

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 05/14/2013
Agenda Item: 3

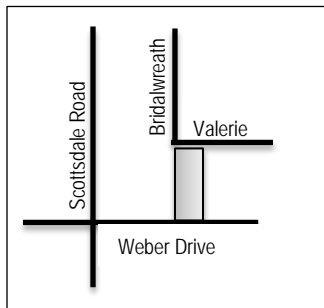
ACTION: Approval of a Development Plan Review for THE NEWPORT (formerly SKYVIEW AT TEMPE), located at 1102 E Weber Drive. The applicant is Joseph Risi of American West Development.

FISCAL IMPACT: While this design change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: THE NEWPORT (formerly SKYVIEW AT TEMPE) (PL120237) is bounded by Valerie Drive to the north and Weber Drive to the south. There is an apartment community to the west, single-family homes on multi-family zoned property to the south, single-family homes to the east, and the North Tempe Multi-Generational Community Center and Laird School to the north. The applicant requested a General Plan Density Map and Zoning Map amendments to create a Planned Area Development. These three entitlements were recommended for approval by the Development Review Commission on April 9, 2013, and the Development Plan Review was continued with direction to modify the units on the east side of the site from 3 story to 2 story. As a result of this direction, the applicant has reduced the number of proposed units from 40 to 38 single-family detached homes on 2.29 acres. The request includes the following:

DPR13032 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Chris Risi, TJR Holdings
Applicant	Joseph Risi, American West Development Co.
Current Zoning District	R1-6, Single-Family Residential
Gross/Net site area	2.29 acres
Density / # of Units	16.5 du/ac / 38 units
Total Building area	29,144 s.f.
Lot Coverage	30% (45% allowed in R1-6)
Building Height	34 ft west of drive, 25 feet east of drive (30 feet allowed in R1-6)
Building Setbacks	12' west side, 8' east side, 20' north and south front (through lot with reverse frontage) 0' setbacks for individual units (20' front, 5' side, 15' rear in R1-6)

ATTACHMENTS: Development Project File

STAFF CONTACT: Diana Kaminski, Senior Planner (480) 858-2391
 Department Director: Lisa Collins, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

The 2.29 acre site is a through-lot located between Valerie Drive to the north and Weber Drive to the south, east of Scottsdale Road and north of the 202 freeway and Tempe Town Lake. The Palms apartment community is located to the west, single-family homes on multi-family zoned property are to the south, single-family homes are to the east, and the North Tempe Multi-Generational Community Center and Laird School are to the north of the property.

On February 27th, the applicant held a neighborhood meeting. On April 9th, the Development Review Commission heard the proposed development. The Commission recommended approval of the General Plan and Zoning Map Amendments, and the Planned Area Development; these requested entitlements were forwarded for this first hearing at City Council. The Commission continued the Development Plan Review request. Based on public input, the Commission directed the applicant to work with staff on a revision of the plan to reduce the height of the units along the east side of the property. The applicant has revised the design to include a new product type, a 2-story unit with four bedrooms and additional guest parking. As a result of this change, the applicant has removed 2 of the 6 units originally proposed along the east side. The applicant is requesting the following entitlements as a result of the proposed design change:

1. General Plan Density Map Amendment to increase density from up to 9 dwelling units per acre to up to 20 dwelling units per acre, increasing the allowable number of units from 20 units to 38 units.
2. Zoning Map Amendment from R1-6 single-family to R1-PAD single-family. The existing R1-6 zoning allows up to 4 dwelling units per acre, or 9 units on the site; the requested change in zoning would define the density through the PAD.
3. Planned Area Development for R1-PAD zoning to set development standards for a density of 16.5 du/ac, to allow 38 residences. The PAD requested a maximum building height of 34 feet; this will be restricted to 25 feet on the 4 units located on the east side of the lot. The perimeter setbacks of 12 feet on the east and west and 20 feet on the north and south sides of the development, the individual lot lines would have a zero-foot setback.
4. Development Plan Review of elevations, colors, materials, site plan and landscape plan for 34 three-story residences with three bedrooms and 4 two-story residences with four bedrooms. All units have two-car garages and are on individual lots with shared driveways, shared guest parking and common landscape areas.

The applicant is requesting the Development Review Commission take action on item four listed above. City Council heard the request for items one through three on May 9th and will have a second hearing on May 28th. For further processing, the applicant will need approval for a Subdivision Plat, to subdivide the lot into 38 individual lots with a common tract.

PUBLIC INPUT

- Neighborhood meeting was required
- Neighborhood meeting held: February 27, 2013 from 6:00 p.m. to 8:30 p.m. at the North Tempe Multi-generational Center located at 1555 N. Bridalwreath, due north of the property.
- See attached summary of meeting provided by the applicant
- Community Development staff attended the meeting. Approximately 25 property owners and residents attended. Below is a staff summary of issues identified during the neighborhood meeting, and applicant responses to the comments. Subsequent changes to the plans that respond to public input are shown in bold.
 - Concern that doubling the density (from the General Plan amount) of the site was too high; a suggestion was made to remove units along east side. The applicant originally wanted a 57 unit apartment community, and reduced the project scope to single family, eliminating 17 units during the site plan review process. **The plan had 40 units of detached single-family residences and has now been revised to have 38 units.**
 - Concern that there would not be enough guest parking; the project meets guest parking requirements for multi-family residences, it provides 2 parking spaces per single family residence and guest parking interspersed between the units. Although there is also a public parking lot to the north of the site if overflow guest parking were needed in evening hours, the staff of the North Multi-generational Center has since

indicated to Planning staff that there is not sufficient parking to share this lot during their hours of operation. **The reduction of units allowed for a site plan modification to allow more guest parking, single family would require 76 spaces, multi-family would require 91 spaces, the development is proposing 102 spaces.**

- Concern that buildings were too tall, particularly on the east side of the site; a suggestion was made to reduce the height of the units along the east side to single-story patio homes. The units have first floor garages and the second and third floors are living spaces. It would be difficult to remove 2 floors with this product type. The allowable height in single family districts is 30 feet, and the applicant is requesting an increase to 34 feet to make higher interior ceilings and accommodate architectural elements on the exterior. Yes, the height could be lowered to 30 feet, but it would not be desirable for the proposed product. **The applicant has reduced the height of the units along the east side of the drive from 34 to 24 feet in response to condition #6.**
- Concern with the height of the eastern row of 6 units with a 12' setback from property line being too close to the homes to the east, that there would be privacy issues and the new construction would block the views to the west. The east elevations of these units have translucent glass to allow light inside but protect the privacy of residents in the units, as the windows are in stairwells and restrooms and are not intended as large view windows. The applicant indicated there is an existing tree that is taller than the proposed units. He offered to put poles in the ground at neighbor-specified locations, at the proposed new height of 34 feet, to demonstrate what this would look like in relation to the alley and the yards to the east. **The number of units was reduced from six to four units, to allow more space between units for view corridors looking west, from the eastern homes. The reduction in units also provided more parking between units and community space north of the units, adjacent to the resident on Marny. The setback changed from 12' as originally proposed, to 8' due to the change in footprint and reduction from three stories to two stories. The R1-6 single family side yard setback is 5' with a 30' allowed building height, what is proposed has an 8' side yard setback with 24' in height, with an alley or driveway for additional separation.**
- Concern about traffic on Marny; the site is not a gated community, however there is a gate proposed on Marny that would only allow fire, refuse and police staff to access the street to the east, no traffic from the new community would be able to use Marny.
- Question about the wall on the east side and treatment of the alley on the north east end; the developer will provide an 8' cmu wall along the eastern property line this will be adjacent to the alley on the south half, and will be the side wall of the resident facing Valerie to the north. The alley that currently wraps around the west side of his property will be opened up into the new development to allow refuse access; the temporary alley easement will be abandoned, per the original plat for this neighborhood.
- Several indicated that they liked the contemporary design and colors; a suggestion was made that the developer work with nearby interested home owners to provide paint to existing homes to incorporate the color palette into the neighborhood, to blend the new project with the older homes. The applicant said they would look into working with residents interested in this idea.
- Inquiry about plant material was made (landscape plan not available, pictures of proposed trees were shown); a request that the applicant work with interested neighbors to upgrade their yards with similar plants to tie into the existing community and make a cohesive look to the larger neighborhood.
- Residents indicated Valerie and Weber have on-street parking that may be impacted; street parking is allowed unless signed for no parking. **The development has 102 parking spaces for 38 units.**
- Concern was expressed over existing traffic on Valerie and pedestrian activity going from Weber to the school and community center to the north. Residents indicated kids walk through the site to get to school, and will walk through the drive of the new development. They asked if speed humps could be put in on Valerie. Staff looked into feasibility of this after the neighborhood meeting: Traffic Engineering staff said a prior study of Valerie determined it did not meet the traffic volume or speed to warrant speed humps. Further, the location of this project is adjacent to the existing narrow turn at Bridalwreath and Valerie, which slows vehicles going in either direction; speed bumps or a table would not be appropriate at this location.
- Concern about the units being rental units, discussion about impacts on neighborhood of existing rentals. There is no restriction on property owners renting out their homes, just as the current property owners do in the neighborhood to the east.

- There was support for adding more single-family homes to the area, particularly if families with children moved in to support the school to the north.
- At the April 9th Development Review Commission hearing, ten people were in attendance, representing home owners and property owners with multiple properties in the area. Seven were in opposition to the project and three were in support. Issues discussed at the hearing included:
 - Adjacent property owner of two rental units on Rose does not want a 34 foot tall wall blocking the views to the west. The units are too tall, and will shade the pool. The project has too many units on too small of a lot, too much traffic.
 - Property owners of two other units on Rose also felt the project was too dense and too tall and out of character with the area; they are opposed to the project.
 - Adjacent resident on Marny does not want a 35 foot tall wall next to her backyard. The height and proximity to her home is too close. She also felt misled by the letter that was sent by the applicant offering to paint her home, after hearing comments at the hearing that the offer was to provide buckets of paint to the homeowner.
 - A resident on Weber indicated they would prefer a smaller project, and that more parking was necessary.
 - A property owner of several homes indicated support for the project and felt it would improve the area.
 - A resident on Weber said he approves the project.
 - A resident on Harold said he supports the project, that it is good for the area and for the school.
- To date, staff has received 3 calls regarding the project, one in support, one of inquiry and concern, and one in opposition. Three emails and a letter of opposition have been submitted. Emails and letters from residents have been attached.

PROJECT ANALYSIS

PLANNED AREA DEVELOPMENT

The requested Single-Family Residential Planned Area Development (R1-PAD) is requesting to modify the proposed standards to allow 38 residences on a 2.29 acre site. Below is a comparison of existing and proposed standards prior to the site plan modification responding to condition #6, which reduces the height of the units on the east side, removes two units, increases guest parking, and increases open amenity space. These modifications can be seen in the revised plans provided at the end of the attachments, which will be reviewed by the Development Review Commission on May 14th. Below is the original requested standards:

<u>Standard</u>	<u>Existing</u>	<u>Proposed</u>
General Plan Land Use	Residential	Residential
General Plan Density	Low-Moderate (up to 9 du/ac)	Medium-High (up to 25 du/ac)
Zoning	R1-6	R1-PAD
Density	4 du/ac	16.5 du/ac
Units	9	38
Building Height	30	34' on west side of drive, 24' on east side of drive
Building Area		29,144 s.f.
Lot Coverage (of total site)	45%	29.15%

Lot Coverage (per unit)	45%	100%
Landscape Area (of total site)	n/a	33.55%
<u>Building Setbacks</u>		
South Street Front (Weber)development setback	20'	20'
North Street Front (Valerie) development setback	20'	20'
Side (west) development setback	5'	12'
Side (east) development setback	5'	8'
Lot 1-34 Front (individual unit) building setback	20'	5'
Lot 1-34 Rear (individual unit) building setback	15'	0'
Lot 1-34 Side (east and west) (individual unit) building setback	5'	0'
Lot 35-40 Front (individual unit) building setback	20'	14'
Lot 35-40 Rear (individual unit) building setback	15'	3'
Lot 35-40 Side (east and west) (individual unit) building setback	5'	0'
<u>Building Areas</u>		
10 UNITS - Plan 1 : 2 bedroom / 2 + 2 half-baths : 1,535 s.f., 80 s.f. balcony, 100 s.f. rooftop deck		
13 UNITS - Plan 2 : 2 bedroom + den / 2 + 2 half-baths : 1,545 s.f., 95 s.f. balcony, 204 s.f. rooftop deck		
11 UNITS - Plan 3 : 3 bedroom / 2 + 2 half-baths : 1,659 s.f., 95 s.f. balcony, 204 s.f. rooftop deck		
4 UNITS (east side of site) - Plan 4: 3 bedroom + loft / 2 + 1 half-bath: 1,545 s.f. no balcony		
	<u>Required R1-6 Parking</u>	<u>Proposed R1-PAD Parking</u>
23 units with 2 bedrooms	46 (2 parking spaces per single family unit)	46 (2 parking spaces per multi-family unit)
15 units with 3 bedrooms	30 (2 parking spaces per single family unit)	38 (2.5 parking spaces per multi-family unit)
Guest	n/a	7 (.2 spaces per multi-family unit)

TOTAL PARKING	76 single family required	91 multi-family required 102 provided
	<u>Required R1-6 Bike Parking</u>	<u>Proposed R1-PAD Bike Parking</u>
23 units with 2 bedrooms	n/a	17 (.75 bike spaces per multi-family unit)
15 units with 3 bedrooms	n/a	15 (1 space per multi-family unit)
Guest	n/a	8 (.2 spaces per multi-family unit)
TOTAL BIKE PARKING	n/a	Bike storage in unit garages plus 23 guest spaces in common areas

The proposed standards would increase density from 9 units to 38 units, modify building heights from 30 to 34 feet for units 1-34, increase perimeter development setbacks from 5 to 12 feet for the sides, decrease allowable lot coverage (overall) from 45% to 29.7% and increase parking from 76 to 102 spaces on site (76 spaces in garages). The proposed development takes a narrow through-lot with multi-family residential to the west and single-family residential to the east, and creates a transitional product of detached for-sale homes as an infill development. The product is unique in providing a two-car garage for each unit, guest parking on site, two floors of livable space, balconies and roof-top decks, and a contemporary architectural style. The development is not gated, but embraces the existing community context. The site provides public access to and from the school and multi-generational center to the north through to Weber, encouraging pedestrian connectivity. The design provides crime prevention standards above what is required of standard single family properties, and activates the street fronts with units that match existing front yard setbacks, continuing the neighborhood experience. The developer is willing to work with existing homeowners near the site to incorporate the paint palettes of the project into existing residences, to better tie the new development into the established community. The project provides three floor-plans with nine different elevations, to provide a diverse housing product with continuity in materials and colors. The proposed PAD allows flexibility to encourage a creative design solution that meets market demands for housing.

DEVELOPMENT PLAN REVIEW

Site Plan

The proposed development is integrated into the neighborhood, not a walled or gated community. Four units face Valerie and Weber drives respectively, addressing the street front with a building setback similar to other houses along these streets. These outer units complete the street frontage on both Valerie and Weber Drives, providing a transition from single family to the east, and multi-family to the west.

The revised site plan has four units of the proposed development line the east side of the site adjacent to existing homes on Marny Road and Rose Street. These units are set back 8 feet from the property line and have an 18-foot alley to the east; providing a 26-foot distance from building to property lines of lots on Rose, or approximately 76 feet from building to existing houses on Rose. For comparison, when The Palms apartments on Scottsdale to the west were entitled, they were restricted to a minimum setback of 75 feet on the south side of the property. The residence on the south side of Marny Road has a 13-foot public utility easement, making this home the closest to the new structures with no alley as a buffer. Due to the narrow

161.5-foot width of the lot, this site is challenged to fit the number of units proposed and meet circulation requirements. Since these are single-family homes, a comparison to the setbacks allowed in the R1-6 district would allow the side yard setback to be 5 feet and the rear yard is 15 feet. Accessory buildings in the back yards would be allowed to include the half alley as part of the setback calculation: this would allow sheds or small buildings in the rear yards that were 7 feet from the rear property line. Therefore the proposed development perimeter with an 8 foot setback and 26 foot buffer is appropriate to the surrounding development patterns.

The remainder of the units are loaded to the west side of the site, in clusters of six or eight units with a central walkway leading to the front porch, and parking garages facing centralized driveways running east/west on the site. These driveways become adjunct courts to the homes. Residences have limited private open space and common landscape in the 8' perimeter buffer and small open tract centrally located near the alignment with Marny Road.

