are several General Plan 2040 conservation development goals that this project aligns with:

Energy Resources

Goal ER1: Seek clean energy solutions and reduction of greenhouse gasses to protect the environment.

Strategies: Updates to the 2009 International Energy Conversation Code will be implemented.

Goal ER4: Encourage energy and resource conservation as part of all development

Strategies: Follow Dark Sky options for exterior lighting.

Goal ER5: Reduce the environmental cost as well as the monetary cost of energy

Strategies: The roof structure will be designed to accommodate future solar panels if homeowners choose to install them. Electric vehicle-ready provisions will be provided in garages.

Land Remediation

Goal LR1: Recommend land-use actions that promote land preservation, restoration, and efficient use of brownfields.

Strategies: Development of a vacant site

Solid Waste and Recycling Goal

Goal SWR1: Reduce amount of solid and hazardous waste sent to landfills

Strategies: Provide recycling services to all residential areas

PAD Overlay District

Following the intent of Planned Area Development Overlay Districts to accommodate, encourage, and promote innovatively designed developments, this property features a unique concept of mixing two different product types. Changing the zoning to a R-1 PAD, allows this small-scale project the flexibility to blend the different unit types in a manner that is well-balanced on the site.

1. The development fulfills specific goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.

Several the General Plan 2040 goals are met with this proposed development. These are outlined as part of our Zoning Map Amendment analysis within this letter.

2. Standards requested through the PAD Overlay District shall take into consideration the location and context for the site for which the project is proposed.

As the surrounding site is R1-6 zoning, the standards requested through the PAD Overlay District are based on a combination of the R1-6 and R-2 requirements. Compared to the R-2 requirements, the only changes are the Density, Minimum Lot Area, Front Setback for Open Structures, and Side Setbacks. Because the project is not utilizing a multi-family building form, the side setbacks are proposed at 5'. The height is limited to 30' to keep the project scale comparable to adjacent houses.

See below for the proposed zoning table of the PAD Overlay compared to the R-2 zoning requirements.

Note: The actual Maximum Lot Coverage for this project is 33%, but we are setting the maximum for the PAD Overlay at 45% to accommodate future changes. Similarly, the actual Landscaping provide is 32%, while the PAD Overlay minimum is set at 30% to account for tolerances during construction.

Standard	R-2	R1-6	R1-PAD	Proposed P1-PAD
Density (DU/Acre)	10	4	NS	13
Minimum Net Site Area (square feet) per Dwelling	3,600 sf	6,000 sf	NS	3,350 sf
Minimum Lot Width (feet)	-	60 ft	NS	25 ft
Minimum Lot Length (feet)	-	100 ft	NS	57 ft
Maximum Height (feet) (E) [Exceptions, see Section 4-205(A)]	30 ft	30 ft	NS	30 ft
Maximum Lot Coverage (% of net site area)	45 %	45%	NS	45 %
Setback (feet) (c): [Exceptions, see Section 4-205(B)]				
Front - Building	20 ft	20 ft	NS	20 ft
Front - Open Structures (e.g. porch, or trellis)	15 ft	15 ft	NS	12 ft
Side (f) Attached	10 ft	5 ft (d)	NS	5 ft 0 ft
Rear (f)	15 ft	15 ft	NS	15 ft
Street Side (b)	10 ft	10 ft	NS	10 ft

3. The development appropriately mitigates transitional impacts on the immediate surroundings.

In place of three vacant lots, the development will provide a nice transition from the CSS zoning to the west and the R1-6 zoning to the east and south. The attached townhome building form is a natural transition from commercial buildings to single-family residences.

Pedestrians and vehicles traveling along E University Dr will now have high-quality homes and landscaping to look at instead of dirt. Pedestrians will have an enjoyable sidewalk to traverse when passing through the site that features native landscaping and provides shade.

All parking is provided on the interior of the lot, so no garages are visible from the street or adjacent houses. This will provide a nice visual when looking onto the site, but also help mitigate noise from vehicles disturbing neighbors.

Development Plan Review

Units along University Drive on the northern part of the site will comprise Unit Type A (2.5 floors), while the units set back along the southern part of the site will have Unit Type B (3 floors).

The Unit A product type has a 2-car garage and the main living space on the ground floor with bedrooms on the 2nd floor. A bonus room and outdoor balcony space are located on the 3rd floor. Unit A building type totals 2,060 square feet. The Unit B product type has a 2-car garage and bedroom on the first floor, the main living space on the second floor, and two additional bedrooms on the third floor with a private patio facing north. Unit B building type totals 2,105 square feet. This variety of product types appeals to a broader range of potential demographics and will help attract and/or retain Tempe residents. All structures are proposed to be less than 30' tall, and all units have three bedrooms.

1._Placement, form, and articulation of buildings and structures provide variety in the streetscape. The buildings have been sited to provide variety along the University Drive streetscape. By pairing the Unit A types and allowing the drive lane to bisect the middle of the site, the overall scale of the project is reduced. Additionally, the units have variations in material, outdoor spaces, and roofline to create a visually interesting façade that is both functional and inviting.

2._Building design and orientation, together with the landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort. The buildings have been sited to locate most of the outdoor spaces along the perimeter. Most decks and patios are situated along the north side of the building to make them more usable in the summer months. Additionally, all patio areas have shading to make them usable year-round and offset heat gain by providing shading for the adjacent glass.

3._Materials are of superior quality, providing detail appropriate with their location and function while complementing the surroundings. All proposed materials are inspired by the regional vernacular. This includes a light-colored stucco, gray brick, and bronze color-standing seam metal. The materials complement each other while providing a nice contrast for visual interest.

4._Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; The buildings have been sited to place the 2.5 story units on the front of the site to

minimize the scale along University. This helps integrate the project with the single-family homes adjacent to the property.

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; By deciding on an attached townhome product type, the project can achieve the desired density, while keeping the building scale minimal. This will complement the existing homes to the south and east of the site. The smaller scale of the attached townhome unit helps avoid the monotonous feel of larger multifamily projects. The modern exterior details will help connect the buildings with the future commercial development to the west.*

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 project incorporates sloped roof forms to relate to the single-family units adjacent to the site. Additionally, the street level has active living space, including outdoor space, which is articulated by the façade design.*

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage. Pedestrian access is provided throughout the site and intends to connect residents to nearby transit options.*

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; A simple t-shape driveway configuration allows for minimal pedestrian and vehicular conflicts. Pedestrian paths are provided to each unit entrance that allow for safe pedestrian access to each building.*

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance. The perimeter layout of the units is designed to help promote natural surveillance and avoid problematic conditions. Unobstructed visibility between all units is provided on the street level to promote a safe environment.*

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways. The landscape design complements the buildings while helping to provide the necessary indicators for pathways.*

11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located. Signage has not been designed yet, but a placeholder is identified on the site plan. The materials for the sign will complement the proposed building materials.*

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. All proposed lighting fixtures will be full cutoff fixtures and will prevent glare to adjacent properties. All pedestrian light poles have glare-free optics.*

Character Area Plans & Apache Boulevard Redevelopment Plan

This project is in the Apache Character Area Plan per the City of Tempe. The nearby Apache Boulevard is as authentic, unique, and diverse area as there is within Tempe. Our project intends to represent these qualities with the design of attractive attached townhome units. The landscaping design aims to promote walkability both internally (within site) and externally (away from the site). By reducing the height of the project, we hope to demonstrate our respect for the core neighborhoods of the community, including Victory Acres, directly to the south. We believe the proposed design captures the spirit of the Apache Area and will provide a tremendous new housing product for the community.

This project supports the Apache Boulevard Redevelopment plan by offering mid-level pricing for attractive housing units with different options. The Unit A product type is a 2.5-story plan with the main living space on the ground floor. The Unit B product type is a 3-story plan with the main living space on the second floor. This variety of product types will appeal to a broader range of potential demographics. The project is intended to attract a diverse group of residents, reflective of the neighboring community. The architectural style aims to balance modern design aesthetics with the more traditionally built homes nearby. Sloped roofs give the project a more traditional residential look while relating to the adjacent single-family homes. Brick, a traditional material, is utilized with more contemporary detailing. All materials are intended to reflect the architectural vernacular of the region.

Landscape Overview

The planting character includes a diverse species mix that will provide seasonal texture and color. Trees, shrubs, and accents comply with Tempe's landscape code and plant distances identified within CPTED. Ground covers in planting areas will consist of gray decomposed granite (crusher fines) and decorative pebbles within the dog-run area.