The project is not a gated community, and is designed to be open to the community via the private drive entrance on Weber Drive north to Valerie. A curve and raised pavement area in the drive is created to reduce cut-through traffic; the drive does not have a clear view through the site because of the landscaped common area and the units on the east side. Without a straight path of travel, the design intends to reduce cut through traffic and provide a territorial entrance without gating the site. A gated access is provided at Marny for fire, police and refuse access only, resolving an existing dead end created by the development of the residences to the east. The alley at the north east end will be opened to allow egress of refuse trucks, and residents from the east who currently drive on private property at the eastern-most residence facing Valerie Drive. An existing temporary alley easement was platted on this lot with anticipation of the alley continuing west and the temporary easement being abandoned. The proposed site plan resolves this issue and allows the homeowner to reclaim their side yard from public vehicular access. The developer will install a new 8' CMU wall to separate this existing property from the drive of the new development, which will serve as the new point of egress for the alley. Guest parking is provided between units, providing more parking spaces than required for single family homes. For comparison, the single-family homes on Marny have a one car carport or garage and room in the driveway for one tandem parked car, plus room for 1-2 vehicles parked on the street. The proposed new development has 2 car garages, plus just over one guest space for every two units.

Building Elevations

The development has a contemporary beachfront appearance, with clusters of buildings of varied materials and colors. There are nine different elevations, with specified locations on site to provide diversity at the street front and internal to the development. The locations of each floor plan and elevation are keyed to a map on each page of the attached drawings.

The eastern row of units (sheets 1-4, 2-4 and 3-4 in the elevations) are alternative elevations that have limited windows on the east elevation, using small slot windows, clerestory windows for light into bathrooms, hallways and stairways, while providing privacy to both the existing residents to the east, and the new residents within the units. These units also do not have balconies facing the east. The elevations facing the residents to the east are labeled *1A, 2A, and 3A ALT. Rear Elevation* in the attached sheets. The design team has taken careful consideration to minimize privacy conflicts between existing and new residents. The development is proposing to increase the building height from 30 feet to 34 feet for units 1-34. The residences in the R1-6 single-family district to the east have a 30 foot maximum building height, and through the use permit standard process could increase this height to 33 feet. According to the Zoning and Development Code, any single-story residence would be required to get a use permit to exercise their entitlement rights for 30 feet, to allow a public hearing process and determine compatibility. The four units of the proposed development are approximately 23 feet from the house on the south side of Marny Road, and approximately 76 feet from the new buildings to the existing homes to the east along Rose. For comparison, when The Palms apartments on Scottsdale to the west were entitled, they were allowed a height increase from 35 to 40 feet and were restricted to two-story units with a minimum setback of 75 feet to the south property line. Staff has received letters of opposition from the property owners of the three of homes adjacent to the site on Rose Lane. Upon consultation with the City Architect, and review of the previous apartment community entitlements to the west, staff has determined a compromise of reducing the heights of these units to two-story or no more than 25 feet in height would be appropriate. A condition of approval has been included for the Commission and Council consideration.

Units internal to the site have balconies at the second and third floor levels, providing outdoor living space for the residents, overlooking the street front or the interior courtyards entering the clusters of units. The materials include painted stucco (five different color pallets), smooth Hardie plan horizontal lap siding, cedar mill wood grained Hardie panel vertical board and

batten siding, corrugated metal siding, metal standing seam roof, decorative metal awnings and trellises, wood trim, metal guardrails, translucent panel garage doors and exposed wood rafter tails. Window sizes and locations vary from unit to unit to provide views and privacy as designed within the layout of the site with each specific unit type. The colors are warm and cool greys and greens, and warm beige and taupe, with accents of olive, dark green, burnt crimson, white and dark greys. The roof tops are flat parapet and sloped standing metal seam. The residences are approximately 34 feet tall, to allow taller interior ceiling heights. The architectural style is a departure from anything in the immediate area, but is more reflective of newer housing developments on the south west side of downtown Tempe, and reflective of elements found in lakefront buildings, reflective of a contemporary beach house aesthetic. The design team has indicated the products will be energy and water efficient and utilize the latest building materials and technologies for a higher quality product.

Landscape Plan

The plant palette is a xeriscape planting of trees Sweet Acacia, Mexican Bird of Paradise, Hybrid Palo Verde, Mastic Tree, Texas Ebony, Canary Island Date Palm, Hybrid Mesquite and Texas Mountain Laurel. The primary ground cover is decomposed granite, with understory plants and accents including a variety of agaves, Natal Plum, Cassia, Bush Morning Glory, Sago Palm, Toothless Desert Spoon, Hopseed Bush, Golden Barrel, Valentine Bush, Candelilla, Ocotillo, Red Yucca, Chuparosa, Lantana, Sage, Muhlenbergia, Dwarf Oleander, Slipper Plant, Pittosporum, Indian Hawthorn, Trailing Rosemary and Jojoba. A small turf area with a water feature and pergola shade structure is centrally located just south of the Marny Road alignment. Each unit has a small ground floor patio or porch either facing the common landscape along the street fronts of Valerie or Weber, or facing the internal courtyards with the common landscape area and pathways. As an HOA, these common areas will be maintained to comply with CC&R standards, unlike existing properties without an HOA, that rely on code enforcement for maintenance complaints and no development plan review standards for landscape materials.

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

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* the homes are facing both Weber and Valerie, at a similar distance from the property line as adjacent residences, continuing the front yard depth of the area. The buildings are taller than adjacent residences, but are separated by an alley on both the east and west sides on Weber and by the new driveway on the east side from Valerie. The building facades will vary, providing front porch stoops and balconies, with garages tucked inside the development off the street front.
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 are narrow in the north/south direction and long in the east/west direction, placed approximately 10 feet apart, they shade one another in the afternoon sun. Trees will line the perimeter of the property, providing shade on the sidewalks, and adjacent to the units on the outside of the development.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the predominant construction type surrounding the site is slump block construction with framed truss roofs and asphalt shingles, the proposed materials include wood frame construction with exterior stucco, smooth hardie plank with horizontal lap siding and board and batten siding, corrugated metal siding, metal standing seam roofs, decorative metal trellises, wood trim, metal guardrails, translucent panel garage doors and exposed rafter tails, providing a lot of color, texture and variety of materials superior to that of the surrounding area.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the apartments to the west are two and three story structures, most single-family and duplexes in the area are single-story, the proposed design would be 34 feet tall, four feet taller than the allowed height in the surrounding area. The buildings are detached, with the narrow face addressing the street fronts to reduce massing. Existing residences range from approximately 1,000 to 1,500 s.f.; the proposed homes would range from 1,535-1,659 s.f.; the homes are appropriately scaled to the area.

5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* the proposed development offers four different unit models facing Weber and four others facing Valerie, so that from the street front, each unit appears unique. Internal to the project, the buildings are clustered in groups of six around a central drive accessing the garages of the units, creating a village feel of the groups of buildings.
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 varied use of materials helps create a strong play of light, color and texture that articulates the designs with defined floor levels, from the entryway at ground level, to the balconies on the second floor, to the use of roof-top decks and pitched metal roofs at the top. Window shapes and locations break up the walls depending on the interior use, providing clerestory light and translucent fenestration for privacy in bathrooms and hallways, and larger picture windows in bedrooms and living spaces. There are nine different elevations with varied color palettes and overlapping materials to create a diverse continuity within the development. The homes will be built for energy efficiency and address the surrounding context in the design of each unit on the site.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the project allows pedestrian connections to the school and multi-generational center on Valerie and to the Orbit transit line on Weber which connects to other transit modes. The units will provide bicycle parking and encourages bike transportation with a promotional opportunity to receive a free bicycle with the purchase of a home in the community.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* driveways from garages exit onto a common tract drive that opens to Weber to the south and Valerie to the north, there is no access onto Marny for the general public, but a gated entry allows fire, police and refuse to access between the existing residences to the east and the new development.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the proposed development will meet lighting and landscape standards for crime prevention, and supports surveillance of the area by facing homes out to the street front, rather than walling off the development behind a gate. The site has transparency and activity support and an HOA will strengthen the community diligence of maintenance of common areas.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* the proposed landscape design provides a tree buffer to the residents to the east using evergreen species, the site is landscaped with a variety of xeriscape plants that provide year-round color and texture. The units on the west are shaded by trees along the perimeter, and smaller patio trees draw attention to each entryway.
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;* a lighted entry directory sign will be located on Weber to assist public safety responders to finding units within the community and will be designed to be compatible with the architecture of the site.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects;* lighting will provide necessary illumination of the driveways, entries and parking spaces, and be shielded to prevent glare to adjacent residences, traditional single-family developments would not be held to these standards, but through the PAD process, design enhancements are included.

Conclusion

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

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Proposed 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, to allow for increased heights.
4. The proposed project meets the approval criteria for a Development Plan Review.

DPR13032 DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL

Site Plan

1. Provide 5'-6" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
2. Screen mechanical equipment from public view (from perimeter of site). Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
3. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Provide gates of height that match that of the adjacent walls. Review gate hardware with Building Safety, Refuse, Police and Fire staff to resolve lock and emergency ingress/egress features that may be required.
4. Provide upgraded paving at each driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
5. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
6. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage).

Floor Plans

7. Parking garages and spaces:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a wall.

Building Elevations

8. The materials and colors are approved as presented:
 - ROOF - Standing seam metal roofing with 1.75" seam height
 - SIDING - Hardieplank Artisan Lap Siding Smooth 5" exposure
 - MAIN BUILDING - La Habra Stucco sand finish
 - SIDING - Corrugated metal siding 7/8" x 2 1/2" profile, bonderized
 - SIDING - Hardiepanel Cedarmill Vertical Siding, Board & Batten

Color palettes are Dunn Edwards or equivalent:

MAIN BUILDING - DE129 Rustic Taupe (medium tan)
TRIM & ACCENT - DE6370 Charcoal Smudge (dark grey)
TRIM & ACCENT - DE6278 Stone Creek (medium olive green)

MAIN BUILDING - DEC770 Drifting (light taupe)
TRIM & ACCENT - DEC755 Cocoa (dark brown)
TRIM & ACCENT - DEC779 Woodlawn Green (dark blue-toned green)

MAIN BUILDING - DE6178 Boutique Beige (gold toned beige)

TRIM & ACCENT - DEW358 Milk Glass (white)
TRIM & ACCENT - DE6384 Iron Fixture (dark warm grey)

MAIN BUILDING - DE6379 Silver Lake (like cool grey)
TRIM & ACCENT - DE6383 Bank Vault (medium warm grey)
TRIM & ACCENT - DEC705 Burnt Crimson (red brown)

MAIN BUILDING - DE621 Flintstone (light warm grey)
TRIM & ACCENT - DE6224 Treasure Chest (dark olive green)
TRIM & ACCENT - DE6218 Antique Paper (white)

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

9. Windows on the east facing elevations along east property line are to be clerestory or are to be obscured vision glass (ie. translucent, frosted, patterned or other) to provide privacy to residents to the east.
10. Provide secure roof access 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 or minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
12. 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.
13. Electrical service entrance section (S.E.S.) shall be concealed from public view (from perimeter of site).
14. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

15. This project shall adhere to the following lighting requirements:
 - Illuminate front door entrances with a photocell fixture with a minimum of 5 footcandles. This fixture may be controlled by individual property owners.
 - Illuminate parking spaces between houses from dusk to dawn with a photocell fixture with a minimum of 2 foot candles that cannot be turned off by individual property owners.
 - Illuminate the driveways to a minimum of 1 foot candle with full cut-off fixtures from dusk to dawn with a photocell fixture.
 - Illuminate pedestrian areas and walkways with a minimum of .5 foot candles with full cut-off fixtures from dusk to dawn with a photocell fixture.
 - A photometric plan shall be submitted demonstrating that fixtures mounted on residences comply with dark sky requirements and do not create light trespass or glare to the adjacent properties east or west of the site.

Landscape

16. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
17. Continuing care condition, covenant and restriction for all of the project's landscaping, shall include requirement to maintain all perimeter buffer trees and street front trees per the approved landscape plan.
18. 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.
19. 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.
 20. 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.
 21. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
 22. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

23. Provide an internally illuminated sign directory of the unit addresses on Weber.
24. Provide address sign(s) 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 6" high individual mount, metal characters.
 - 3) Address numerals to be illuminated from ambient light sources to a minimum of .5 foot candles.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter 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.

- The owner shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide method of override access for Police Department (punch pad or similar) to gate off of Marny Drive.
- **ENGINEERING:**
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

- REFUSE:
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to refuse and recycling roll-outs is adequate.
 - Coordinate storage area for refuse and recycling containers with overall site and landscape layout.

- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

- PARKING SPACES:
 - 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.

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

- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

- | | |
|-------------------|---|
| 1940s | Aerial surveys indicate a residence was constructed on this site during the 1940s; no additional information about the property is available. It has remained a single family residence with a variety of structures over the years, annexed into the city with no building property record card information. |
| February 27, 2013 | The applicant held a neighborhood meeting at the North Tempe Multi-Generational Center at 1555 N Bridalwreath. Approximately 25 residents attended the meeting. |
| April 9, 2013 | The Development Review Commission heard the request for a General Plan Density Map Amendment, Zoning Map Amendment, Planned Area Development and Development Plan Review. Approximately 10 residents attended the meeting. The Commission recommended approval of the General Plan and Zoning map amendments, and the PAD. The Commission continued the Development Plan Review based on condition #6 of the PAD, requiring units along the east side to be reduced in height to two stories. |
| May 9, 2013 | The City Council held a first public hearing for the requested General Plan and Zoning map amendments and PAD. A second City Council hearing is scheduled for May 30, 2013. |

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

DEVELOPMENT PROJECT FILE

for

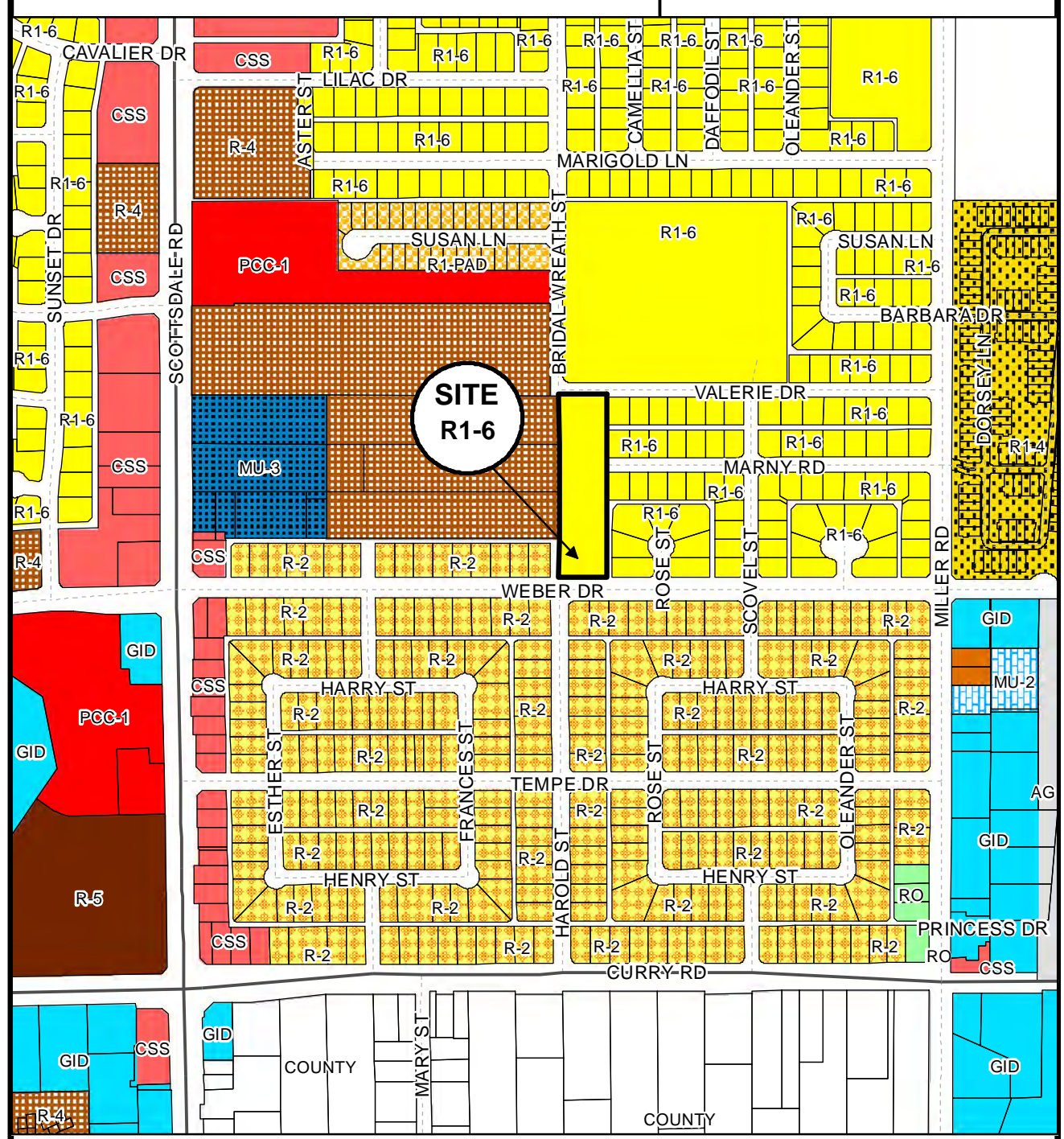
NEWPORT (FORMERLY SKY VIEW)