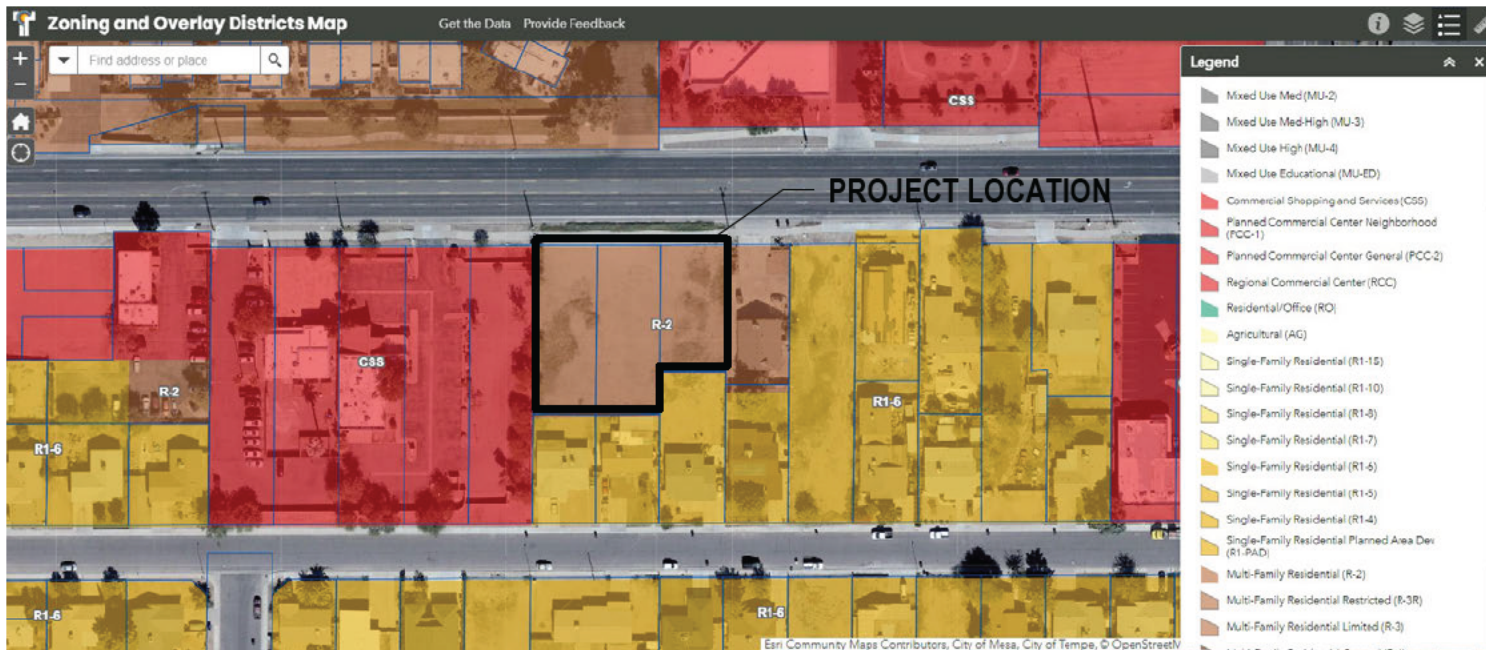
A pattern of trees, shrubs, and accents will highlight building entrances and building foundation areas. Hedge-forming plants are used for adjacent property screening and will provide for a manicured site character. 4'-5' boulders will be dispersed throughout landscape areas to break up plantings and add additional character. Concrete path pavers will connect pedestrians from driveways to building entrances. A small dog-run area with passive seating is located adjacent to bike racks to provide residents an area for outdoor congregation.

All existing trees will be preserved and protected where possible. Trees that are unable to be preserved will comply with both State and City requirements for removal if necessary.

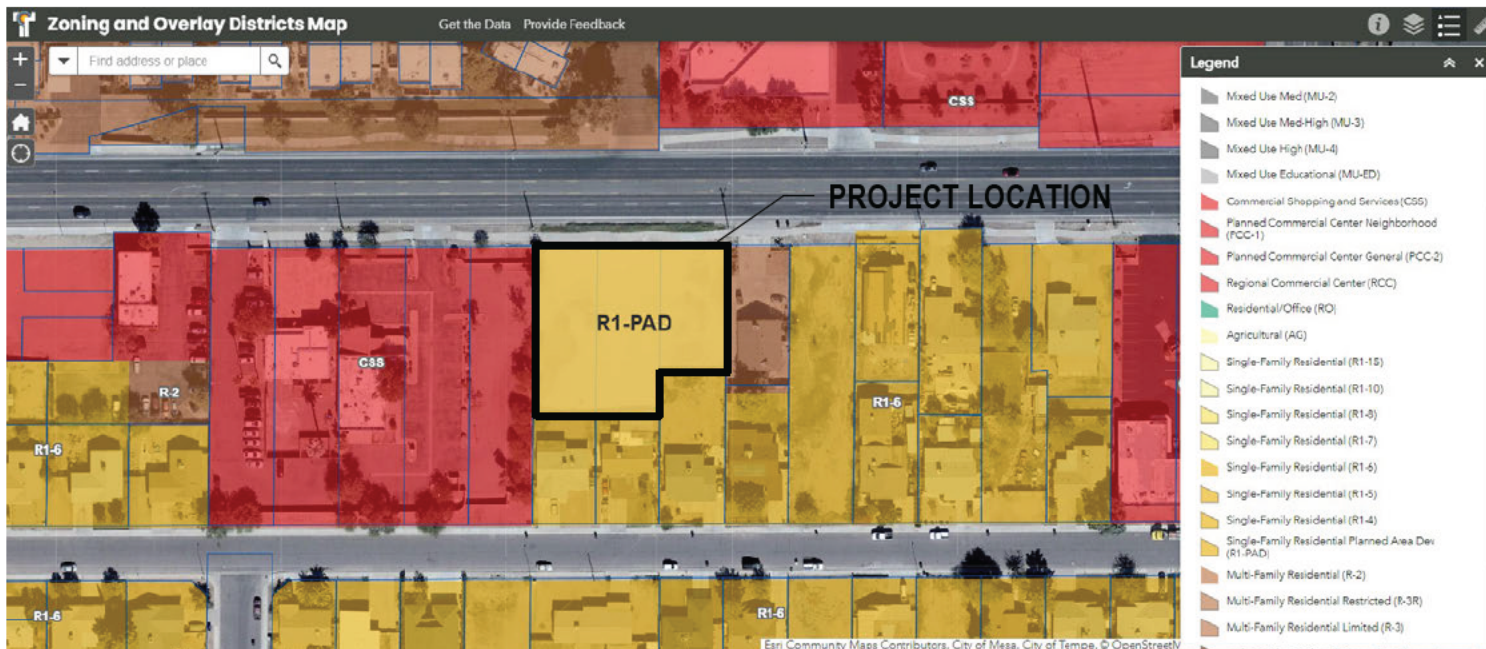
Sincerely,



Steve Greco, AIA



CURRENT ZONING MAP



PROPOSED ZONING MAP

PLANNED AREA DEVELOPMENT OVERLAY FOR VEDANA TEMPE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



OWNER AUTHORIZATION

VEDANA TEMPE LLC

BY: _____ DATE _____

ITS: OWNER

ACKNOWLEDGEMENT

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

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

BY: _____ MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

A PORTION OF LOTS 9, 10, 11 OF BLOCK 1, VICTORY TRACT
ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

APPROVAL

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

OWNER / DEVELOPER:

VEDANA TEMPE LLC
AMIT SUDAN
191 UNIVERSITY BLVD.
SUITE 520
DENVER, CO 80206

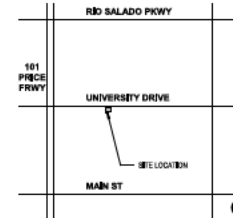
PROJECT DATA

DEVELOPMENT STANDARDS	R1-PAD PAD PROVIDED
GENERAL PLAN LAND USE	Residential
GENERAL PLAN DENSITY	Medium Density (Up to 16 du / acre)
SITE AREA	25,977 sq ft / 0.60 Acre
DENSITY	13 du / acre
DWELLING QUANTITY	8 units
BEDROOM QUANTITY	24 bedrooms
BUILDING HEIGHT	30 feet
MINIMUM LOT WIDTH	25 feet
MINIMUM LOT LENGTH	57 feet
BUILDING LOT COVERAGE	46 %
LANDSCAPE AREA	30 %
BUILDING SETBACKS	
FRONT	20 ft
OPEN STRUCTURES	12 ft
SIDE	5 ft
SIDE (ATTACHED UNITS)	0 ft
FRONT	15 ft
BUILDING	10 ft
OPEN STRUCTURES	10 ft
VEHICLE PARKING QUANTITY	20 spaces
3 BEDROOM	16 spaces (2 per / unit)
GUEST	4 spaces (.5 per / unit)
BICYCLE PARKING QUANTITY	4 spaces**
USES	
Single-family (attached townhomes)	16,660 nsf / 23,560 gsf

* Guest vehicle parking is not required for single-family use, but provided since there is not street parking available.

** 4 guest bicycle parking spaces provided, individual units are provided bicycle parking within garages.

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD230003

GENERAL NOTES

REC23029

PAD230003

DS221165

PROJECT:

Vedana Tempe
2447 E University Dr
Tempe, AZ 85034

STAMP:



PROJECT NUMBER: 2215a

ISSUE DATE: MAY 2022

DRAWN BY: SG

#	DESCRIPTION	DATE
1	FINAL SET PLAN	05/05/2022

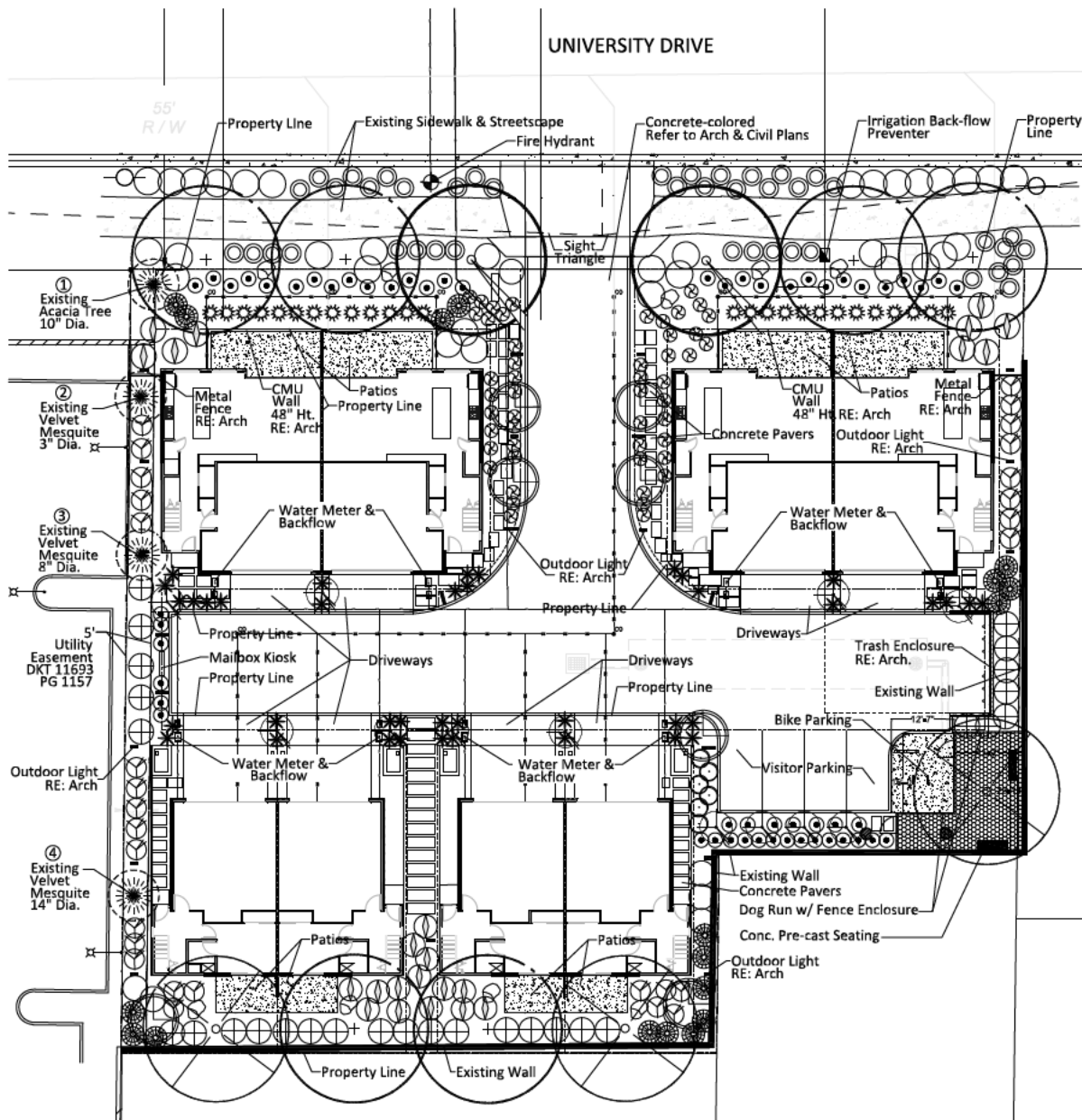
PAD Overlay
Cover Sheet

29

DS221165

PAD230003

REC23029



MATERIALS LEGEND

- 4-6\" BOULDER
- CONCRETE PAVERS
- OUTDOOR LIGHT FIXTURE
- DECOMPOSED GRANITE
1/4\"/> 1/4\"/> 1/4\"/> GRAY
- DECORATIVE - PEBBLES: 3/4\"/> 3/4\"/> BLACK & WHITE
DOG RUN AREA

NOTE: ALL PLANTING AREAS WILL BE TOPPED WITH DECOMPOSED GRANITE APPLICATION. DECOMPOSED GRANITE WILL BE A 2\"/> 2\"/> UNIFORM THICKNESS. PRE-EMERGENCE WEED CONTROL APPLICATION AND DO NOT UNDERLAY ROCK OR DECOMPOSED GRANITE APPLICATION WITH PLASTIC



PLANT LIST

SYM.	COMMON/BOTANICAL NAME	INSTALLED SIZE MINIMUM CALIFER TRUNK	REMARKS	WATER USAGE	HEIGHT	WIDTH
CANOPY TREES						
+	SH SWAN HILL OLIVE <i>Olea europaea</i> 'swan hill'	1.5\"/> 1.5\"/> MIN.	36\"/> 36\"/> BOX REQUIRED ALONG ARTERIALS UNIVERSITY DRIVE	LOW	30'	30'
DW	SEMI-SEEDLESS DESERT WILLOW <i>Chilopsis linearis</i> 'tubba'	1.5\"/> 1.5\"/> MIN.	MULTI	MODERATE	30'	30'
ORNAMENTAL TREES						
PB	PALO BLANCO <i>Aracia willardiana</i>	1.5\"/> 1.5\"/> MIN.	STANDARD	LOW	20'	10'
ML	CHINESE ELM <i>Ulmus parvifolia</i>	1.5\"/> 1.5\"/> MIN.	MULTI	LOW	40'	30'
DB	DWARF BOTTLEBRUSH <i>Callistemon viminalis</i> 'Slim Jim'	1.5\"/> 1.5\"/> MIN.	STANDARD	LOW	10'	6'
SHRUBS / SUCCULENTS						
MS	MOHAVE SAGE <i>Salsola mohavensis</i>	5 GAL. 18\"/> 18\"/> x 24\"/> HT.		LOW	3'	3'
MH	MEXICAN HONEYSUCKLE <i>Jussiaea sp.</i>	5 GAL. 18\"/> 18\"/> x 24\"/> HT.	5 CANES MIN.	MODERATE	4'	4'
BR	BAJA RUELLIA <i>Ruellia paniculata</i>	5 GAL. 18\"/> 18\"/> x 24\"/> HT.	5 CANES MIN.	LOW	4'	4'
FD	FAIRYDUSTER <i>Conoclinium sp.</i>	5 GAL. 12\"/> 12\"/> x 18\"/> HT.		LOW	2'	3'
AG	AGAVE - CENTURY PLANT <i>Agave parvifolia</i>	5 GAL. 1' HT.		LOW	5'	3'
GL	GOLD MOUND LANTANA <i>Lantana camara</i>	5 GAL.		MODERATE	5'	4'
PS	PURPLE SAGE <i>Leucophyllum frutescens</i>	5 GAL.		MODERATE	2'	4'
DM	DWARF MYRTLE <i>Myrtus communis</i> 'Compacta'	5 GAL.		MODERATE	5'	3'
BB	BLUE BELLS <i>Eranthis hygrophylla</i> Blue Bell	5 GAL.		MODERATE	3'	5'
HB	HOP BUSH <i>Dodonaea viscosa</i>	5 GAL.		MODERATE	5'	5'
GROUND COVER						
PL	PURPLE TRAILING LANTANA <i>Lantana montevidensis</i>	5 GAL.	SPACING 4\"/> 4\"/> MIN. SPECIMEN QUALITY	MODERATE	1.5'	6'
DC	SIERRA GOLD DALEA <i>Dalea corymbosa</i> Sierra Gold	5 GAL.	SPACING 3\"/> 3\"/> MIN. SPECIMEN QUALITY	MODERATE	1'	3'

EXISTING TREE INVENTORY

Tree #	TREE SPECIES	TREE NOTES / STATUS
1	ACACIA TREE: 10\"/> 10\"/> Diameter Trunk	Tree to remain*
2	VELVET MESQUITE: 3\"/> 3\"/> Diameter Trunk	Tree to remain*
3	VELVET MESQUITE: 8\"/> 8\"/> Diameter Trunk	Tree to remain*
4	VELVET MESQUITE: 14\"/> 14\"/> Diameter Trunk	Tree to remain*

LANDSCAPE MAINTENANCE

LANDSCAPE MAINTENANCE: ALL SITE LANDSCAPE WILL BE MAINTAINED BY THE HOA.

*NOTE: IF EXISTING TREE DOES NOT SURVIVE CONSTRUCTION, TREE WILL BE REPLACED WITH 2\"/> 2\"/> CALIFER CALISTEMON VIMINALIS 'SLIM JIM'

LANDSCAPE PLAN



ARCHITECT:
enlight10architecture

CONSULTANTS:
STACKlot

PROJECTS

Vedana Tempe
2443 E University Dr
Tempe, AZ 85034



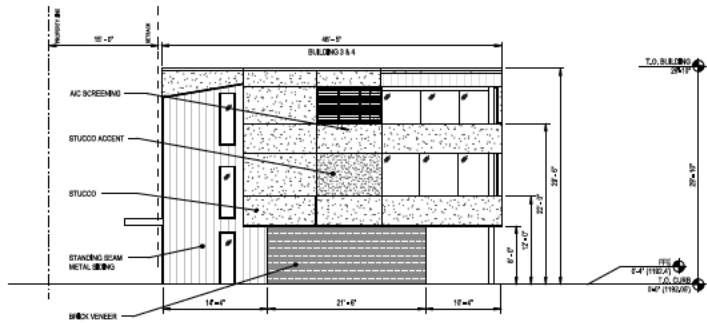
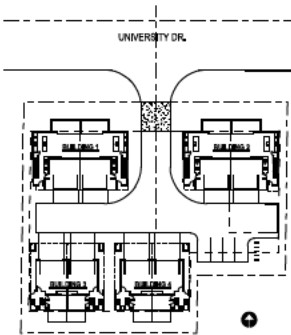
PROJECT NUMBER	2215TE	
DATE	MAY 2022	
DRAWN BY	JH	
DESCRIPTION	DATE	
1	PERMAL SITE PLAN	DATE

LANDSCAPE PLAN

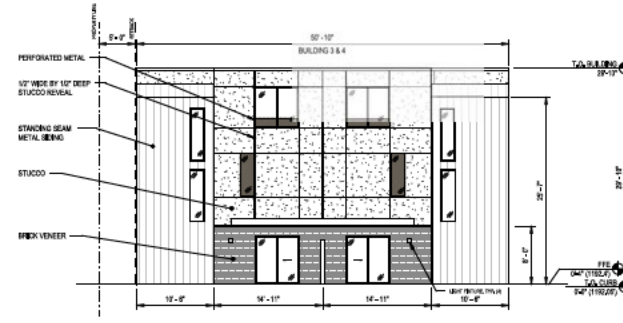
EXTERIOR MATERIALS

IMAGE	LEGEND	MATERIAL	PRODUCT INFORMATION	WEBSITE
		BRICK VENEER	ENERCOTT, VELOUR NORMA, LIGHT GRAY BLEND, CHOCOLATE F&S GROUT	https://vedana.com/brick-veneer/
		STUCCO	FIRSTONE ACRYLIC STUCCO, PEBBLETEX (BESTONE FINISH), DARK BROWN (SHERMANS LILAS SEALER), LRV-5	https://vedana.com/stucco/
		STUCCO ACCENT	FIRSTONE ACRYLIC STUCCO, PEBBLETEX (BESTONE FINISH), DARK BROWN (SHERMANS LILAS SEALER), LRV-5	https://vedana.com/stucco/
		STANDING SEAM METAL	BRICKSTEEL, 1/4" THICK, 1.5" PANEL, STAINLESS, WEATHERED COPPER 24 GA.	https://www.bricksteel.com/standing-seam-ty-wrap
		METAL PAINT	METAL PAINT DARK BROWN (SHERMANS LILAS SEALER), LRV-5	https://www.shermans.com/en/usa/interior-colors/interior-paint-colors/20175/vedana
		PERFORATED METAL	MONDRIJS PERFORATED METAL (SHERMANS LILAS SEALER), CARBON STEEL, PAINTED DARK BRONZE	https://www.mondrijs.com/en/perforated-metal/eng-programs/interior-colors/vedana-1649322/#344333878-101
		WINDOWS	FELLA BIFIDAS, DARK BRONZE (F&S)	https://www.fella.com/interior-colors/windows/interior
		GARAGE DOOR	OVERHEAD DOOR, MODERN ALUMINUM, DARK BRONZE (F&S)	https://www.overheaddoor.com/modern-aluminum