ATTACHMENTS:

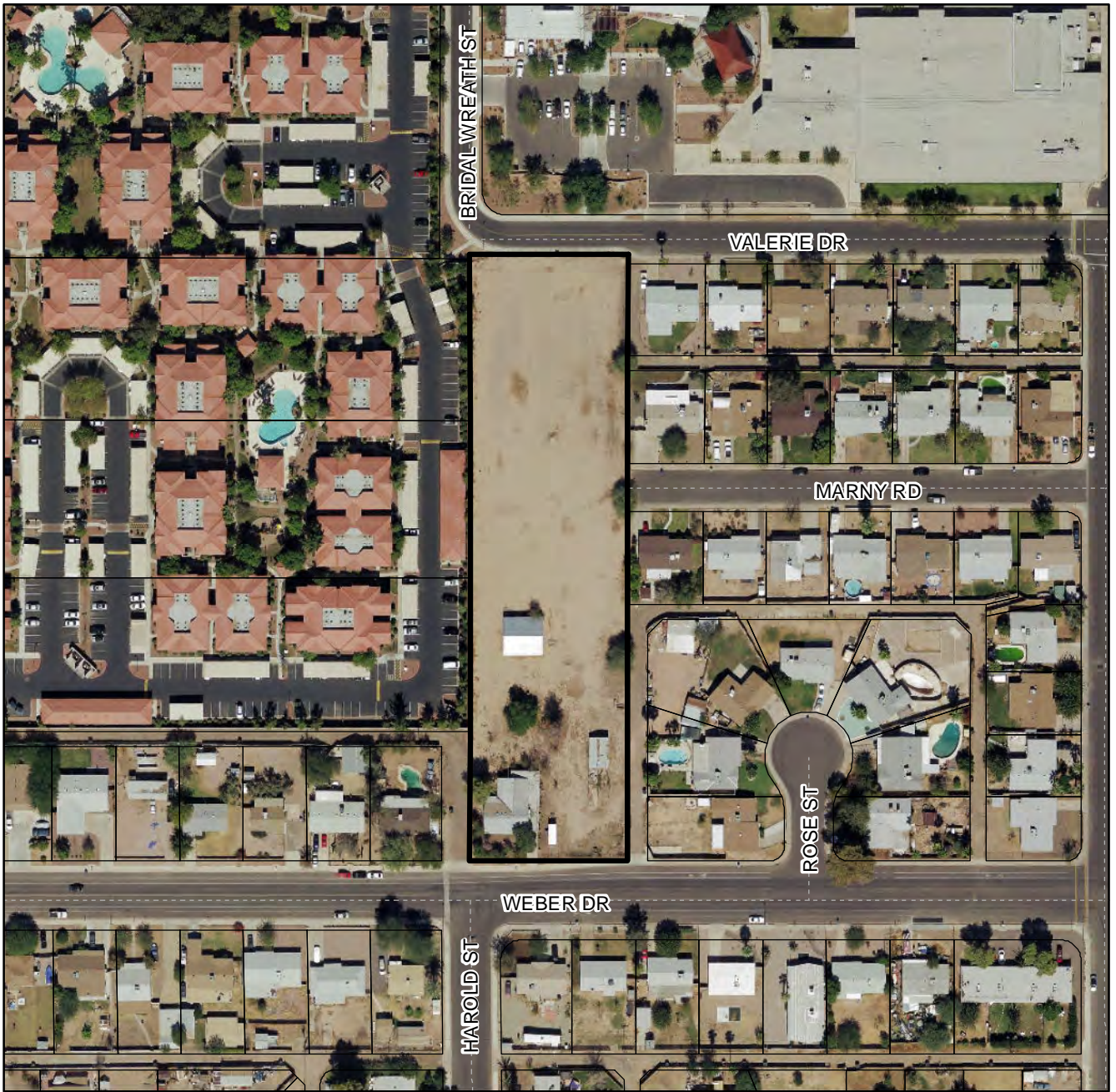
- 1-2. Location Map & Aerial Photo
- 3-4. Letter of Explanation
5. Comparison chart of ORIGINAL and REVISED PAD standards
- 6-7. ORIGINAL & REVISED PAD Cover Sheet with reduced density and unit count
- 8-9. ORIGINAL Site Plan & REVISED Site Plan with new Plan 4 east units
- 10-13. ORIGINAL Floor Plan 1, Elevations 1A, 1B, ~~1-Alternate~~ (sheets 1-1 through 1-4)
14. REVISED Floor Plan 4, for *Alternates* shown on all floor plan sheets
- 15-18. ORIGINAL Floor Plan 2, Elevations 2A, 2B, ~~2-Alternate~~ (sheets 2-1 through 2-4)
- 19-22. ORIGINAL Floor Plan 3, Elevations 3A, 3B, ~~3-Alternate~~ (sheets 3-1 through 3-4)
23. REVISED Plan 4 Elevations for all *Alternates* shown on elevations
24. REVISED Building Sections to include east units Plan 4
- 25-26. Site Sections and aerial perspective (ORIGINAL & REVISED)
- 27-28. Perspectives of units and site from Valerie and Weber drives
- 29-30. Views from Rose and Marny ORIGINAL
31. Views from Rose and Marny REVISED
- 32-37. Color Elevations (sheets 1-2 through 3-3)
38. Color Materials Board
- 39-41 ORIGINAL Landscape Plans (sheets LS 01 through 03)
42. REVISED Landscape Plan sheet 03 showing speed table and amenity space
43. ORIGINAL Landscape Plan sheet 04
44. Photometrics
- 45-47. Neighborhood Meeting Summary from Applicant
48. Neighborhood Petition of Support
49. Neighborhood Transition Letter
50. Orbit System Email
- 51-70. Public Input and Map identifying support and opposition **ADDITIONAL INFORMATION**

SKY VIEW AT TEMPE

PL120237



Location Map



SKY VIEW AT TEMPE (PL120237)

American West Development Company

PO Box 8270

Scottsdale, Arizona 85252

480 275 8562

DEVELOPMENT REVIEW JUSTIFICATION LETTER

Dear Development Plan Review Members:

American West Development Company is pleased to present “The Newport of Tempe” a 40 single-family home development.

Our new single-family development, The Newport of Tempe, located at 1102 E Weber, is a contemporary urban style project using +/-2.29 acres that have sat vacant and undeveloped for nearly 60 years. These 40 detached homes located within a planned area development, constructed as three story wood frame structures with urban and contemporary style, will attract a broad range of Tempe residents including young professionals and families.

The homes will be sited on fee simple lots and include private entry courtyards along with a pedestrian paseo network that extends throughout the project and connects all homes to provide a sense of community and to establish a distinct neighborhood.

The requested PAD Overlay will allow the development of 40 detached, 3 story residences with attached side-by-side 2 car garages on separate fee simple lots. Guest parking will be provided in accordance with the city’s parking requirements. Project will include private front courtyards along with a small common area amenity to serve the residents and guests. Additionally, all homes will include a second floor private balcony and the 20 homes along the center of the project will include roof decks for additional private recreational use.

The existing dead end at Marny Road that abuts the property to the east is currently without an adequate emergency vehicle turnaround. As a condition of this project, Marny Road will terminate in an emergency vehicle gate and the proposed project drive will provide an improved connection to enable emergency vehicle access from Marny through the project.

An additional existing deficiency exists at the northeast portion of the property. The adjacent northeasterly alley is of insufficient width to enable refuse service trucks to adequately turn into the alley behind the homes located on Valerie and Marny. Again, the project driveway has been sited so that the refuse provider will be able to increase their turning radius to safely access the alley as a result of this project.

Homes within the project have been sited to minimize the visual impacts to the surrounding parcels, secondary elevations are located along the east and west property boundaries with primary windows of the homes being located toward the north and south.

American West Development Company

PO Box 8270
Scottsdale, Arizona 85252
480 275 8562

By incorporating 3 story dwellings, an efficient land plan can be incorporated with the primary living level located on the 2nd floor of the homes. In the detached configuration, guest parking stalls can be oriented between dwellings within areas predominately located in shaded areas. The density that is achieved maximizes the percentage of landscaping and helps to reduce heat island effects. Energy efficient features will be incorporated including enhanced window glazing, low flow plumbing fixtures, high efficiency heating and air conditioning systems, and high R-value insulation.

Exteriors incorporate a variety of materials including Hardie cementations smooth horizontal lap siding, vertical board and batten siding, corrugated metal siding, sand finish stucco, standing seam metal roofs, and contemporary metal railing and metal awning treatments. The color palate will enhance the style of the homes with a broad range of earth tones along with careful color blocking and accents.

All on-site utilities will be placed underground. Building entrances and sidewalks will be well illuminated. The project site is well connected with public transportation and bicycle lanes are in close proximity. Bicycle parking as required will be provided and pedestrian access is provided to both Valerie and Weber Drives. This 40-unit project will not present any significant impacts to city transportation policies and design criteria.

Building heights are 30 feet to the roof sheathing of the 3rd story with architectural elements including raked roofs, parapets, and roof deck railings extending above that level to a maximum height of 34'-3". Building step backs have been utilized along with a 12-foot side yard setback to provide further transitioning to the adjacent properties. In addition to these measures, the existing alley and public utility easements along the east edge provide additional buffering to the adjacent single-family homes and the drive alley of the westerly apartment project also provides buffering to that edge as well.

The planned area development overlay provides a method to enable this challenging property to be improved in a manner that will allow it to serve as a transitional project between the varied land uses and densities in the immediate area. The approval and construction of The Newport of Tempe will be implement the objectives of the General Plan, provide implementation of the appropriate zoning, and provide a much needed housing type for current and future residents of the area.

Sincerely,



Joseph Risi
American West Development Company

Below is a comparison of the original requested PAD standards and the revised standards after modifying the site plan and units along the eastern side.

Standard	Originally Proposed	REVISED
General Plan Land Use	Residential	Residential
General Plan Density	Medium-High (up to 25 du/ac)	Medium-High (up to 25 du/ac)
Zoning	R1-PAD	R1-PAD
Density	17.5 du/ac	16.5 du/ac
Units	40	38
Building Height	34	34 on units west of drive,
Building Area	29,695 s.f.	29,144 s.f.
Lot Coverage (of total site)	29.70%	29.15%
Lot Coverage (per unit)	100%	100%
Landscape Area (of total site)	36.40%	33.55%
Building Setbacks		
South Street Front (Weber)development setback	20'	20'
North Street Front (Valerie) development setback	20'	20'
Side (west) development setback	12'	12'
Side (east) development setback	12'	8'
Lot 1-34 Front (individual unit) building setback	5'	5'
Lot 1-34 Rear (individual unit) building setback	0'	0'
Lot 1-34 Side (east and west) (individual unit) building setback	0'	0'
Lot 35-38 Front (individual unit) building setback	4'	14'
Lot 35-38 Rear (individual unit) building setback	3'	3'
Lot 35-38 Side (east and west) (individual unit) building setback	0'	0'
Building Areas		
10 UNITS - Plan 1 : 2 bedroom / 2 + 2 half-baths : 1,535 s.f., 80 s.f. balcony, 100 s.f. rooftop deck		
13 UNITS - Plan 2 : 2 bedroom + den / 2 + 2 half-baths : 1,545 s.f., 95 s.f. balcony, 204 s.f. rooftop deck		
11 UNITS - Plan 3 : 3 bedroom / 2 + 2 half-baths : 1,659 s.f., 95 s.f. balcony, 204 s.f. rooftop deck		
4 UNITS (east side of site) - Plan 4: 3 bedroom + loft / 2 + 1 half-bath: 1,545 s.f. no balcony		
PARKING		
23 – 2 bedroom units: 46 garage spaces		
15 – 3 bedroom units: 30 garage spaces		
Additional Parking: 26 spaces		
TOTAL: 102 parking spaces		

PLANNED AREA DEVELOPMENT OVERLAY FOR THE NEWPORT AT TEMPE

THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2013 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOHN DOE OWNER, 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 HERETO SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ATTACHMENT 7
AMERICAN WEST DEVELOPMENT COMPANY

REVISED

OWNER _____ DATE _____

LEGAL DESCRIPTION

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS _____ DAY OF _____ 200__

OWNER/DEVELOPER

AMERICAN WEST DEVELOPMENT CO.
P.O. BOX 8270
SCOTTSDALE, AZ 85252
(805) 636-9805

SITE VICINITY MAP



PROPOSED DEVELOPMENT STANDARDS

Standard	Proposed
General Plan Land Use	Residential
General Plan Density	Medium High (up to 25 du/acre)
Zoning	RL-PAD
Density	15.5 du/acre
# of Units	38
Building Height	34'
Building Area	28,344 s.f.
Lot Coverage (at least 40%)	73.5%
Lot Coverage (at most 60%)	73.5%
Impervious Area (at least 40%)	15,570 sq.
Impervious Area (at most 60%)	15,570 sq.
Building Setbacks	
South Street Front (Residential development with 20' setback)	20'
North Street Front (Urban development with 20' setback)	20'
Side Yard and Rear Development Setback	17' @ 80% R of lot
Lot 1, 14' rear (individual unit) building setback	5'
Lot 1, 14' rear (individual unit) building setback	5'
Lot 1, 14' rear (individual unit) building setback	5'
Lot 1, 14' rear (individual unit) building setback	5'
Lot 1, 14' rear (individual unit) building setback	5'
Lot 1, 14' rear (individual unit) building setback	5'
Lot 1, 14' rear (individual unit) building setback	5'
Lot 1, 14' rear (individual unit) building setback	5'
Lot 1, 14' rear (individual unit) building setback	5'
Building Area	# of Units
Area 1, 2 bedrooms + 2 bath units, 1,305 s.f.	20 units
Area 2, 3 bedrooms + 2 bath units, 1,505 s.f.	18 units
Area 3, 3 bedrooms + 2 bath units, 1,505 s.f.	18 units
Area 4, 3 bedrooms + 2 bath units, 1,505 s.f.	18 units
Proposed RL-PAD Parking	
28 units with 2 bedrooms	1
28 units with 3 bedrooms	28 (12.5 spaces per multi-family unit)
Garage	8 (1.2 spaces per multi-family unit)
TOTAL PARKING	362 provided
Proposed RL-PAD Setback	
28 units with 2 bedrooms	81 (2.91 spaces per multi-family unit)
28 units with 3 bedrooms	81 (2.91 spaces per multi-family unit)
Garage	81 (2.91 spaces per multi-family unit)
TOTAL BEST PARKING	243 (8.76 spaces per multi-family unit)

CONDITIONS OF APPROVAL: PAD

GENERAL NOTES

DS120712

PAD13003

REC13011

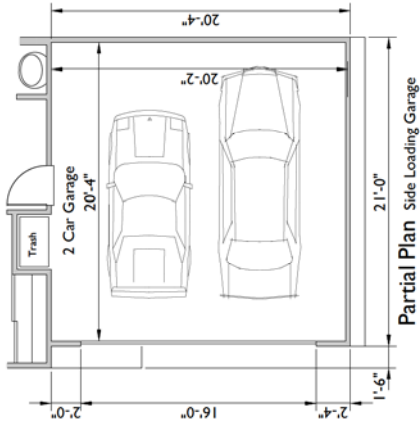
THE NEWPORT AT TEMPE
1102 E. WEBER DRIVE
TEMPE, ARIZONA

AMERICAN WEST
DEVELOPMENT CO.
P.O. BOX 8270
SCOTTSDALE, AZ 85252
(805) 636-9805

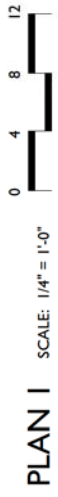
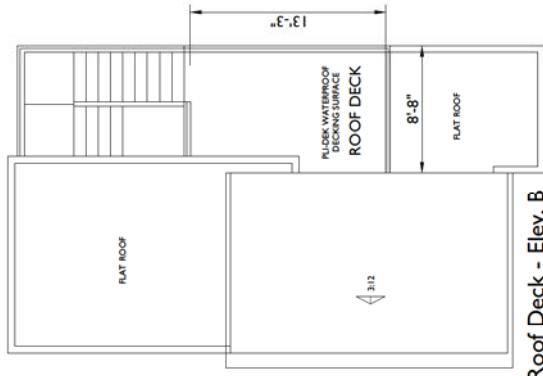
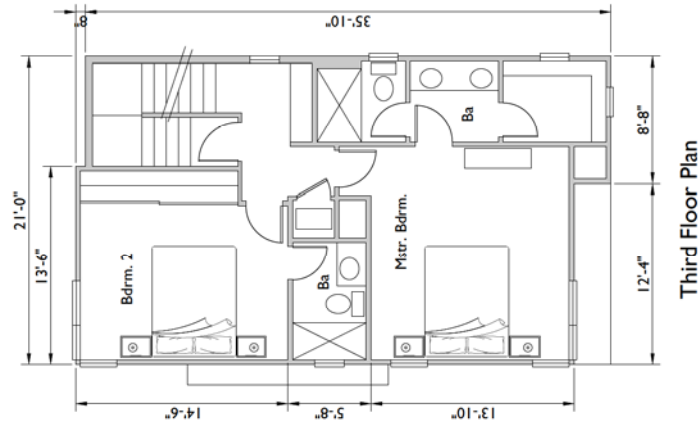
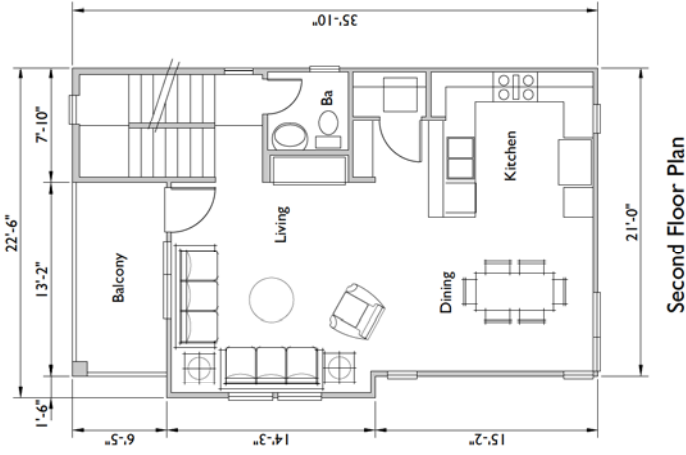
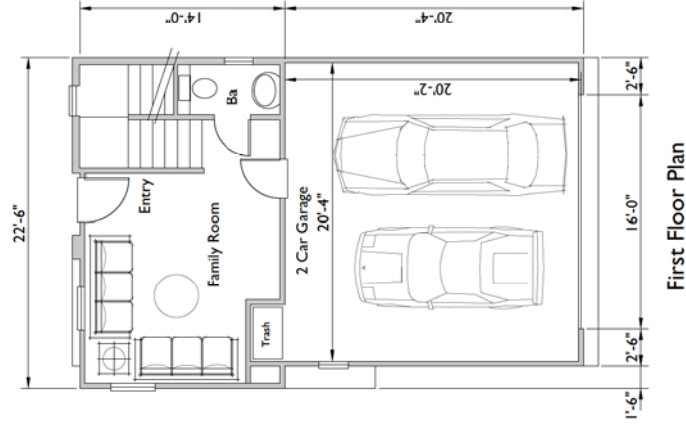
PAD13003

DS120712

REC13011



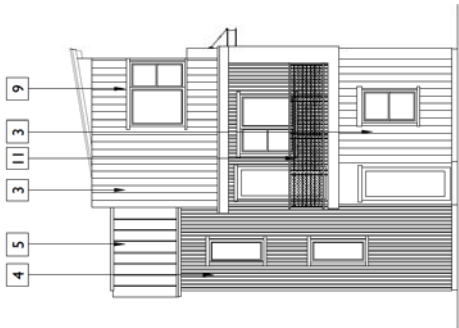
First Floor:	280 s.f.
Second Floor:	648 s.f.
Third Floor:	607 s.f.
Total Livable:	1,535 s.f.
Garage:	400 s.f.
Stairs:	145 s.f.
Roof Deck:	100 s.f.



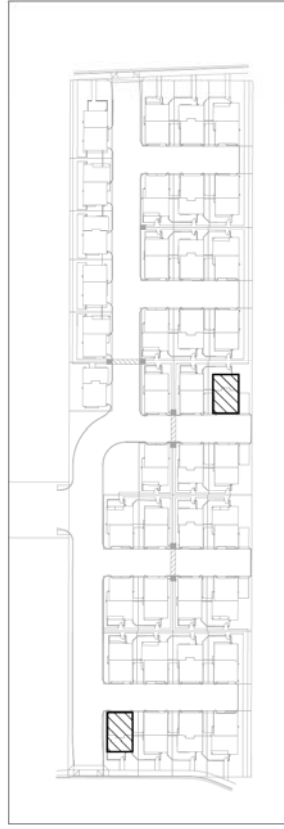
THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA
 March 18, 2013

40 UNIT PLANNED AREA
 DEVELOPMENT

American West Development Co.
 P O Box 8270
 Scottsdale, AZ 85252
 (805) 636-9805



- MATERIAL NOTES**
- | | COLOR |
|----|---|
| 1 | EXTERIOR STUCCO DE6178, DEW354, DE6385 |
| 2 | SMOOTH HARDIE BOARD HORIZONTAL LAP SIDING |
| 3 | SMOOTH HARDIE PANEL BOARD AND BATTEN DE6278 |
| 4 | GALVANIZED CORRUGATED METAL SIDING |
| 5 | METAL STANDING SEAM ROOF |
| 6 | DECORATIVE METAL AWNING |
| 7 | DECORATIVE METAL TRELLIS |
| 8 | STUCCO O/ FOAM TRIM DEW358 |
| 9 | WOOD TRIM DEW358 |
| 10 | STUCCO METAL REGLET |
| 11 | METAL GUARDRAIL DE6384 |
| 12 | TRANSLUCENT PANEL GARAGE DOOR |
| 13 | EXPOSED RAFTER TAILS DE6384 |

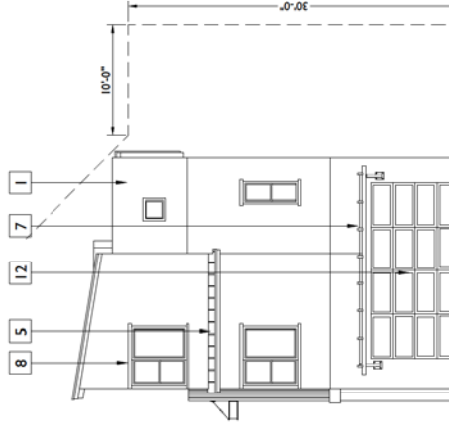


FRONT ELEVATION

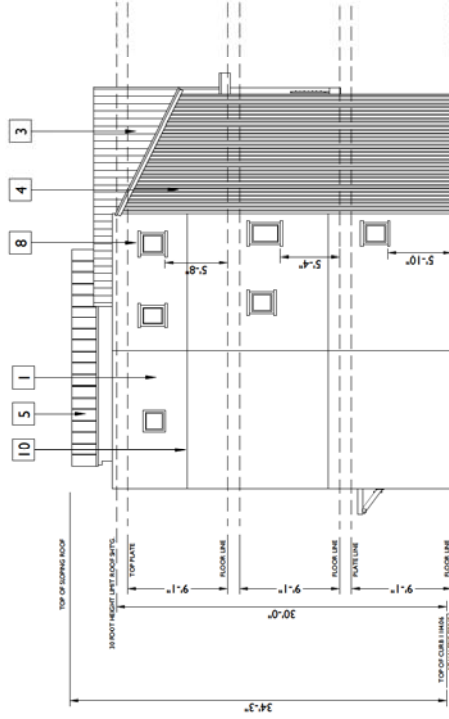
KEY PLAN IA



RIGHT ELEVATION

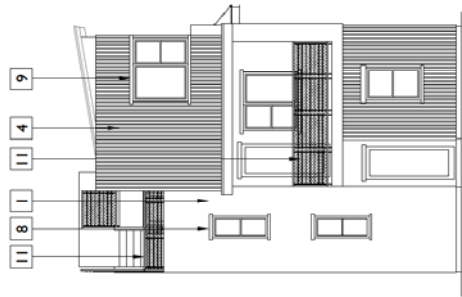


REAR ELEVATION



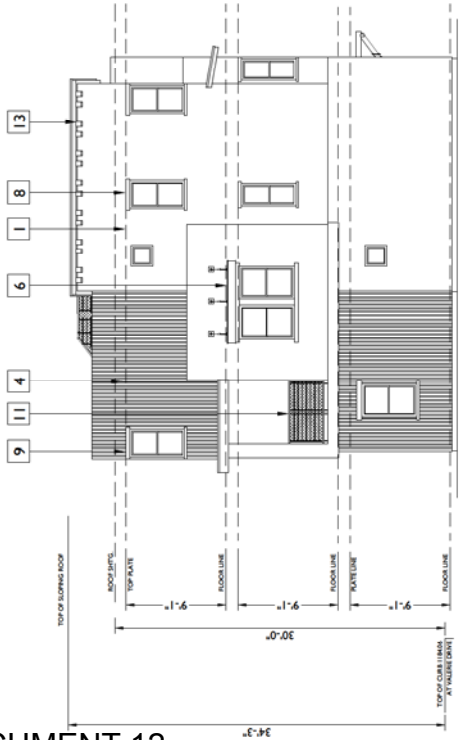
LEFT ELEVATION



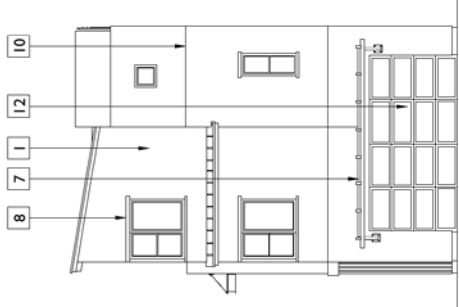


- MATERIAL NOTES**
- | | COLOR |
|----|---|
| 1 | EXTERIOR STUCCO D6218, D6221, D6224 |
| 2 | SMOOTH HARDIE PLANK HORIZONTAL LAP SIDING |
| 3 | SMOOTH HARDIE PANEL BOARD AND BATTEN |
| 4 | GALVANIZED CORRUGATED METAL SIDING |
| 5 | METAL STANDING SEAM ROOF DECT55 |
| 6 | DECORATIVE METAL AWNING D6384 |
| 7 | DECORATIVE METAL TRELIS D6384 |
| 8 | STUCCO O/ FOAM TRIM D6218 |
| 9 | WOOD TRIM D6218 |
| 10 | STUCCO METAL REGLET |
| 11 | METAL GUARDRAIL D6384 |
| 12 | TRANSLUCENT PANEL GARAGE DOOR |
| 13 | EXPOSED RAFTER TAILS D6384 |

FRONT ELEVATION



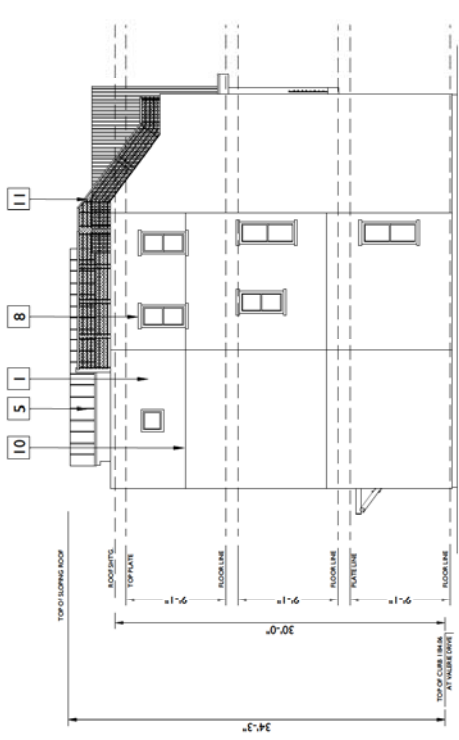
RIGHT ELEVATION



REAR ELEVATION



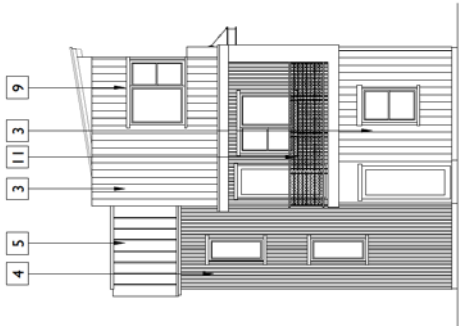
KEY PLAN IB



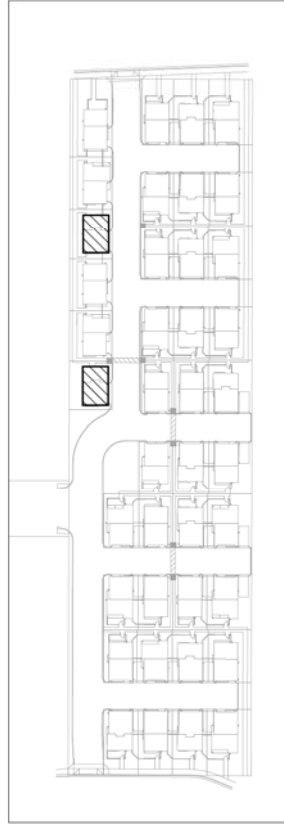
LEFT ELEVATION

PLAN IB ELEVATIONS SCALE 3/16" = 1'-0"





- MATERIAL NOTES** **COLOR**
- 1 EXTERIOR STUCCO DE6178, DEW338, DE6383
 - 2 SMOOTH HARDIE PLANK HORIZONTAL LAP SIDING
 - 3 SMOOTH HARDIE PANEL BOARD AND BATTEN DE6278
 - 4 GALVANIZED CORRUGATED METAL SIDING
 - 5 METAL STANDING SEAM ROOF
 - 6 DECORATIVE METAL AWNING
 - 7 DECORATIVE METAL TRELIS
 - 8 STUCCO O/ FOAM TRIM DEW358
 - 9 WOOD TRIM
 - 10 STUCCO METAL REGLET
 - 11 METAL GUARDRAIL
 - 12 TRANSLUCENT PANEL GARAGE DOOR
 - B EXPOSED RAFTER TAILS DE6384



KEY PLAN **IA-ALT**

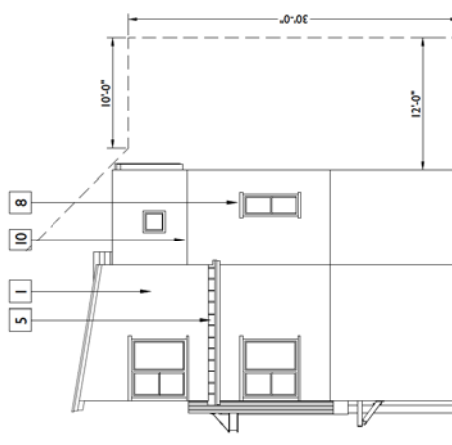
FRONT (SOUTH) ELEVATION

ORIGINAL

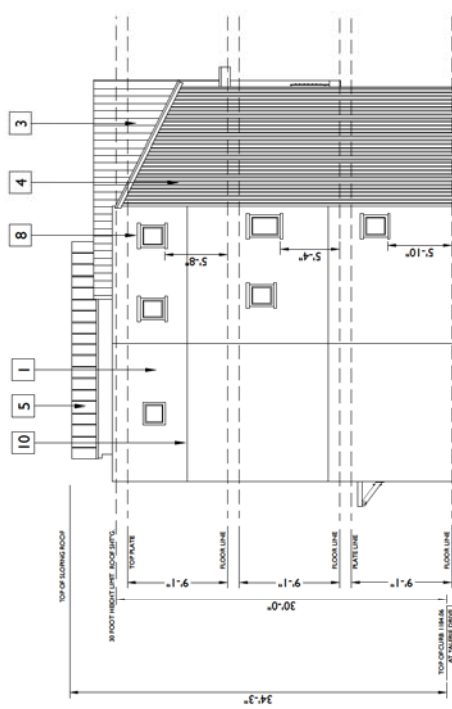
ATTACHMENT 13



RIGHT (WEST) ELEVATION



REAR (NORTH) ELEVATION



LEFT (EAST) ELEVATION



PLAN IA ALTERNATE ELEVATIONS

THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA

40 UNIT PLANNED AREA DEVELOPMENT

American West Development Co.
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 Scottsdale, AZ 85252
 (805) 636-9805