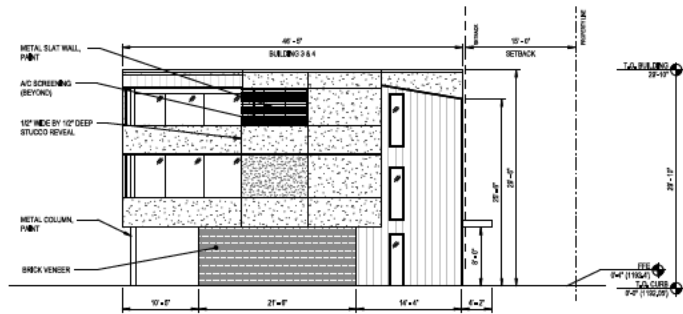
KEY PLAN



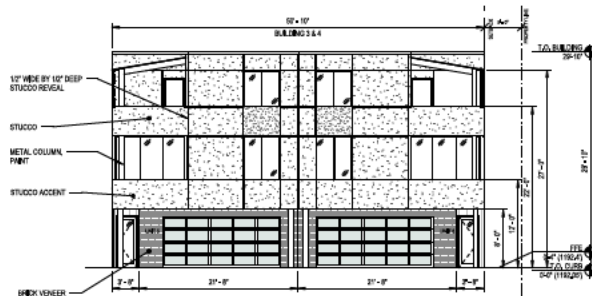
3 EAST ELEVATION - BLDG. 3 & 4
18'-11"



4 SOUTH ELEVATION - BLDG. 3 & 4
18'-11"



1 WEST ELEVATION - BLDG. 3 & 4
18'-11"



2 NORTH ELEVATION - BLDG. 3 & 4
18'-11"

ARCHITECT:



enlight10 architecture

CONSULTANTS:

PROJECT:

Vedana Tempe
2447 E University Dr
Tempe, AZ 85034

STAMP:



PROJECT NUMBER: 22159a

INITIAL DATE: MAY 2022

DRAWN BY: SG

DATE: 05/05/22

DESCRIPTION

1. EXTERIOR ELEVATIONS

2. EXTERIOR ELEVATIONS

3. EXTERIOR ELEVATIONS

4. EXTERIOR ELEVATIONS

5. EXTERIOR ELEVATIONS

6. EXTERIOR ELEVATIONS

7. EXTERIOR ELEVATIONS

8. EXTERIOR ELEVATIONS

9. EXTERIOR ELEVATIONS

10. EXTERIOR ELEVATIONS

11. EXTERIOR ELEVATIONS

12. EXTERIOR ELEVATIONS

13. EXTERIOR ELEVATIONS

14. EXTERIOR ELEVATIONS

15. EXTERIOR ELEVATIONS

16. EXTERIOR ELEVATIONS

17. EXTERIOR ELEVATIONS

18. EXTERIOR ELEVATIONS

19. EXTERIOR ELEVATIONS

20. EXTERIOR ELEVATIONS

PROJECT:

Vedana Tempe
 2447 E University Dr
 Tempe, AZ 85034

STAMP:

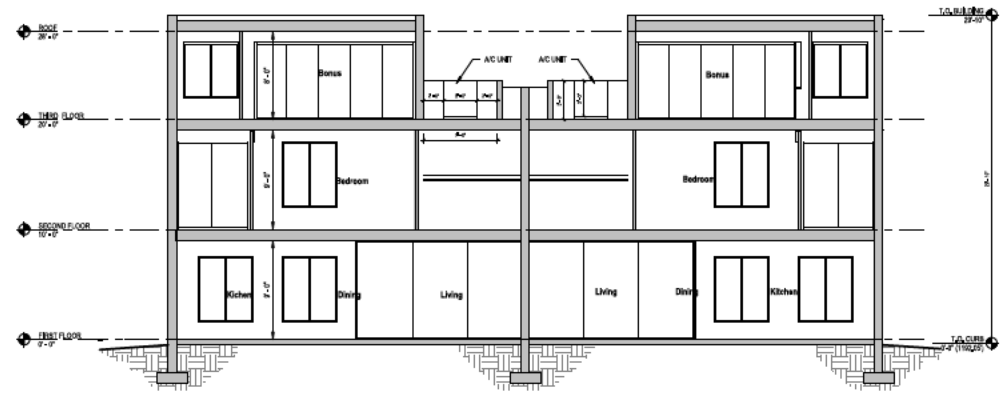
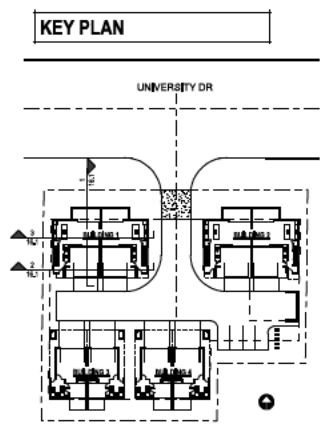


PROJECT NUMBER: 22194
 INITIAL DATE: MAY 2022
 DRAWN BY: SG

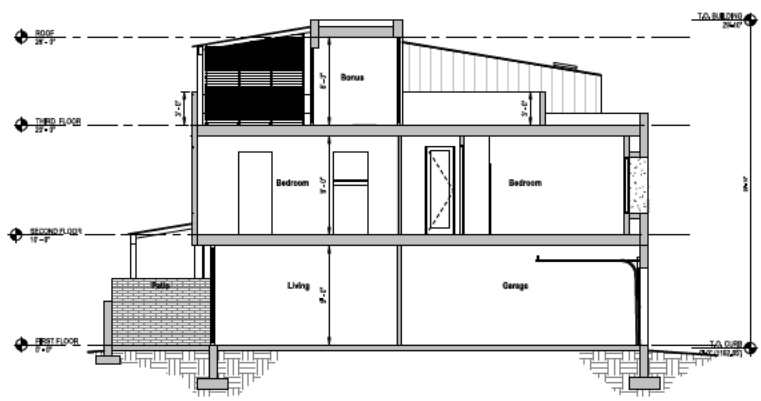
#	DESCRIPTION	DATE
1	CONCAT SET PLAN	05/20/22