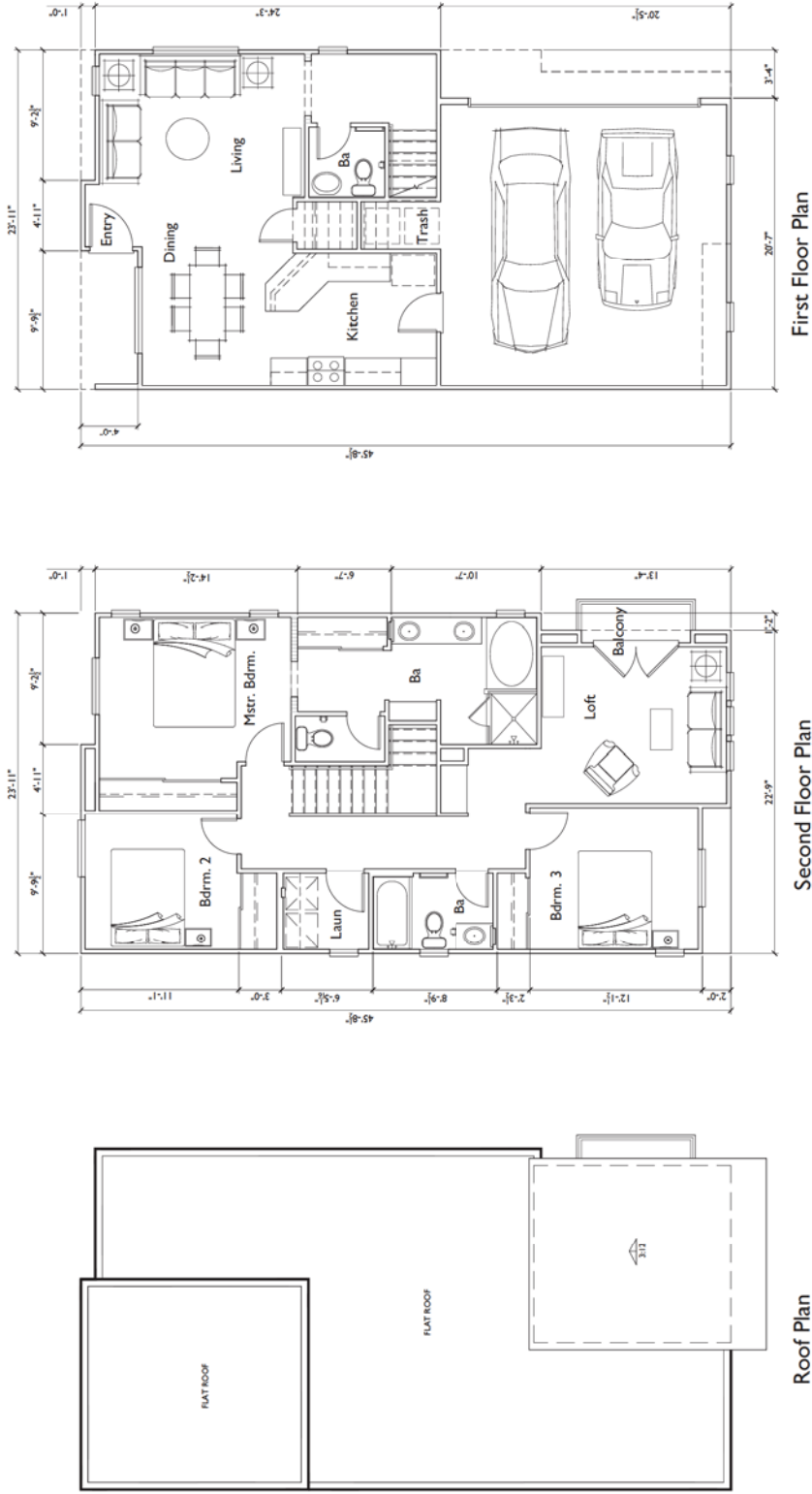
SUMMA
 ARCHITECTURE
 2324 E. McDowell Ave. Suite 200
 Scottsdale, AZ 85254
 www.summaarch.com
 702.721.0468

I-4

March 18, 2013

REVISED

ATTACHMENT 14



First Floor	537 s.f.
Second Floor	1,008 s.f.
Total Livable	1,545 s.f.
Garage	430 s.f.
Balcony	20 s.f.

PLAN 4 SCALE: 1/4" = 1'-0"

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Scottsdale, AZ 85252
(805) 636-9805

**38 UNIT PLANNED AREA
DEVELOPMENT**

THE NEWPORT AT TEMPE
1102 E. WEBER DRIVE
TEMPE, ARIZONA

April 20, 2013

SUMMA
ARCHITECTURE
32541 Mission Blvd., Ste. 20
Boulevard, CA 90228
www.summa.com
714.733.0498

4-1



3554 S. MICHIGAN AVE. SUITE 200
 BOULDER, CO 80502
 www.summaarch.com
 703.733.0464

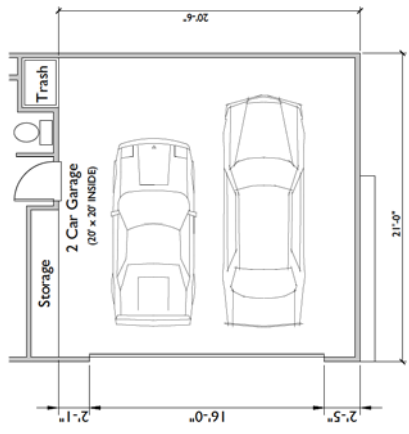
THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA
 March 18, 2013

40 UNIT PLANNED AREA DEVELOPMENT

American West Development Co.
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 Scottsdale, AZ 85252
 (805) 636-9805

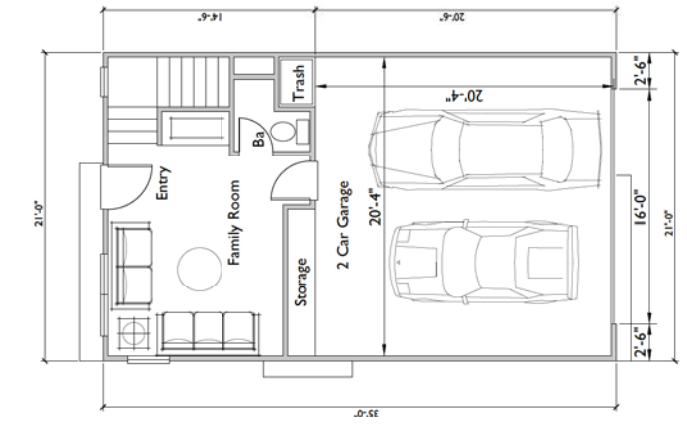
SCALE: 1/4" = 1'-0"

PLAN 2

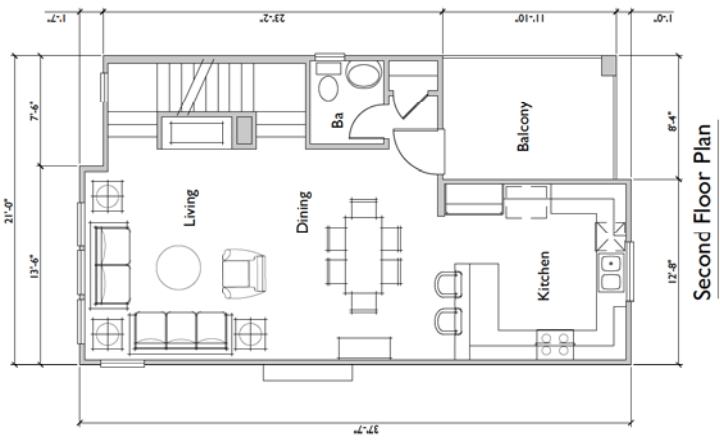


Partial Plan Side Loading Garage

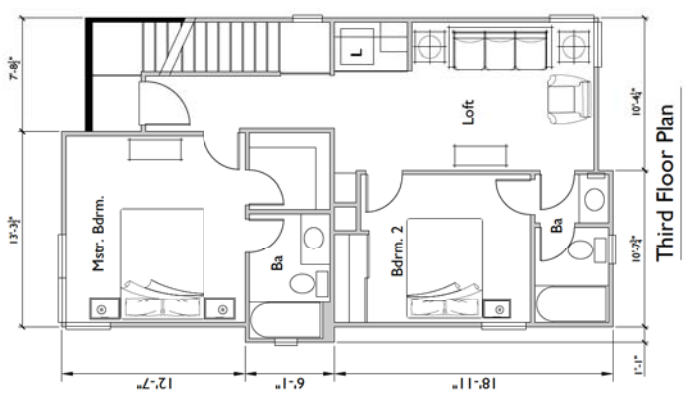
First Floor:	253 s.f.
Second Floor:	430 s.f.
Third Floor:	662 s.f.
Total Livable:	1,545 s.f.
Garage:	400 s.f.
Balcony:	95 s.f.
Roof Deck:	204 s.f.



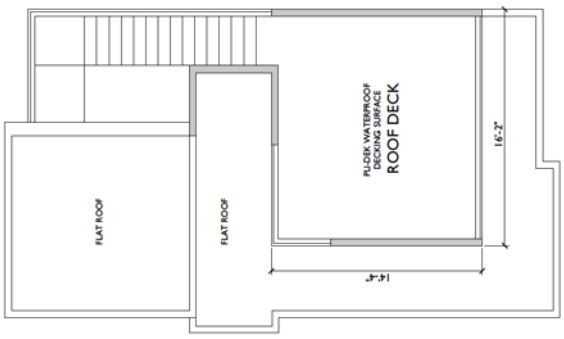
First Floor Plan



Second Floor Plan



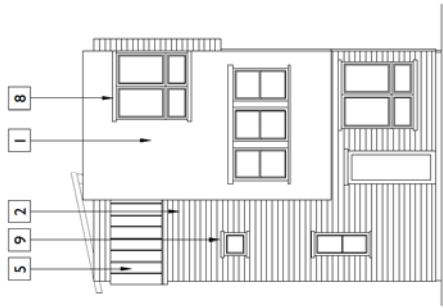
Third Floor Plan



Roof Deck - Elev. B

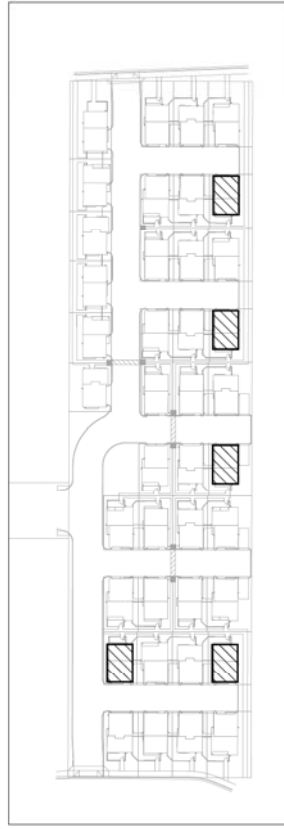


Roof Plan - Elev. A

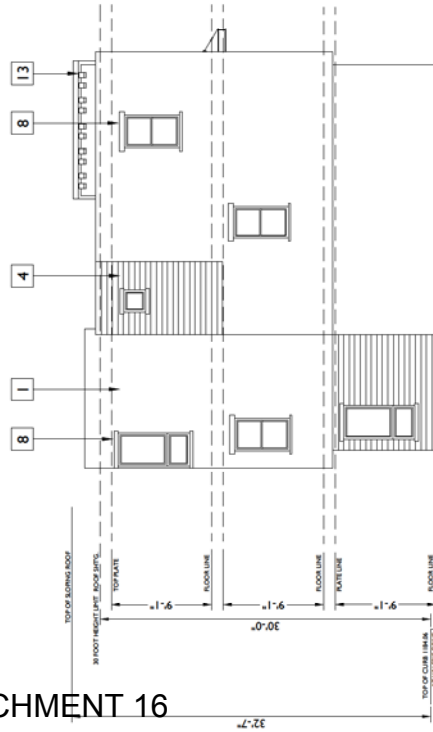


FRONT ELEVATION

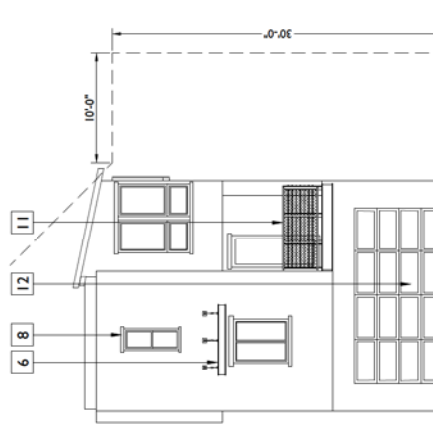
- MATERIAL NOTES** **COLOR**
- 1 EXTERIOR STUCCO DEC705, D66178
 - 2 SMOOTH HARDIE PLANK HORIZONTAL LAP SIDING DE6379
 - 3 SMOOTH HARDIE PANEL BOARD AND BATTEN
 - 4 GALVANIZED CORRUGATED METAL SIDING
 - 5 METAL STANDING SEAM ROOF
 - 6 DECORATIVE METAL AWNING DE6384
 - 7 DECORATIVE METAL TRELIS DE6384
 - 8 STUCCO OI/ FOAM TRIM DE6384
 - 9 WOOD TRIM DE6384
 - 10 STUCCO METAL REGLET
 - 11 METAL GUARDRAIL DE6384
 - 12 TRANSLUCENT PANEL GARAGE DOOR
 - 13 EXPOSED RAFTER TAILS DE6384



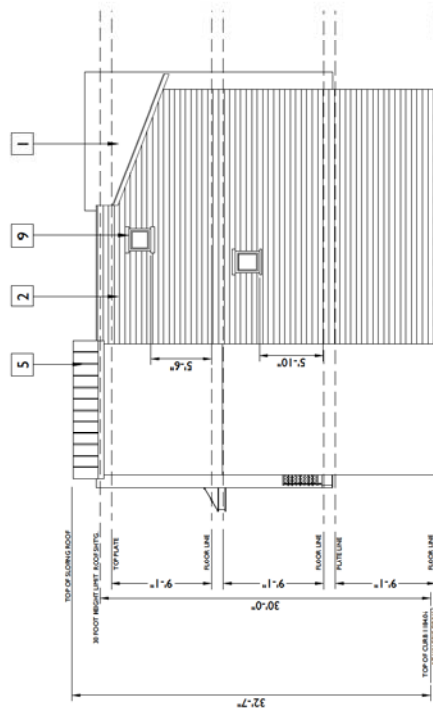
KEY PLAN 2A



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



PLAN 2A ELEVATIONS SCALE: 3/16" = 1'-0"

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40 UNIT PLANNED AREA
 DEVELOPMENT

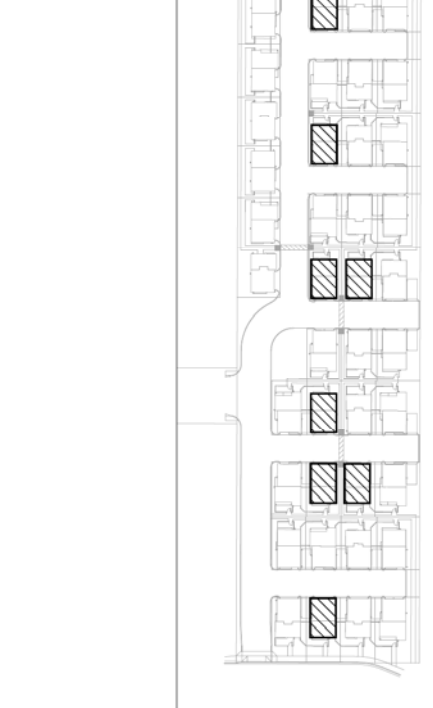
THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA

March 18, 2013





- MATERIAL NOTES**
- 1 EXTIBOND STUCCO DE6379, DE6221, DEW358
 - 2 SMOOTH HARDIE PLANK HORIZONTAL LAP SIDING DE6278
 - 3 SMOOTH HARDIE PANEL BOARD AND BATTEN DE6278
 - 4 GALVANIZED CORRUGATED METAL SIDING
 - 5 METAL STANDING SEAM ROOF
 - 6 DECORATIVE METAL AWNING DE6370
 - 7 DECORATIVE METAL TRELLIS DE6370
 - 8 STUCCO OI FOAM TRIM DEW358
 - 9 WOOD TRIM DEW358
 - 10 STUCCO METAL REGLET DE6370
 - 11 METAL GUARDRAIL
 - 12 TRANSLUCENT PANEL GARAGE DOOR
 - 13 EXPOSED RAFTER TAILS DE6370

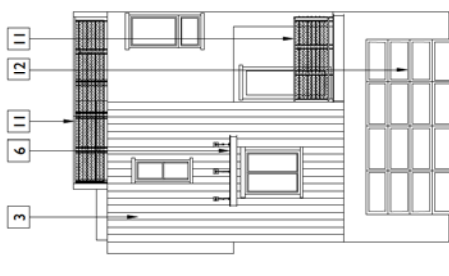


FRONT ELEVATION

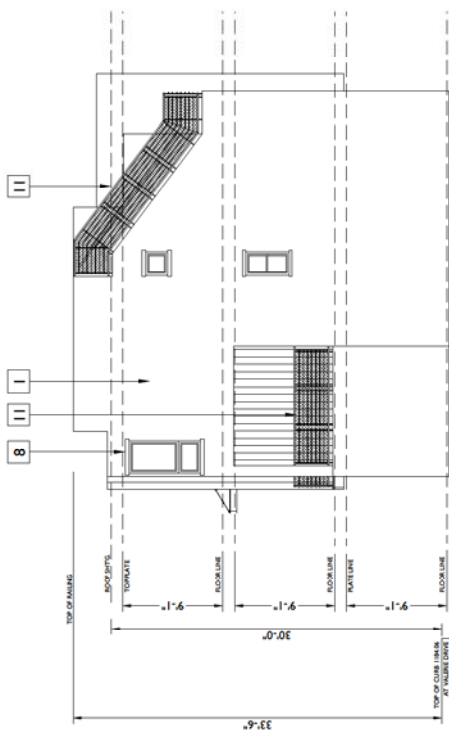
KEY PLAN **2B**



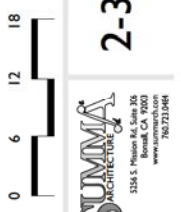
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



PLAN 2B ELEVATIONS SCALE: 3/16" = 1'-0"

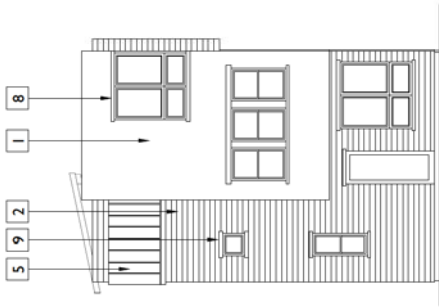
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**40 UNIT PLANNED AREA
 DEVELOPMENT**

THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA

March 18, 2013



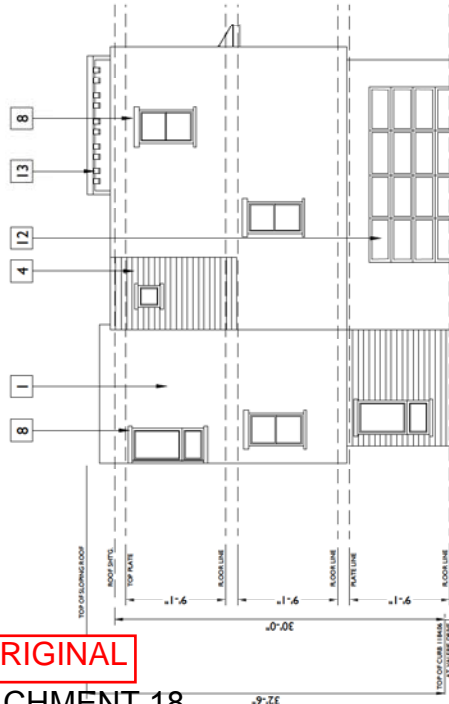
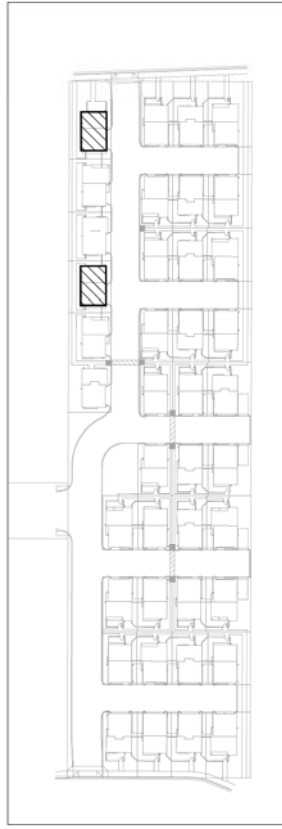


FRONT (SOUTH) ELEVATION

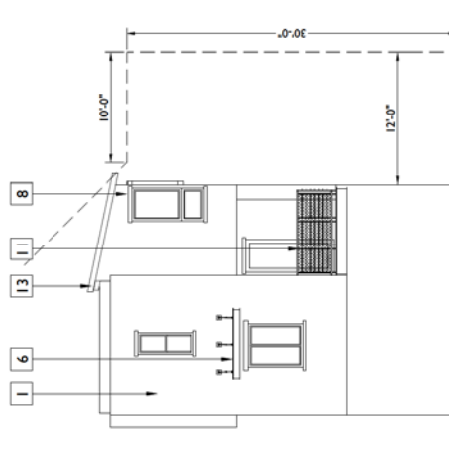
- MATERIAL NOTES** **COLOR**
- 1 EXTERIOR STUCCO DEC705, DE6178
 - 2 SMOOTH-HARDIE FLANK HORIZONTAL LAP SIDING DE6379
 - 3 SMOOTH-HARDIE PANEL BOARD AND BATTEN
 - 4 GALVANIZED CORRUGATED METAL SIDING
 - 5 METAL STANDING SEAM ROOF
 - 6 DECORATIVE METAL AWNING DE6384
 - 7 DECORATIVE METAL TRELIS DE6384
 - 8 STUCCO O/ FOAM TRIM DE6384
 - 9 WOOD TRIM DE6284
 - 10 STUCCO METAL REGLET
 - 11 METAL GUARDRAIL
 - 12 TRANSLUCENT PANEL GARAGE DOOR
 - 13 EXPOSED RAFTER TAILS DE6384

ORIGINAL

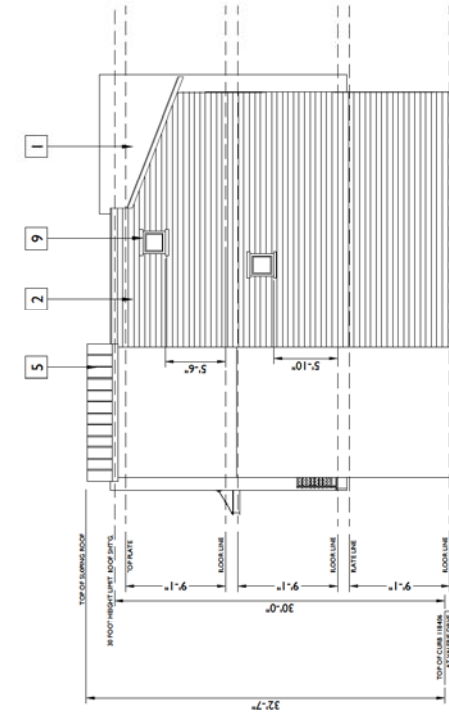
KEY PLAN 2A-ALT



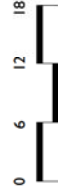
RIGHT (WEST) ELEVATION



REAR (NORTH) ELEVATION



LEFT (EAST) ELEVATION



SCALE: 3/16" = 1'-0"

PLAN 2A ALTERNATE ELEVATIONS

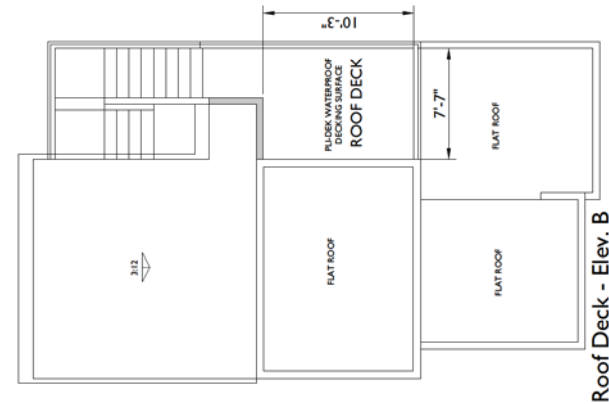
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40 UNIT PLANNED AREA
 DEVELOPMENT

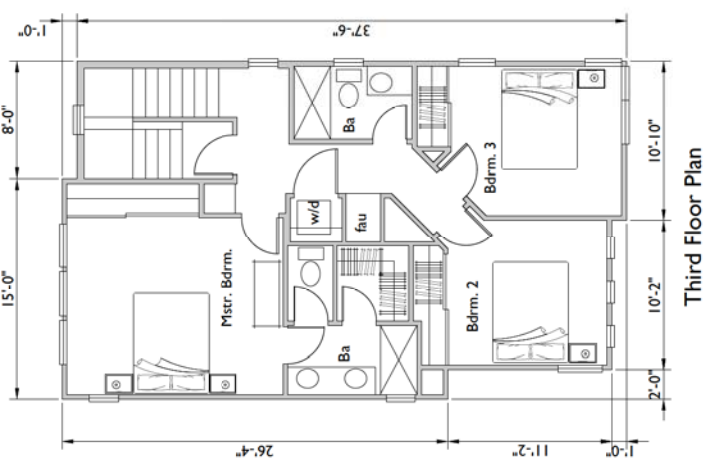
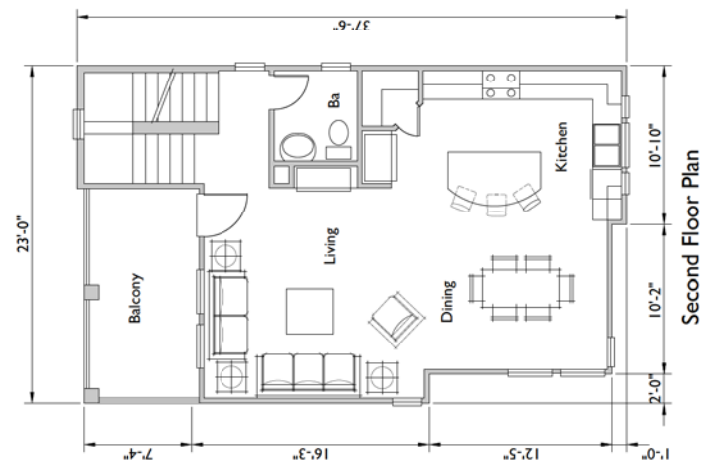
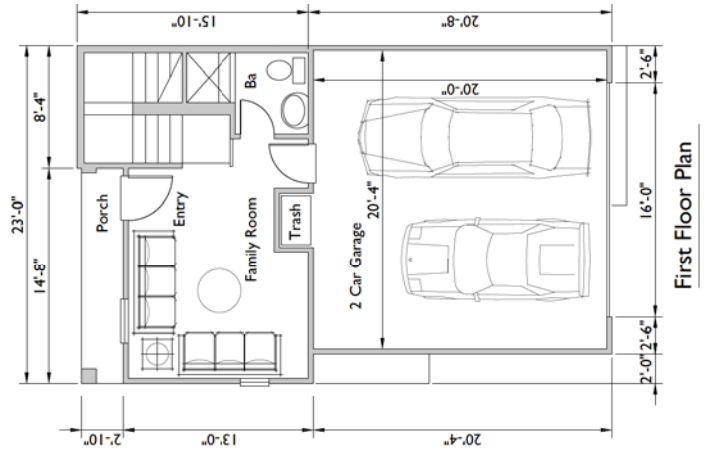
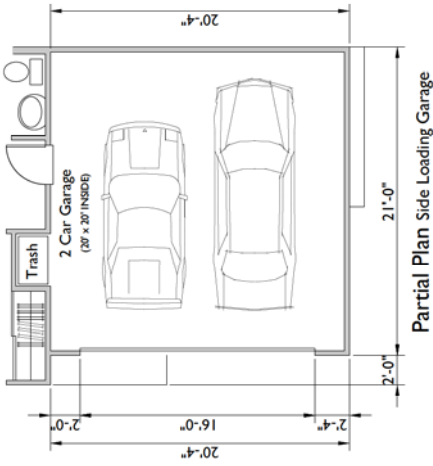
THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA

March 18, 2013

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 ARCHITECTURE
 1555 S. Wilson Rd., Suite 300
 Tempe, CA 9000
 www.summaarch.com
 760.732.9491



First Floor	286 s.f.
Second Floor	673 s.f.
Third Floor	713 s.f.
Total Livable	1,659 s.f.
Garage	400 s.f.
Balcony	106 s.f.
Roof Deck	94 s.f.



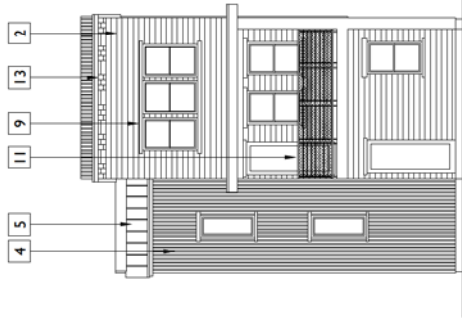
PLAN 3 SCALE: 1/4" = 1'-0"

40 UNIT PLANNED AREA DEVELOPMENT
 THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA
 March 18, 2013

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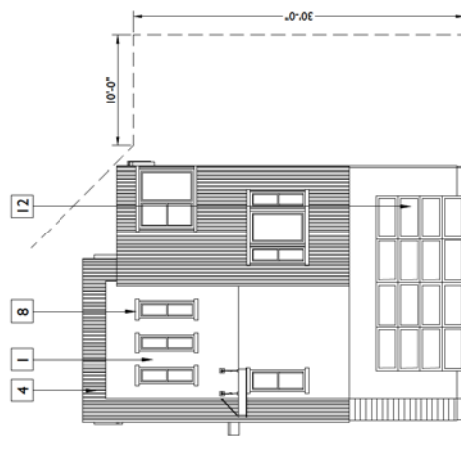
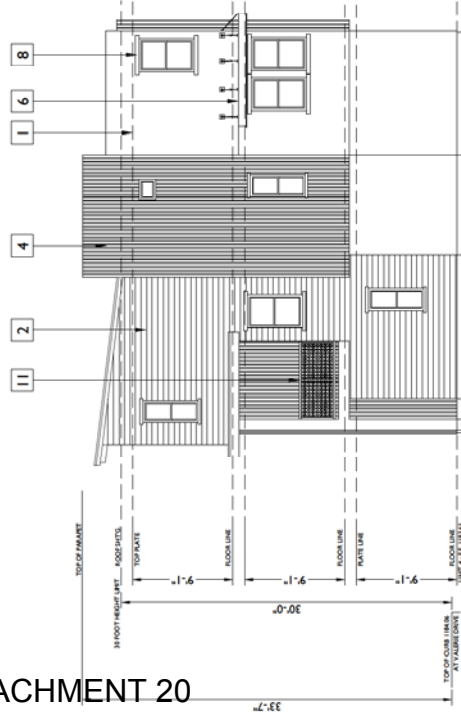
SUMMA ARCHITECTURE
 3554 E. McDowell Ave. #200
 Bountiful, CA 92008
 www.summa.com
 760.733.0468

3-1



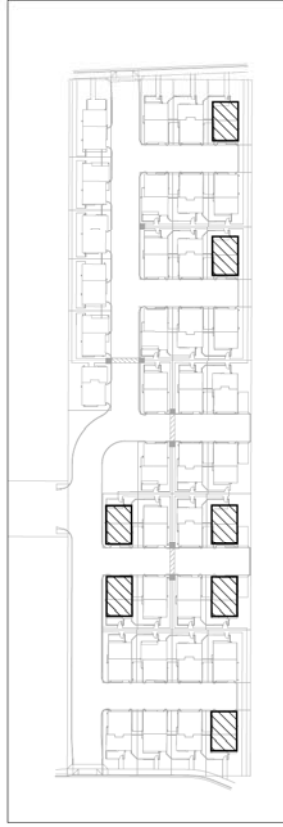
- MATERIAL NOTES** **COLOR**
- 1. EXTERIOR STUCCO DEC755
 - 2. SMOOTH HARDIE PLANK HORIZONTAL LAP SIDING
 - 3. SMOOTH HARDIE PANEL BOND AND BATTEN DEC779
 - 4. GALVANIZED CORRUGATED METAL SIDING
 - 5. METAL STANDING SEAM ROOF DEC705
 - 6. DECORATIVE METAL AWNING DE6384
 - 7. DECORATIVE METAL TRELLIS DE6384
 - 8. STUCCO OV FOAM TRIM DE6218
 - 9. WOOD TRIM DE6218
 - 10. STUCCO METAL REGLET
 - 11. METAL GUARDRAIL
 - 12. TRANSLUCENT PANEL GARAGE DOOR
 - 13. EXPOSED RAFTER TAILS DE6384

FRONT ELEVATION

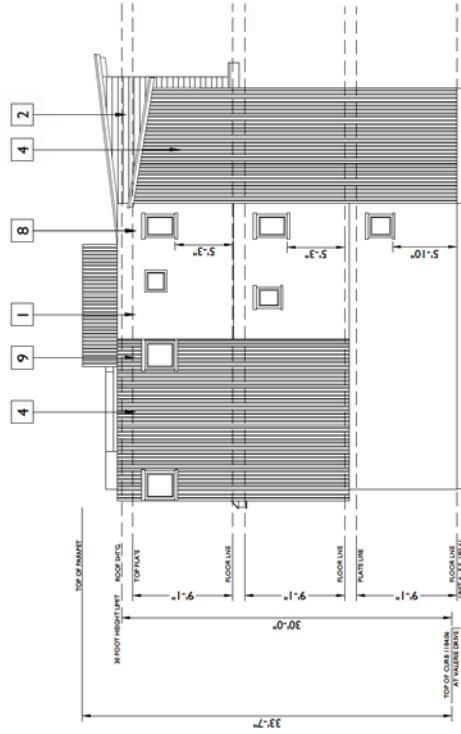


RIGHT ELEVATION

REAR ELEVATION



KEY PLAN 3A



LEFT ELEVATION



PLAN 3A ELEVATIONS SCALE: 3/16" = 1'-0"

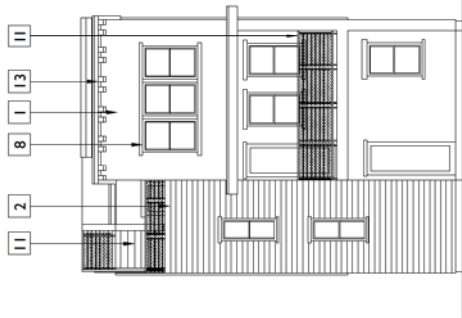
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**40 UNIT PLANNED AREA
 DEVELOPMENT**

THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA

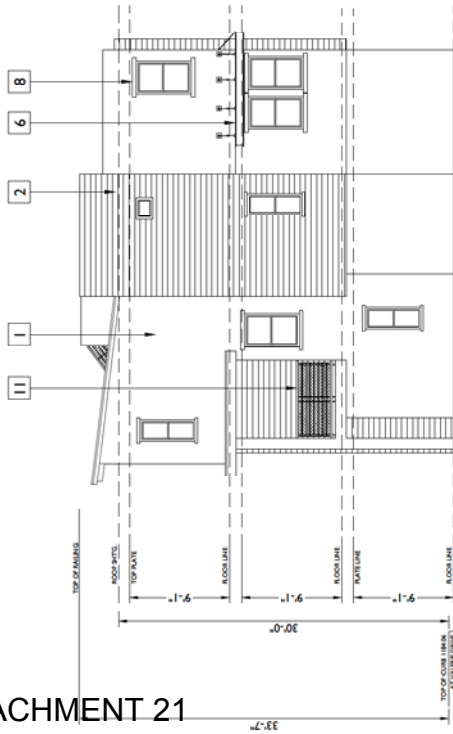
March 18, 2013



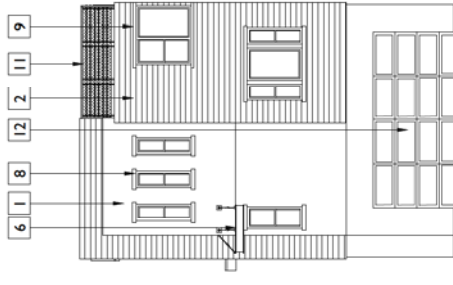


- MATERIAL NOTES**
- | | COLOR |
|----|-----------------------|
| 1 | DEC770, D66221, D6383 |
| 2 | DEC770, D66221, D6383 |
| 3 | DEC770, D66221, D6383 |
| 4 | DEC770, D66221, D6383 |
| 5 | DEC770, D66221, D6383 |
| 6 | DEC770, D66221, D6383 |
| 7 | DEC770, D66221, D6383 |
| 8 | DEC770, D66221, D6383 |
| 9 | DEC770, D66221, D6383 |
| 10 | DEC770, D66221, D6383 |
| 11 | DEC770, D66221, D6383 |
| 12 | DEC770, D66221, D6383 |
| 13 | DEC770, D66221, D6383 |

FRONT ELEVATION



RIGHT ELEVATION



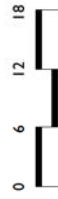
REAR ELEVATION



KEY PLAN



LEFT ELEVATION



PLAN 3B ELEVATIONS SCALE: 3/16" = 1'-0"

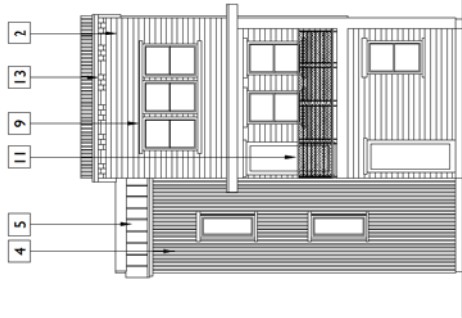
American West Development Co.
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 Scottsdale, AZ 85252
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**40 UNIT PLANNED AREA
 DEVELOPMENT**

THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA

March 18, 2013

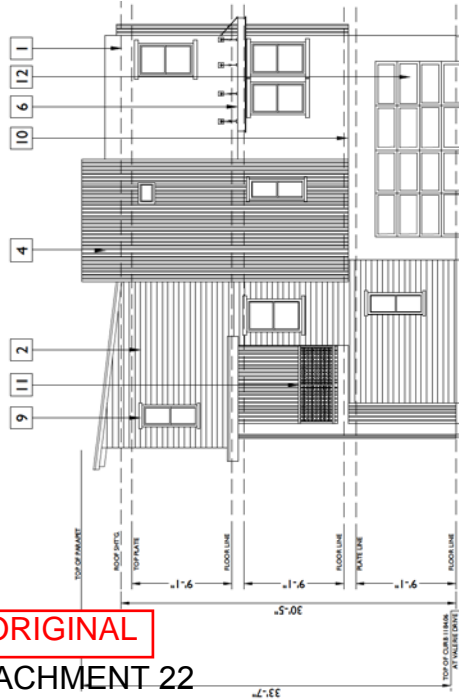




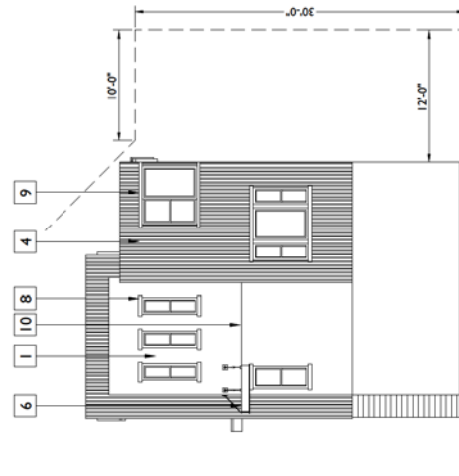
- MATERIAL NOTES** **COLOR**
- 1 EXTERIOR STUCCO DEC755
 - 2 SMOOTH HARDIE PLANK HORIZONTAL LAY SIDING
 - 3 SMOOTH HARDIE PANEL BOND AND BATTEN DEC779
 - 4 GALVANIZED CORRUGATED METAL SIDING
 - 5 METAL STANDING SEAM ROOF DEC705
 - 6 DECORATIVE METAL AWNING DE6384
 - 7 DECORATIVE METAL TRELIS DE6384
 - 8 STUCCO OF FOAM TRIM DE6218
 - 9 WOOD TRIM DE6218
 - 10 STUCCO METAL REGLET DE6384
 - 11 METAL GUARDRAIL DE6384
 - 12 TRANSLUCENT PANEL GARAGE DOOR
 - 13 EXPOSED RAFTER TAILS DE6384

FRONT (SOUTH) ELEVATION

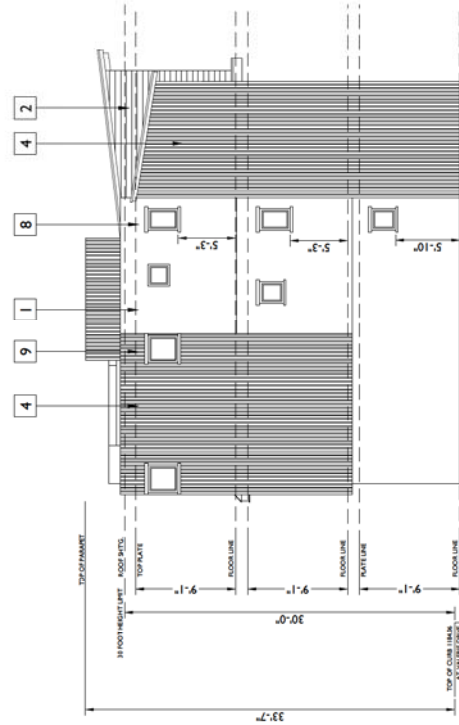
KEY PLAN  **3A-ALT**



RIGHT (WEST) ELEVATION



REAR (NORTH) ELEVATION



LEFT (EAST) ELEVATION

SCALE: 3/16" = 1'-0"



PLAN 3A ALTERNATE ELEVATIONS

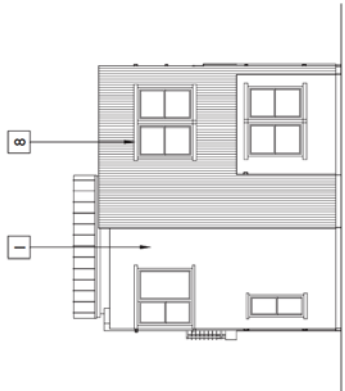
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 P O Box 8270
 Scottsdale, AZ 85252
 (805) 636-9805

**40 UNIT PLANNED AREA
 DEVELOPMENT**

THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA
 March 18, 2013

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 ARCHITECTURE
 1555 S. Wilson Rd., Suite 300
 Tempe, CA 90009
 www.summa.com
 480.234.0401

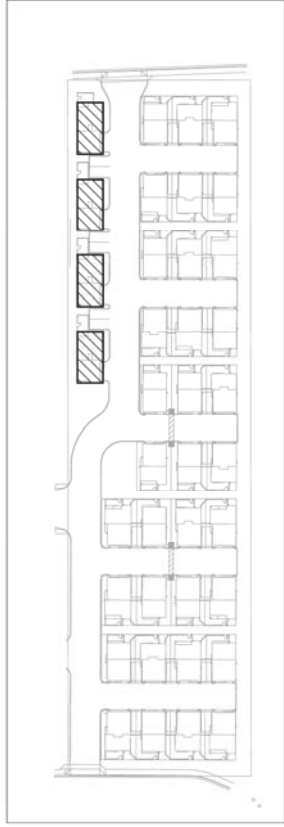
- MATERIAL NOTES**
- | | COLOR |
|----|--|
| 1 | DEC770, DE6221, DE6383 |
| 2 | SMOOTH HARDIE PLANK HORIZONTAL LAP SIDING DE6379 |
| 3 | SMOOTH HARDIE PANEL BOARD AND BATTEN |
| 4 | GALVANIZED CORRUGATED METAL SIDING |
| 5 | METAL STANDING SEAM ROOF DE6224 |
| 6 | DECORATIVE METAL AWNING DE6384 |
| 7 | DECORATIVE METAL TRELIS DE6384 |
| 8 | STUCCO O/ FOAM TRIM DEW358 |
| 9 | WOOD TRIM DEW358 |
| 10 | STUCCO METAL REGLET DE6384 |
| 11 | METAL GUARDRAIL DE6384 |
| 12 | TRANSLUCENT PANEL GARAGE DOOR |
| 13 | EXPOSED RAFTER TAILS DE6384 |



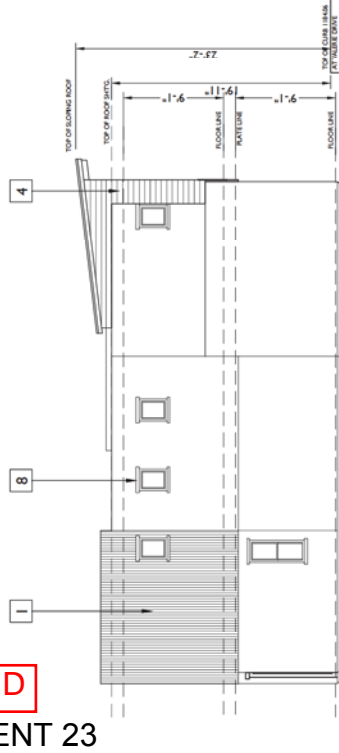
FRONT ELEVATION

REVISED

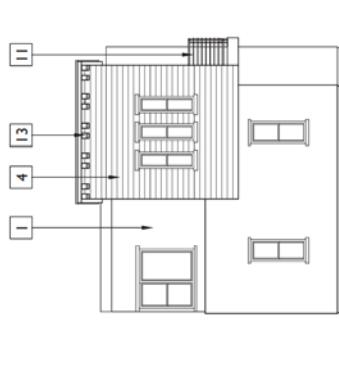
ATTACHMENT 23



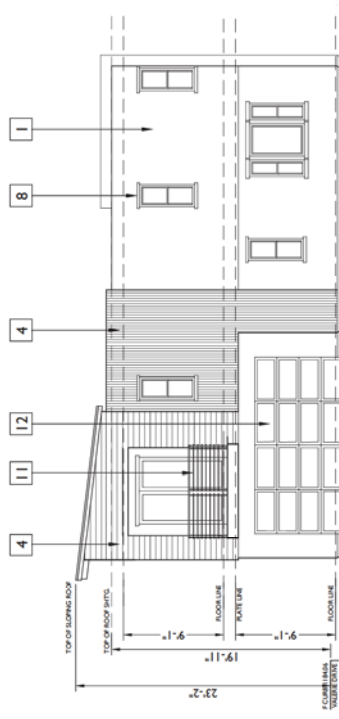
KEY PLAN PLAN 4



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



PLAN 4 ELEVATIONS SCALE: 3/16" = 1'-0"

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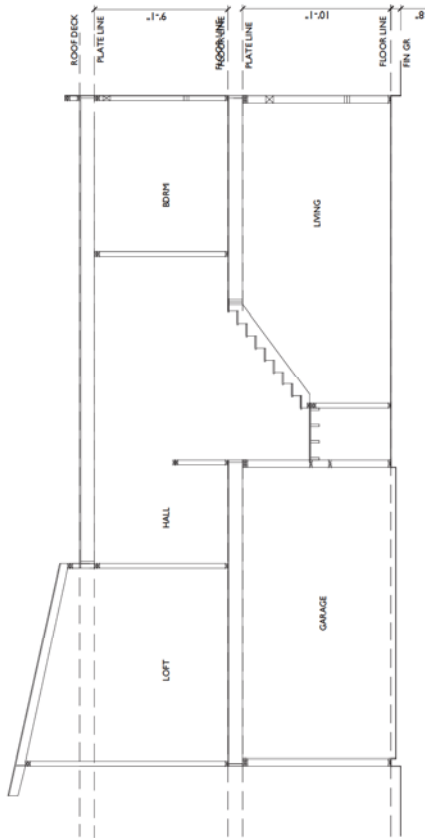
38 UNIT PLANNED AREA
 DEVELOPMENT

THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA

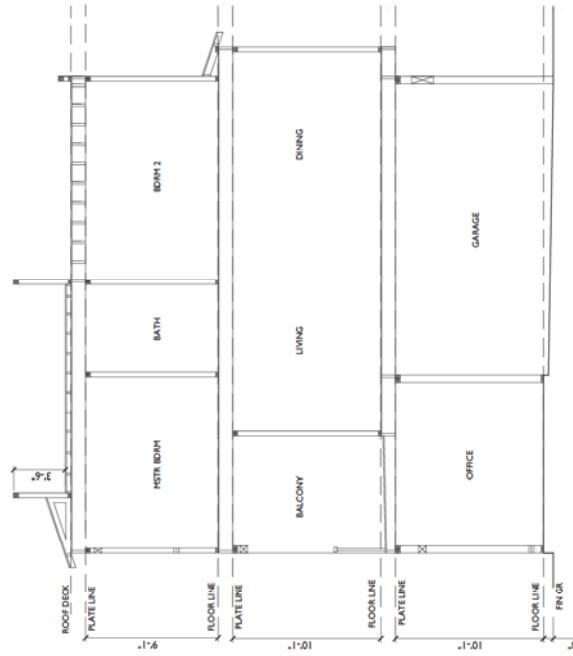
April 20, 2013

SUMMA
 ARCHITECTURE
 1554 S. Wilson Rd., Suite 300
 Brea, CA 92608
 www.summa.com
 (949) 734-9491

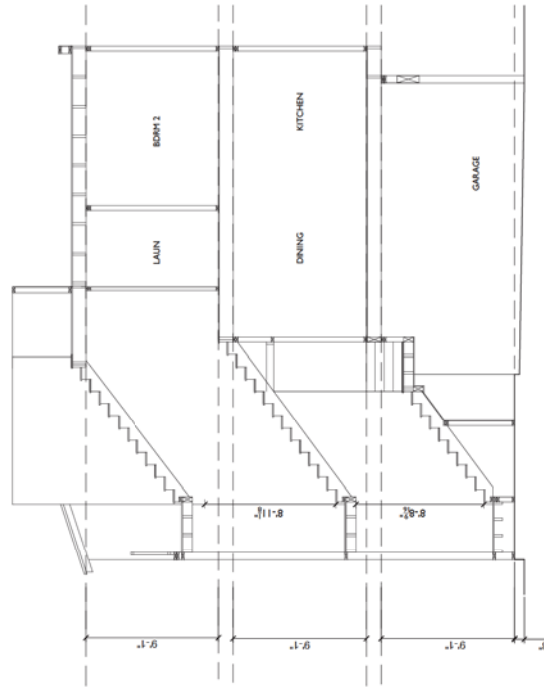
4-2



PLAN 4 SECTION



PLAN 1 SECTION



PLAN 2 SECTION



PLAN 3 SECTION

REVISED



SCALE: 1/4" = 1'-0"

BUILDING SECTIONS

38 UNIT PLANNED AREA
DEVELOPMENT

THE NEWPORT AT TEMPE
1102 E. WEBER DRIVE
TEMPE, ARIZONA

SUMMA
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1555 N. Wilson Rd., Suite 300
Brentwood, CA 95008
www.summaarch.com
760.731.0401

S-I

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P O Box 8270
Scottsdale, AZ 85252
(805) 636-9805

April 20, 2013



ORIGINAL

 ATTACHMENT 25

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40 UNIT PLANNED AREA
 DEVELOPMENT

THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA

March 18, 2013

SITE SECTIONS





REVISED

 ATTACHMENT 26

SITE SECTIONS

38 UNIT PLANNED AREA
DEVELOPMENT

THE NEWPORT AT TEMPE
1102 E. WEBER DRIVE
TEMPE, ARIZONA

April 20, 2013

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SUMMA
ARCHITECTURE
2524 E. McDowell Ave. Suite 202
Scottsdale, AZ 85251
www.summaarch.com
702.722.0498