Building Sections

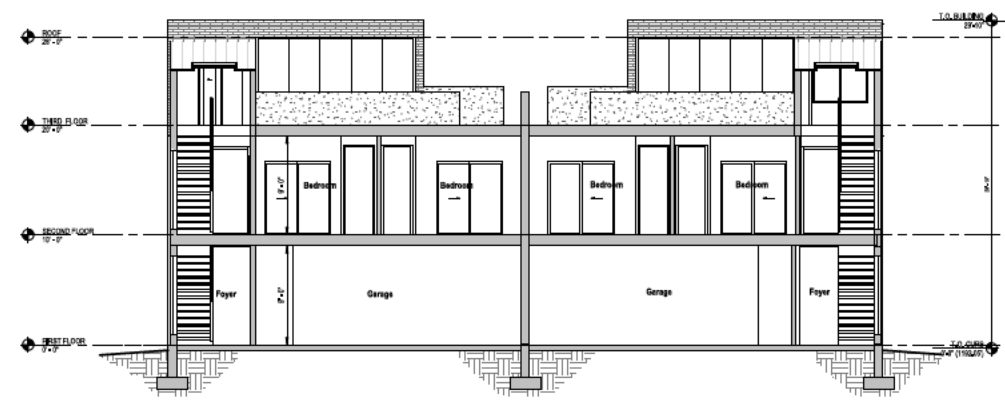
16.1



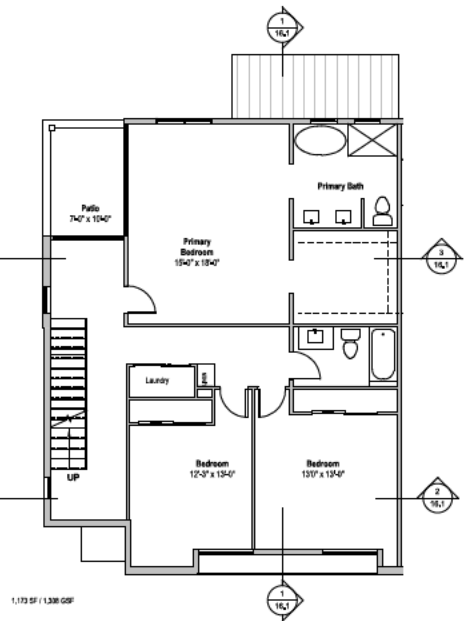
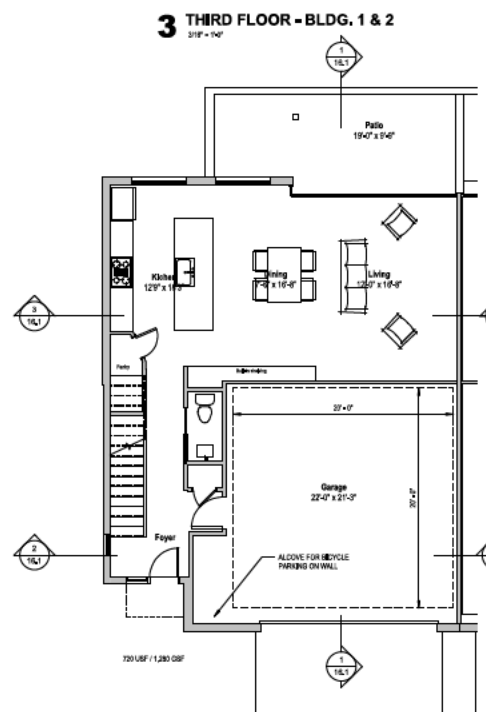
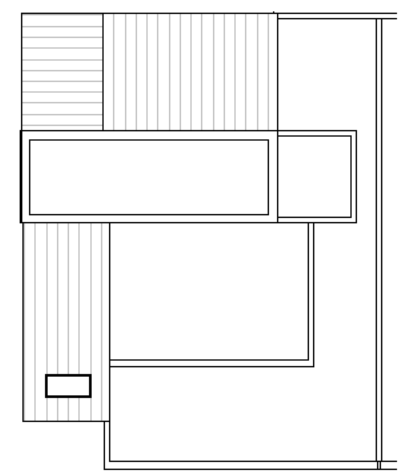
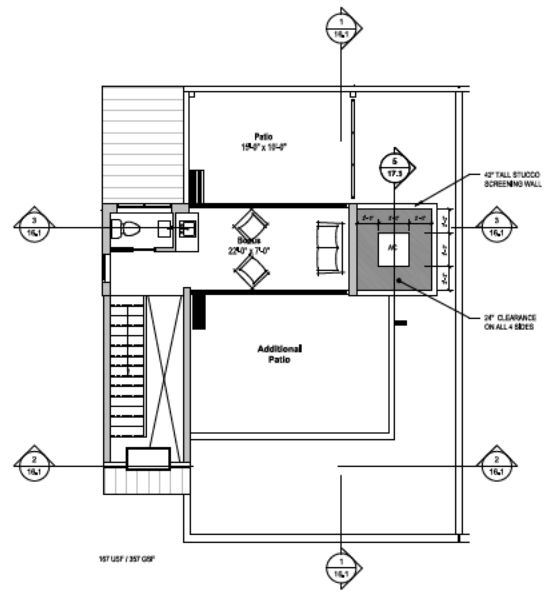
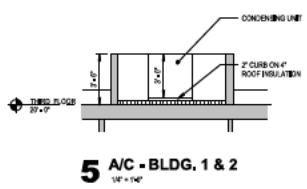
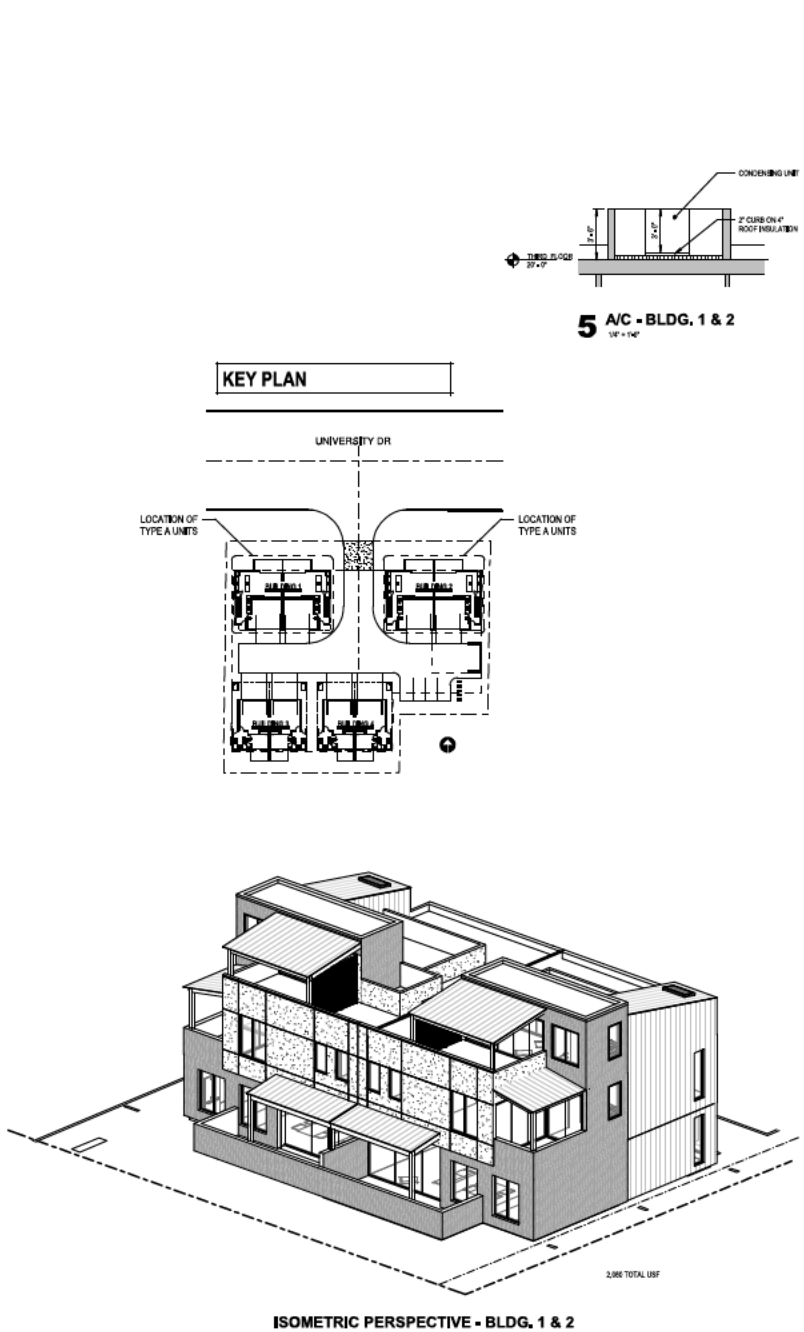
3 SECTION 3 - BLDG 1 & 2
 3/16" = 1'-0"



1 SECTION 1 - BLDG 1 & 2
 3/16" = 1'-0"



2 SECTION 2 - BLDG 1 & 2
 3/16" = 1'-0"



CONSULTANTS:

PROJECT:

Vedana Tempe
2447 E University Dr
Tempe, AZ 85034

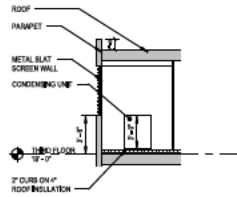
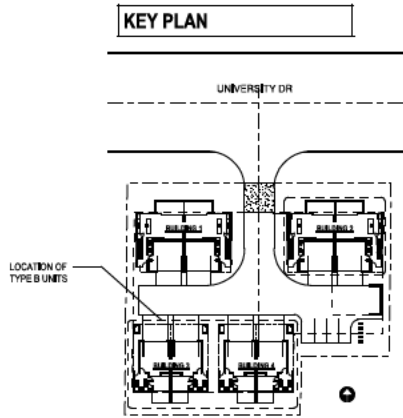


PROJECT NUMBER: 22159a
 INITIAL DATE: MAY 2022
 DRAWN BY: SG
 CHECKED BY: JLM

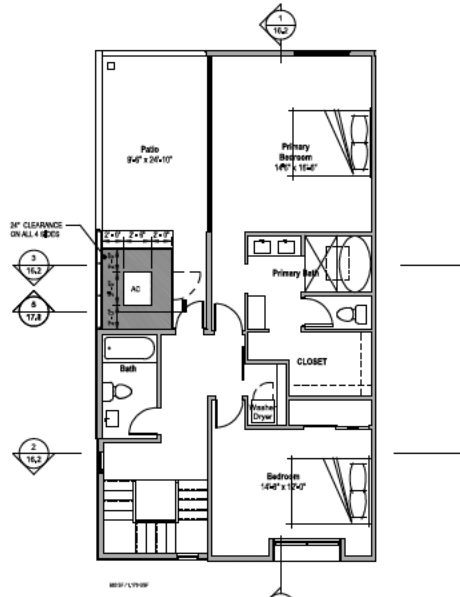
#	DESCRIPTION	DATE
1	CONTRACT PLAN	05/05/2022

Floor Plans

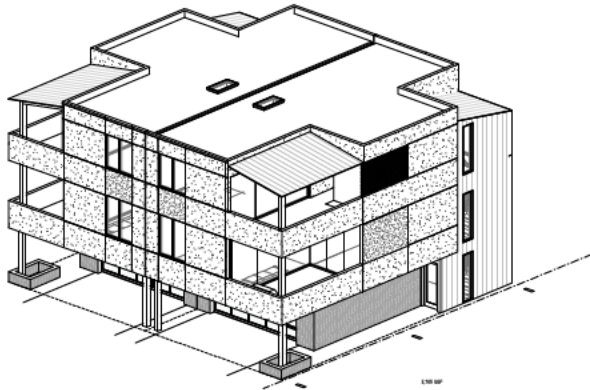
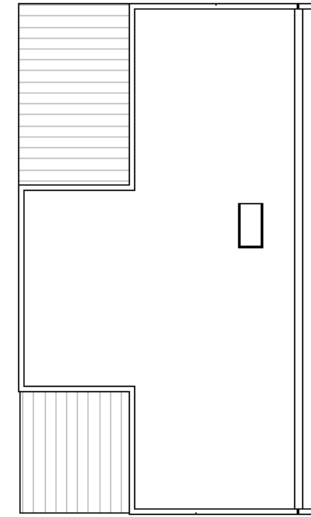
17.1



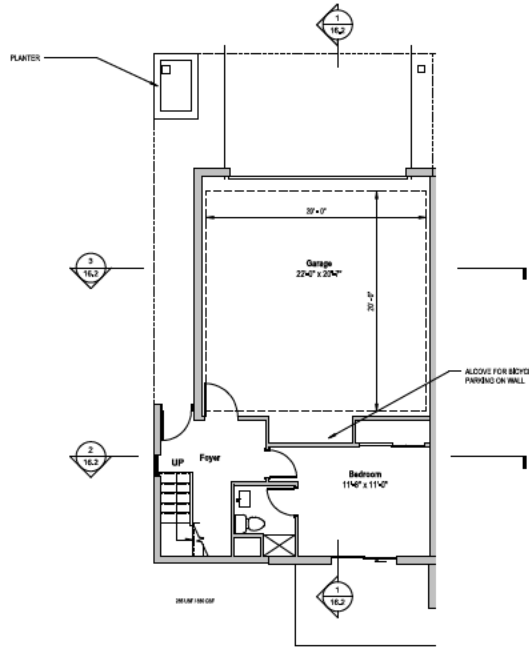
5 AC - BLDG. 3 & 4
3/16" = 1'-0"



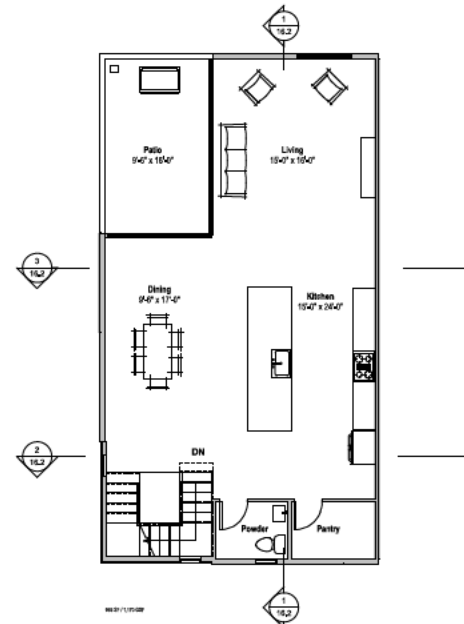
3 THIRD FLOOR - BLDG. 3 & 4
3/16" = 1'-0"



ISOMETRIC PERSPECTIVE - BLDG. 3 & 4

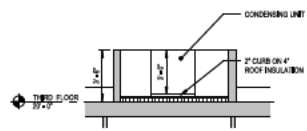


1 FIRST FLOOR - BLDG. 3 & 4
3/16" = 1'-0"



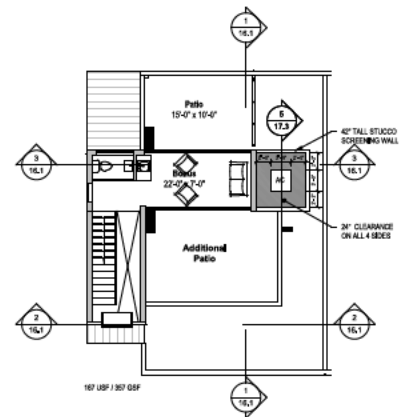
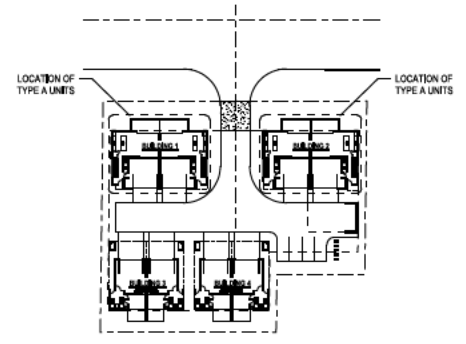
2 SECOND FLOOR - BLDG. 3 & 4
3/16" = 1'-0"



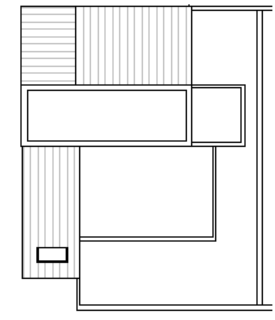


5 A/C - BLDG. 1 & 2
 1/4" = 1'-0"

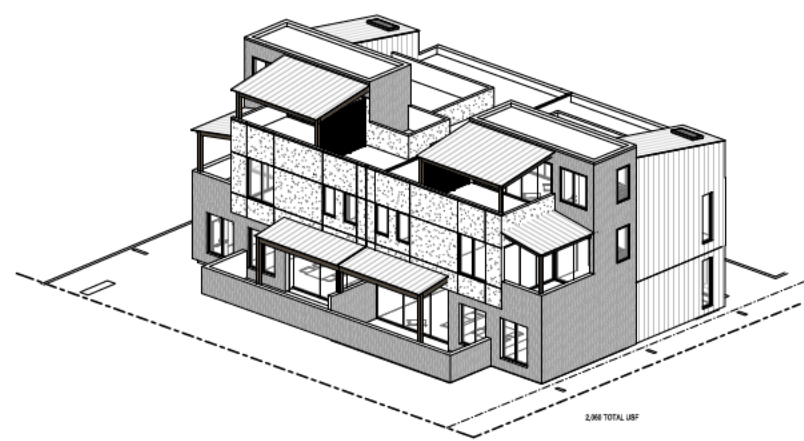
KEY PLAN



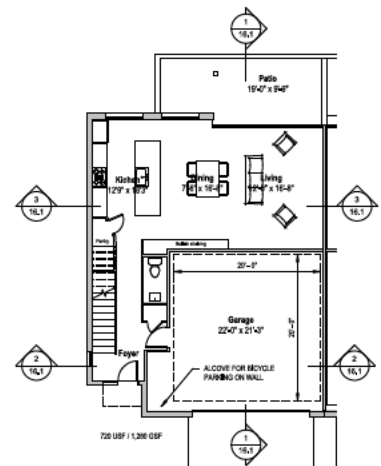
3 THIRD FLOOR - BLDG. 1 & 2
 1/8" = 1'-0"



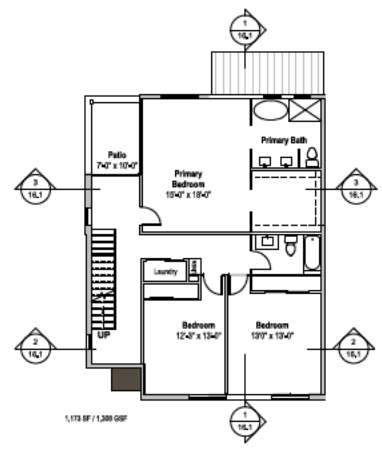
4 ROOF PLAN - BLDG. 1 & 2
 1/8" = 1'-0"



ISOMETRIC PERSPECTIVE - BLDG. 1 & 2

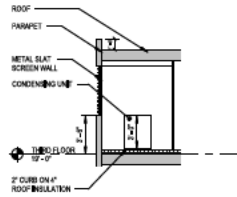
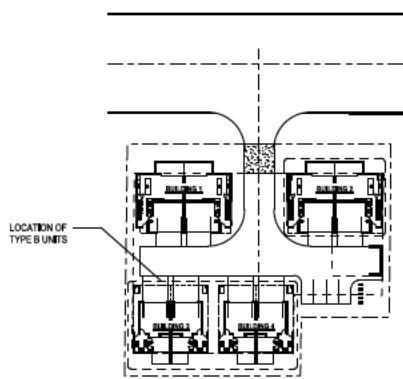


1 FIRST FLOOR - BLDG. 1 & 2
 1/8" = 1'-0"

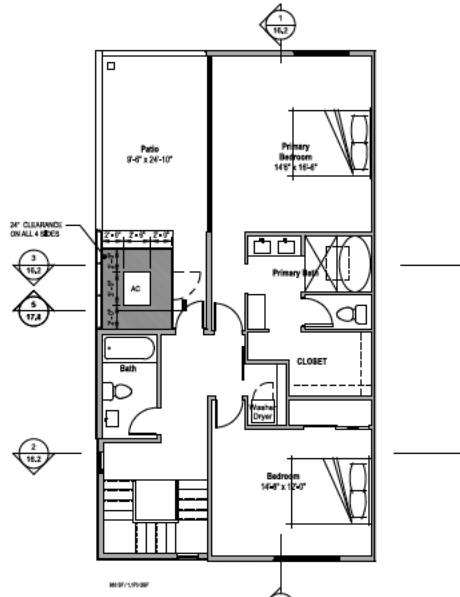


2 SECOND FLOOR - BLDG. 1 & 2
 1/8" = 1'-0"

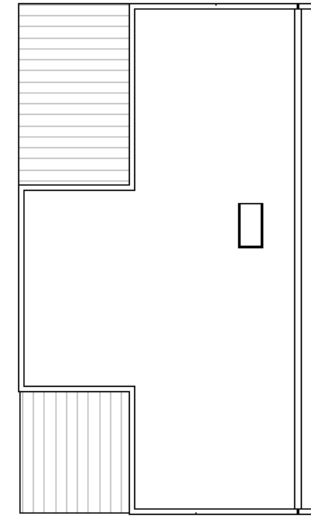
KEY PLAN



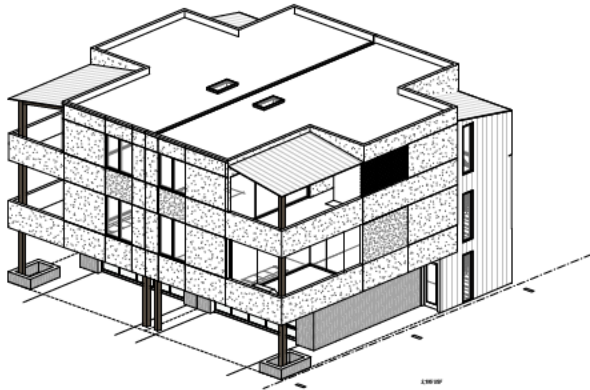
5 A/C - BLDG. 3 & 4
3/16" = 1'-0"



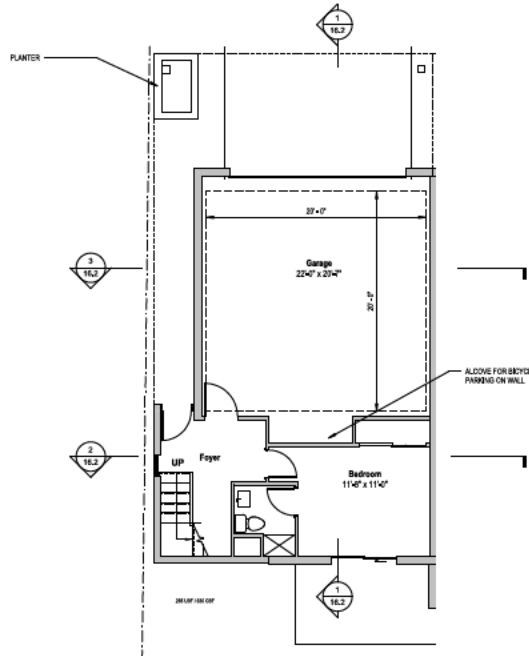
3 THIRD FLOOR - BLDG. 3 & 4
3/16" = 1'-0"



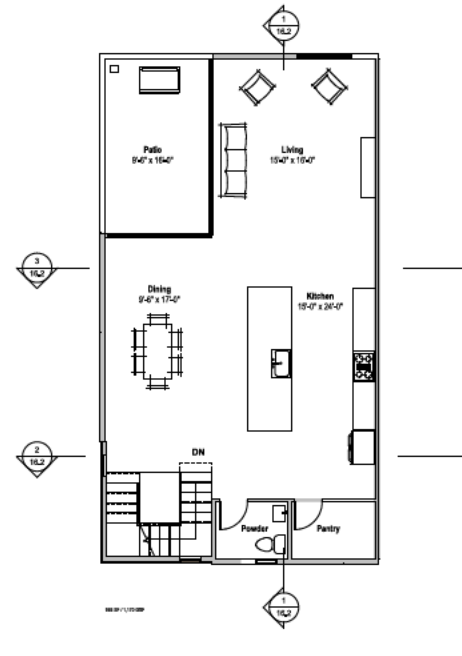
4 ROOF PLAN - BLDG. 3 & 4
3/16" = 1'-0"



ISOMETRIC PERSPECTIVE - BLDG. 3 & 4



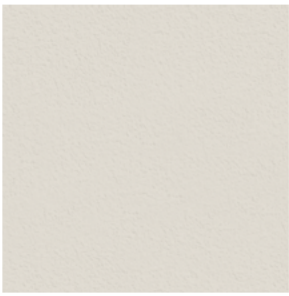
1 FIRST FLOOR - BLDG. 3 & 4
3/16" = 1'-0"



2 SECOND FLOOR - BLDG. 3 & 4
3/16" = 1'-0"



#	DESCRIPTION	DATE
1	CORRAL SITE PLAN	02/05/2022



Stucco

MANUFACTURER: FINESTONE
PRODUCT: ACRYLIC STUCCO
FINISH: PEBBLETEX LIMESTONE FINISH
COLOR: SHOJI WHITE - SW 7042
LRV: 74
WEBSITE: <https://www.sherwin-williams.com/en-us/color/color-family/white-paint-colors/sw7042-shoji-white>

<https://finestone.master-builders-solutions.com/en/products/finishes-coatings/acrylic-finishes/pebbletex-limestone-finish>



Garage Door

MANUFACTURER: OVERHEAD DOOR
PRODUCT: MODERN ALUMINUM
STYLE: DARK BRONZE FINISH, FROSTED GLASS
SIZE: 192" X 84"
WEBSITE: <https://www.overheaddoor.com/aluminum-garage-doors>



Windows/Doors

MANUFACTURER: PELLA
PRODUCT: IMPERVIA
STYLE: BROWN
SIZE: VARIES
WINDOWS:
<https://www.pella.com/ideas/windows/pella-impervial/>



Dark Stucco / Metal

MANUFACTURER: FINESTONE
PRODUCT: ACRYLIC STUCCO
FINISH: PEBBLETEX LIMESTONE FINISH
COLOR: SEALSKIN, SW 7675
LRV: 15
WEBSITE: <https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/SW7675-sealskin>

<https://finestone.master-builders-solutions.com/en/products/finishes-coatings/acrylic-finishes/pebbletex-limestone-finish>



Brick

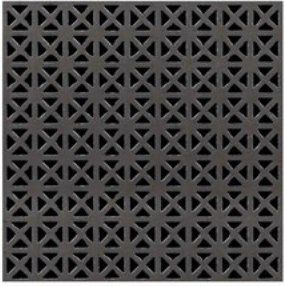
MANUFACTURER: ENDICOTT
PRODUCT: VELOUR MODULAR
STYLE: LIGHT GRAY BLEND
SIZE: NORMAN / STANDARD
GROUT: CHOCOLATE 72S
WEBSITE: <https://endicott.com/colorPop.html>



Metal Siding / Roof

MANUFACTURER: BRIDGER STEEL
PRODUCT: NAIL STRIP 1.5", 15" PANEL, STRIATED
STYLE: WEATHERED COPPER, 24 GA.
SIZE: 15" PANEL
WEBSITE: <https://www.bridgersteel.com/standing-seam/nailstrip-panel>





Perforated Metal

MANUFACTURER: MCNICHOLS
PRODUCT: GRECIAN 2234
FINISH: CARBON STEEL
COLOR: DARK BRONZE

WEBSITE: <https://www.mcnichols.com/perforated-metal/designer-perforated/carbon-steel-cs-16840022?rbl=3443230987&cid=101>





Street Elevation with Landscape
FROM E. UNIVERSITY DRIVE LOOKING SOUTH



PERSPECTIVE VIEW - BUILDINGS 1 AND 2 (UNIT TYPE A)
FROM UNIVERSITY DRIVE LANE LOOKING EAST



PERSPECTIVE VIEW - BUILDINGS 3 AND 4 (UNIT TYPE B)
FROM INTERNAL DRIVE LANE LOOKING WEST



AERIAL VIEW
LOOKING SOUTHWEST

ATTACHMENT 38

Vedana Tempe
2447 E University Dr
Tempe, AZ 85034

14.3



AERIAL VIEW
LOOKING NORTHWEST

ATTACHMENT 39

Vedana Tempe
2447 E University Dr
Tempe, AZ 85034

14.4



AERIAL VIEW
LOOKING NORTHEAST

ATTACHMENT 40

Vedana Tempe
2447 E University Dr
Tempe, AZ 85034

14.5

Public Involvement Plan Final Report



Project Name: Vedana Tempe
Address: 2447 E University Drive
Cross Streets: South Side of E. University Drive
between George Drive and Evergreen Road
Case Number: PL230035

Meeting Recap

Vedana Tempe – Neighborhood Meeting		
Date: March 9, 2023	Time: 6:00 pm to 7:30 pm	Location: Escalante Multi-Generational Center 2150 E Orange St., Tempe, AZ 85281
Attendees:	See attached attendees list	

Summary

Around 15 to 20 people attended a community meeting held on Thursday, March 9th to introduce the Vedana Tempe project to the community. There was a good mix of residents from Victory Acres, Escalante, and other surrounding neighborhoods. After a 20-minute presentation, a lively discussion for about one hour ensued. It was nice to see people interested in this development, as lots of good feedback was provided. Some of the concerns raised are issues that involve development in Tempe in general rather than this project specifically. These are still important to document as part of an ongoing discussion for future development. For this reason, the meeting notes have been separated into two categories, General Concerns and Project Specific Concerns. We do not propose action items for the General Concerns, as these issues are more involved and nuanced—and probably need to be addressed at the policy level. The Project Specific concerns have action items proposed for how they will be addressed moving forward.

General Concerns

Affordable Housing - The area surrounding the project has lower-priced housing, and there are concerns about this housing product being “too nice.” Gentrification is happening in the surrounding neighborhoods and naturally raises concerns from existing residents. Land and construction costs are driving the pricing, which may be higher than people prefer. Unfortunately, this project does not have enough units to provide income-restricted units.

Future Residents – There were comments about current residents in some nearby communities being unable to afford a home in this development. Neighbors prefer not to have outside investors as homeowners. While we cannot forecast who will own the units, the intention is to have residents that actively live in them. One target audience is mid-level professionals working in the Tempe area that seek an attractive housing option within the city rather than other cities in the Phoenix metropolitan area.

The City of Tempe – Attendees voiced their displeasure with the City of Tempe on several of its planning policies. Although we referred to the General Plan 2040 as a guideline for allowing more density, a few people objected to this. They felt that the proposed density was too high. One attendee prefers single-story residential units to match the existing homes to the south of the property.

Noise and Traffic – Considering the noise from Highway 101, a few blocks to the west was another item of discussion. Additionally, traffic congestion on University Drive is a concern for some attendees. Both

items are existing conditions regardless of this development. While this project will not significantly impact the traffic or noise in the area, it is understandable that this is a sensitive item to consider.

Water Pressure - There is some concern about the existing water pressure already having challenges in this area. Residents would like assurance that this development will not further decrease water pressure for their homes.

Specific Project Concerns

Security - Homelessness is a problem in the area. There was a good conversation about the proposed patios along University Drive not being secure enough. **Action – Additional security measures will be considered, both active and passive, to ensure the development promotes a safe environment.**

Landscaping – Some attendees expressed their displeasure with the lack of trees and shading provided on recent projects in the area. After illustrating the type and height of trees proposed, this seemed to alleviate most concerns. **Action – Further exploration with the landscape architect will be done to ensure more than enough shading and privacy are provided by the proposed landscaping.**

Sun/Climate – Concerns about south-facing glazing and if adequate protection from the sun in warm months is provided. **Action - The current design limits south-facing windows, but the design team will explore additional measures.**

Short-Term Rentals – The topic of short-term rentals concerned a few of the attendees. The project intends to leave that decision to the future HOA and will be addressed with CC&R. **Action: This comment will be taken into consideration when developing the CC&R.**

Overall Design – There was positive feedback on the design and intent to have it feel regional to the area. Some people did feel the design was “too modern” for the area. There was a general appreciation for the current design and the color palette. **Action: No future action is planned for this time, as architectural design is subject to different opinions.**

Neighbors to the South - Privacy for neighbors to the south is an important element for consideration. Several new projects in the area result in apartments looking down onto existing homes. Even though there are limited windows, this is an item that needs attention. **The design team is exploring ways to relocate or screen windows on the south side of Unit Type B to increase privacy for the adjoining neighbors.**

Next Steps

It was very informative to hear the different perspectives on this project. There was a good mix of people who supported the project and those with significant concerns. We understand this project is a change and may differ from what people are used to. Understandably, some people may be unhappy with any proposed development, whether one, six, or eight units. The developer intends to move forward with the DRC and City Council meetings, keeping the 8-unit development as proposed. However, based on the feedback provided, there will be some modifications. These may include more screening and privacy for the Type B Units, increased security measures, and potentially more shading from new trees.

April 3, 2023

RE: La Victoria Vedana Tempe (PL#230035)

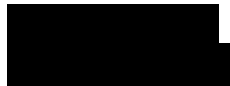
Dear Development Review Commission and Planner Diana Kaminski,

I am writing this letter of support for La Victoria Vedana Tempe because I saw Mr. Sudan's presentation and I liked what I saw. As a longtime resident with an interest in development, this project caught my eye.

These properties along University Drive have been vacant for a long time and attract vagrants and drug use, this would help activate the area and get more eyes in the area. I saw many positives. These townhomes have the appropriate height for being adjacent to a single-family neighborhood. It is not ultra-high density. The patios don't face the back yards of the neighborhood, so Mr. Sudan is sensitive to that. The vehicle traffic all leads out to University so it won't create more congestion in the neighborhood. He has lush desert landscaping around the property with the front buildings facing University set back. If he plants large box trees in the back, as they grow, they will block the second story viewing in a few years. The windows on the higher floors are inset, which not only creates shade but limits the viewing of the neighborhood backyards when looking out. This is smart southwestern-style shade creation. I think this development would be a welcome addition to this area.

Thank you for your time,

Phil Amorosi





AFFORDABLE HOUSING IMPACT STATEMENT (AHIS): PROJECT REVIEW

Date: January 23, 2022

Project Name, Address and Brief Description

Vedana Tempe, 2447 E. University Drive

This project entails combining 3 separate lots into a single lot comprising of 0.6 acres in total. The proposed development is an 8-unit, attached townhome complex. Each unit will have approximately 2,100 sf of living space. There is a mix of 2.5 and 3-story units proposed

Project Contact Name: Amit Sudan
 Phone: 623.252.6035
 E-mail: VedanaTempe@gmail.com

Table 1: Housing Supply Reduction – Existing Units to be Removed or Demolished by the Project

Please fill out the following information for each housing unit taken out of use by the Project. **This includes any housing unit that may have already been demolished in advance of this Project filing.** Include as many rows as needed.

	Number of Units	Number of Bedrooms per Unit	Current Rental Price (\$/mo.) or Sale Price (\$)/Unit	No. of Existing Voucher Holder Tenants?	Number of Income-Restricted Units	Income Level for Income Restricted Units (d)	Term of Deed Restriction (through mm/yy)
Single-Family Detached (a)							
Single-Family Attached (b)							
Multifamily (c)		Studio					
Multifamily (c)		One					
Multifamily (c)		Two					
Multifamily (c)		Three					
Multifamily (c)		Four+					

(a) Includes mobile homes
 (b) Includes townhomes and duplexes
 (c) Includes condominiums and apartments
 (d) To be filled out only if any units are income-restricted.

Table 2: Housing Supply Addition – New Units in Proposed Projects

Please fill out the following information for new housing units that will result from the Project.

	Number of Units	Number of Bedrooms per Unit	Proposed Rental Price (\$/mo.) or Sale Price (\$)/Unit	No. of Existing Voucher Holder Tenants?	Number of Income-Restricted Units	Income Level for Income Restricted Units (d)	Term of Deed Restriction (through mm/yy)
Single-Family Detached (a)							
Single-Family Attached (b)	8	3	\$600,000				
Multifamily (c)		Studio					
Multifamily (c)		One					
Multifamily (c)		Two					
Multifamily (c)		Three					
Multifamily (c)		Four+					

(a) Includes mobile homes

(b) Includes townhomes and duplexes

(c) Includes condominiums and apartments

(d) To be filled out only if any units are income-restricted.

Note: List numbers of housing units intended to be removed or added at this time as asked in the table above. If none are listed, or if this form is not completed, the City will make the reasonable assumption that none are intended at the time of application. This information is for data collection purposes only.

Staff Contacts for Questions:

On Completing the Form: **Robbie Aaron**. Ph. 480-350-8096, E-mail: Robbie_Aaron@Tempe.Gov

Affordable Housing-Related Questions: **Irma Hollamby Cain**. Ph. 480-858-2264, E-mail: Irma_Hollambycain@tempe.gov

Updated on 09-14-2022

WHEN RECORDED RETURN TO:
City of Tempe
Community Development Department
31 E. 5th Street
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Vedana Tempe, Amit Sudan (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL230035 – **VEDANA TEMPE**, to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER _____

(Identify Action Requested))

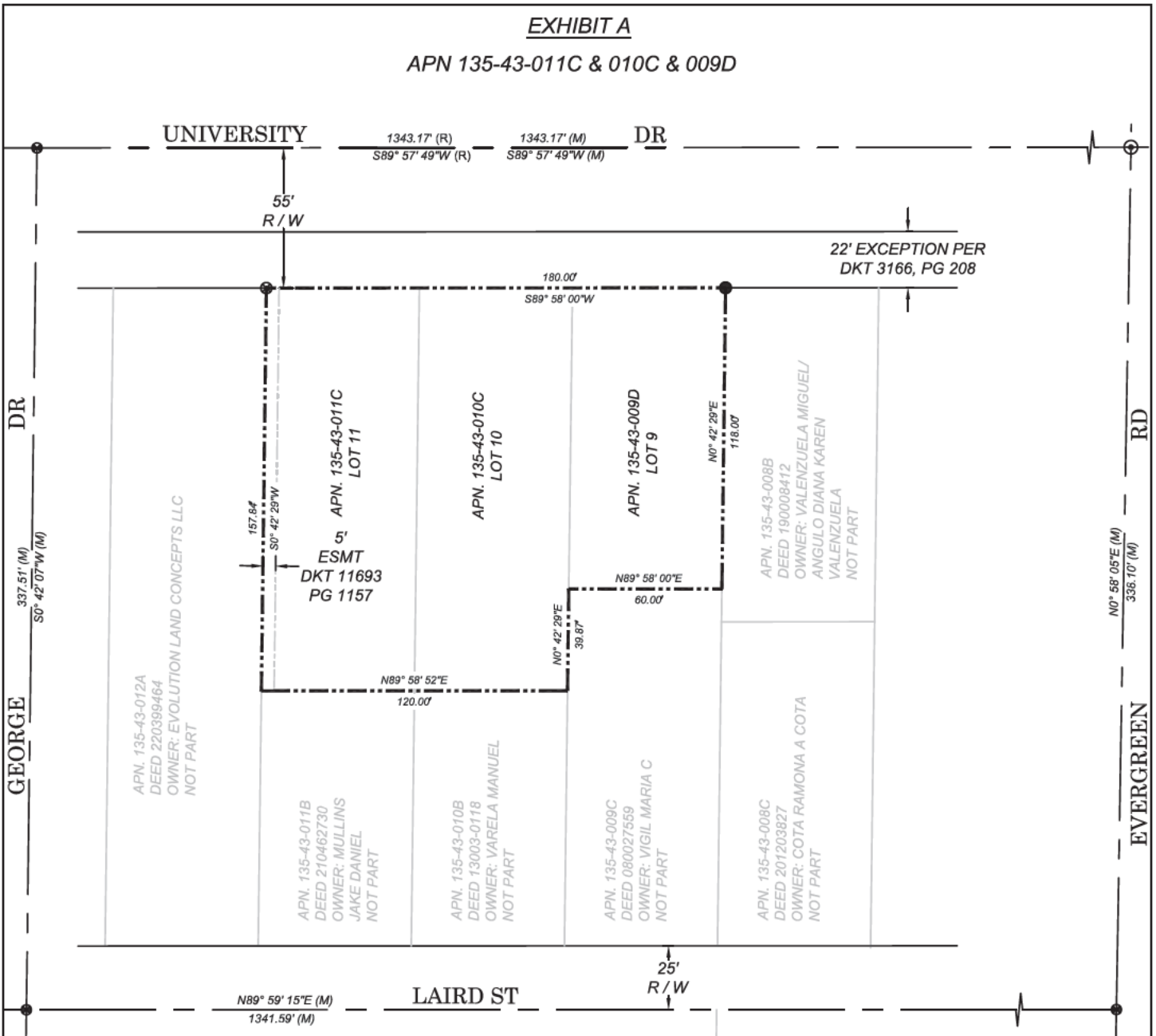
for development of the following real property (Property):

Property Address: 2447 E University Drive, Tempe AZ

Legal Description See Attached Exhibit A

EXHIBIT A

APN 135-43-011C & 010C & 009D



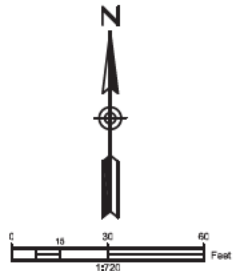
LEGEND

- SECTION CORNER
- 1/2" REBAR TAG L.S. 67677
- ⊗ FD 1/2" REBAR
- ⊗ FD COT MONUMENT FLUSH
- PROPERTY LINE
- ROAD CENTERLINE
- ADJACENT PROPERTY LINE
- R / W RIGHT OF WAY
- A.P.N ASSESSOR PARCEL NUMBER
- P.U.E PUBLIC UTILITY EASEMENT
- BC BRASS CAP
- HH HAND HOLE
- COT CITY OF TEMPE

LEGAL DESCRIPTION

PARCEL NO. 1:
 THE NORTH 140 FEET OF LOT 9, BLOCK 1, OF VICTORY TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 31 OF MAPS, PAGE 6
 EXCEPT THE NORTH 22 FEET FOR ROADWAY PURPOSES AS SET FORTH IN INSTRUMENT RECORDED NOVEMBER 19, 1960 IN DOCKET 3166, PAGE 206; AND IN INSTRUMENT RECORDED NOVEMBER 19, 1973 IN DOCKET 10403, PAGE 941, AND RE-RECORDED DECEMBER 12, 1973 IN DOCKET 10434, PAGE 11.

PARCEL NO. 2:
 LOTS 10 AND 11, BLOCK 1, OF VICTORY TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 31 OF MAPS, PAGE 6,
 EXCEPT THE SOUTH 125 FEET THEREOF; AND
 EXCEPT THE NORTH 22 FEET THEREOF.



SECTION: 19
 TOWNSHIP: 1N
 RANGE: 5E

DATE: 1/23/23

J.L.D. ENGINEERING
 2822 SOUTH BUCKSKIN WAY
 CHANDLER, AZ 85286
 (602) 790-7958