VALERIE DRIVE STREETSCENE



WEBER DRIVE STREETSCENE

PERSPECTIVES

40 UNIT PLANNED AREA
DEVELOPMENT

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(805) 636-9805

THE NEWPORT AT TEMPE
1102 E. WEBER DRIVE
TEMPE, ARIZONA

March 18, 2013



PLAN 4 - TWO STORY



PLAN 1A, 2A, 3A



PLAN 1B, 2B, 3B



VALERIE DRIVE STREETSCENE



WEBER DRIVE STREETSCENE

PERSPECTIVES



27' FRONT SETBACK
FROM WEBER

3AR

2A

VIEW FROM 1404 N. ROSE STREET

ORIGINAL
ATTACHMENT 29

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40 UNIT PLANNED AREA
DEVELOPMENT

THE NEWPORT AT TEMPE
1102 E. WEBER DRIVE
TEMPE, ARIZONA
March 18, 2013

SUMMA
ARCHITECTURE
3236 S. Hudson Rd. Suite 206
Boulder, CO 80503
www.summaarch.com
303.733.9494



VIEW FROM MARNY

ADJACENT VIEWS

ORIGINAL

ATTACHMENT 30

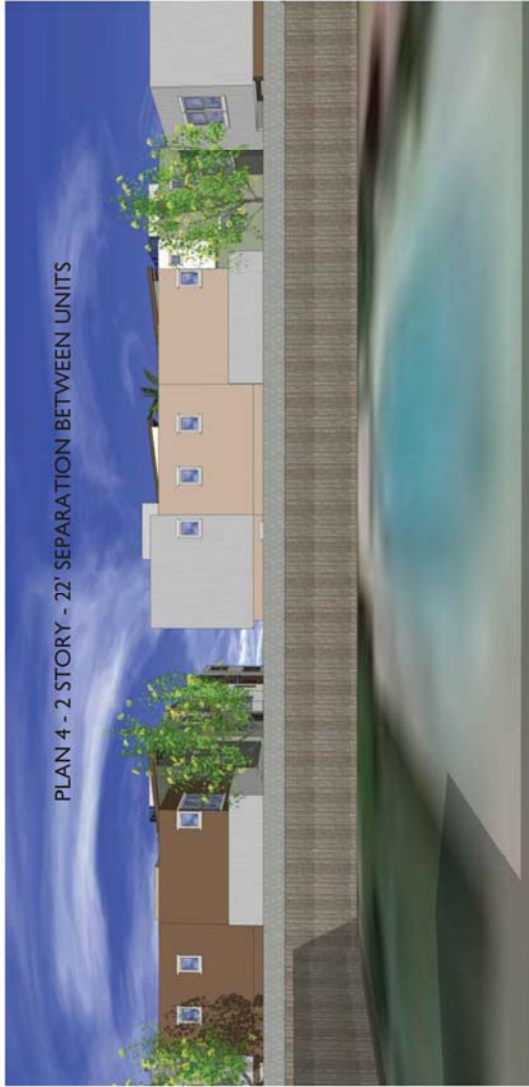
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 (805) 636-9805

40 UNIT PLANNED AREA
 DEVELOPMENT

THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA
 March 18, 2013

SUMMA
 ARCHITECTURE
 3236 S. Hudson Rd. Suite 206
 Scottsdale, AZ 85252
 www.summaaz.com
 (480) 733-9894

P-2



VIEW FROM 1410 N. ROSE STREET

REVISED



VIEW FROM MARNY

ADJACENT VIEWS

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 (805) 636-9805

38 UNIT PLANNED AREA
 DEVELOPMENT

THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA

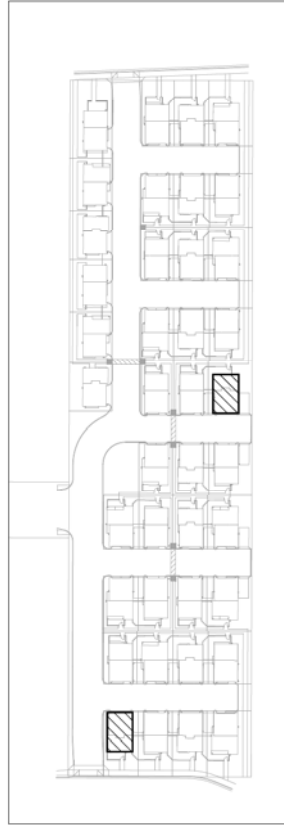
April 20, 2013

SUMMA
 ARCHITECTURE
 15541 Woodside Ave. Ste. 100
 Bonita, CA 92008
 www.summa.com
 760.733.9491



FRONT ELEVATION

- MATERIAL NOTES** **COLOR**
- 1 EXTERIOR STUCCO DE6178, DEW354
 - 2 SMOOTH HARDIE BLANK HORIZONTAL LAP SIDING DE6385
 - 3 SMOOTH HARDIE PANEL BOARD AND BATTEN DE6278
 - 4 GALVANIZED CORRUGATED METAL SIDING
 - 5 METAL STANDING SEAM ROOF
 - 6 DECORATIVE METAL AWNING
 - 7 DECORATIVE METAL TRELLIS
 - 8 STUCCO O/J FOAM TRIM DEW358
 - 9 WOOD TRIM DEW358
 - 10 STUCCO METAL REGLET
 - 11 METAL GUARDRAIL DE6384
 - 12 TRANSLUCENT PANEL GARAGE DOOR
 - 13 EXPOSED RAFTER TAILS DE6384



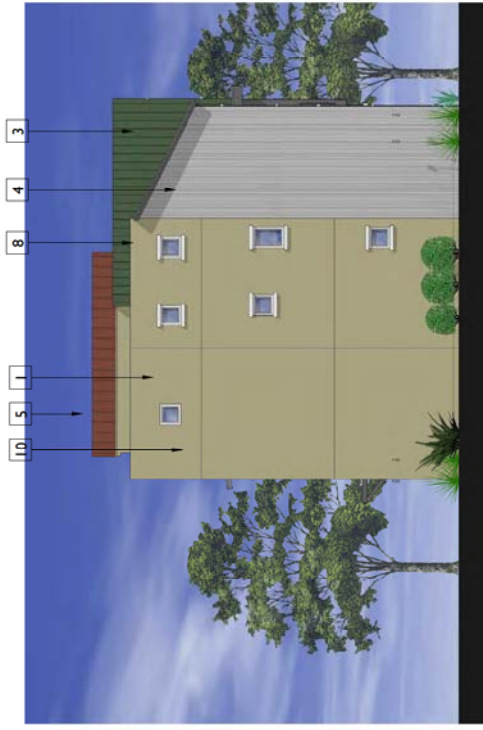
KEY PLAN IA



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



PLAN IA ELEVATIONS SCALE: 3/16" = 1'-0"

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 (805) 636-9805

40 UNIT PLANNED AREA
 DEVELOPMENT

THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA

March 18, 2013

SUMMIT
 ARCHITECTURAL
 3556 S. MICHIGAN AVE. SUITE 200
 BOULDER, CA 92605
 www.summitarch.com
 760.733.0404

I-2



FRONT ELEVATION

- MATERIAL NOTES** COLOR
- 1 EXTERIOR STUCCO D66218, D66221, D66224
 - 2 SMOOTH HARDIE PLANK HORIZONTAL LAP SIDING
 - 3 SMOOTH HARDIE PANEL BOARD AND BATTEN
 - 4 GALVANIZED CORRUGATED METAL SIDING
 - 5 METAL STANDING SEAM ROOF D6C7155
 - 6 DECORATIVE METAL AWNING D66384
 - 7 DECORATIVE METAL TRELLIS D66384
 - 8 STUCCO O/ FOAM TRIM D66218 D66218
 - 9 WOOD TRIM
 - 10 STUCCO METAL REGLET
 - 11 METAL GUARDRAIL D66384
 - 12 TRANSLUCENT PANEL GARAGE DOOR
 - 13 EXPOSED RAFTER TAILS D66384



KEY PLAN IB



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

PLAN IB ELEVATIONS SCALE 3/16" = 1'-0"



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40 UNIT PLANNED AREA
 DEVELOPMENT

THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA

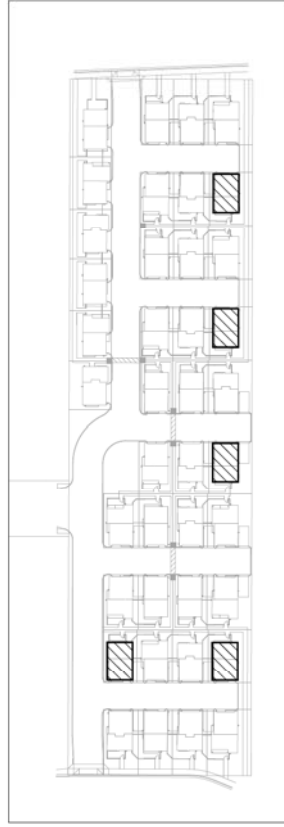
March 18, 2013





FRONT ELEVATION

- MATERIAL NOTES** **COLOR**
- 1 EXTERIOR STUCCO DEC705, D6178
 - 2 SMOOTH HARDIE PLANK HORIZONTAL LAP SIDING DE6379
 - 3 SMOOTH HARDIE PANEL BOARD AND BATTEN
 - 4 GALVANIZED CORRUGATED METAL SIDING
 - 5 METAL STANDING SEAM ROOF
 - 6 DECORATIVE METAL AWNING DE6384
 - 7 DECORATIVE METAL TRELLIS DE6384
 - 8 STUCCO OI/ FOAM TRIM DE6384
 - 9 WOOD TRIM DE6384
 - 10 STUCCO METAL REGLET
 - 11 METAL GUARDRAIL DE6384
 - 12 TRANSLUCENT PANEL GARAGE DOOR
 - 13 EXPOSED RAFTER TAILS DE6384



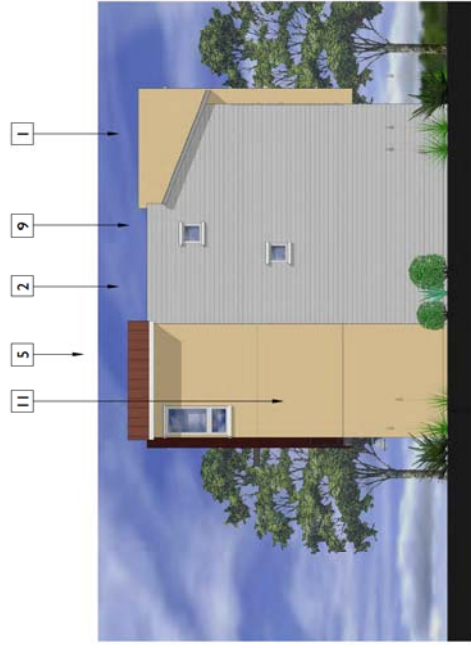
KEY PLAN 2A



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

PLAN 2A ELEVATIONS SCALE: 3/16" = 1'-0"



8
1
11

FRONT ELEVATION

MATERIAL NOTES

COLOR

1 | EXTRUDOR STUCCO DE6379, DE6221, DEW358

2 | SMOOTH HARDIE PLANK HORIZONTAL LAP SIDING DE6278

3 | SMOOTH HARDIE PANEL BOARD AND BATTEN DE6278

4 | GALVANIZED CORRUGATED METAL SIDING

5 | METAL STANDING SEAM ROOF

6 | DECORATIVE METAL AWNING DE6370

7 | DECORATIVE METAL TRELIS DE6370

8 | STUCCO OI FOAM TRIM DEW358


9 | WOOD TRIM DEW358

10 | STUCCO METAL REGLET DE6370

11 | METAL GUARDRAIL

12 | TRANSLUCENT PANEL GARAGE DOOR

13 | EXPOSED RAFTER TAILS DE6370

KEY PLAN  2B

8 1 10 11 3 9

RIGHT ELEVATION

3 6 11 12 11

REAR ELEVATION

8 11 1

LEFT ELEVATION

TOP OF FINISH

EXPOSED RAFTER TAIL (1/2" FACED SIDE)

TOP RAFT

FLOOR LINE

FLOOR LINE

RAFT LINE

FLOOR LINE

0'-0"00

1'-6"

1'-6"

1'-6"

3'-0"00

0 6 12 18

SCALE: 3/16" = 1'-0"

40 UNIT PLANNED AREA DEVELOPMENT

THE NEWPORT AT TEMPE

1102 E. WEBER DRIVE

TEMPE, ARIZONA

March 18, 2013

PLAN 2B ELEVATIONS

AMERICAN WEST DEVELOPMENT CO.
P O Box 8270
Scottsdale, AZ 85252
(805) 636-9805

SUMMA ARCHITECTURE
1556 S. Wilson Rd., Suite 300
Brentwood, CA 93009
www.summaarch.com
PHOTOGRAPH

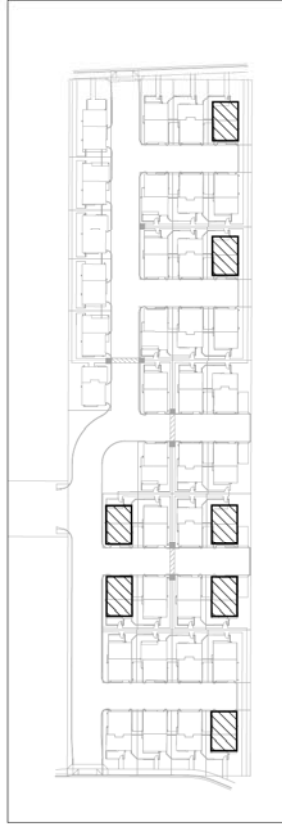
2-3

ATTACHMENT 35



FRONT ELEVATION

- | MATERIAL NOTES | COLOR |
|--|--------|
| 1. EXTERIOR STUCCO | DEC755 |
| 2. SMOOTH HARDIE PLANK HORIZONTAL LAP SIDING | |
| 3. SMOOTH HARDIE PANEL BOND AND BATTEN | DEC779 |
| 4. GALVANIZED CORRUGATED METAL SIDING | |
| 5. METAL STANDING SEAM ROOF | DEC705 |
| 6. DECORATIVE METAL AWNING | DE6384 |
| 7. DECORATIVE METAL TRELLIS | DE6384 |
| 8. STUCCO ON FOAM TRIM | DE6218 |
| 9. WOOD TRIM | DE6218 |
| 10. STUCCO METAL REGLET | DE6384 |
| 11. METAL GUARDRAIL | DE6384 |
| 12. TRANSLUCENT PANEL GARAGE DOOR | |
| 13. EXPOSED RAFTER TAILS | DE6384 |



KEY PLAN 3A



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



PLAN 3A ELEVATIONS SCALE: 3/16" = 1'-0"

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40 UNIT PLANNED AREA
 DEVELOPMENT

THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA
 March 18, 2013

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 ARCHITECTURE
 1556 S. Wilson Rd., Suite 300
 Tempe, CA 90089
 www.summa.com
 760.733.9491



FRONT ELEVATION

- MATERIAL NOTES** **COLOR**
- 1 EXTERIOR STUCCO DEC770, D66221, D63383
 - 2 SMOOTH HARDIE PLANK HORIZONTAL LAP SIDING D63379
 - 3 SMOOTH HARDIE PANEL BOARD AND BATTEN
 - 4 GALVANIZED CORRUGATED METAL SIDING
 - 5 METAL STANDING SEAM ROOF D66224
 - 6 DECORATIVE METAL AWNING D63384
 - 7 DECORATIVE METAL TRELIS D63384
 - 8 STUCCO O/ FOAM TRIM DEV338
 - 9 WOOD TRIM DEV338
 - 10 STUCCO METAL REGLET
 - 11 METAL GUARDRAIL D63384
 - 12 TRANSLUCENT PANEL GARAGE DOOR
 - 13 EXPOSED RAFTER TAILS D63384



KEY PLAN 3B



RIGHT ELEVATION

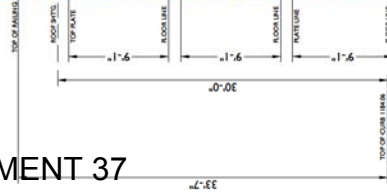


REAR ELEVATION



LEFT ELEVATION

ATTACHMENT 37



PLAN 3B ELEVATIONS SCALE: 3/16" = 1'-0"



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40 UNIT PLANNED AREA
 DEVELOPMENT

THE NEWPORT AT TEMPE
 1102 E. WEBER DRIVE
 TEMPE, ARIZONA
 March 18, 2013

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 ARCHITECTURE
 1556 S. Wilson Rd., Suite 300
 Tempe, CA 90080
 www.summaarch.com
 760.724.9491
3-3

SKYVIEW AT TEMPE
COLOR AND MATERIAL
SAMPLE BOARD



CORRUGATED METAL SIDING
7/8" X 2 1/2" PROFILE
BONDERIZED

DUNN EDWARDS PAINT



AMERICAN WEST DEVELOPMENT COMPANY

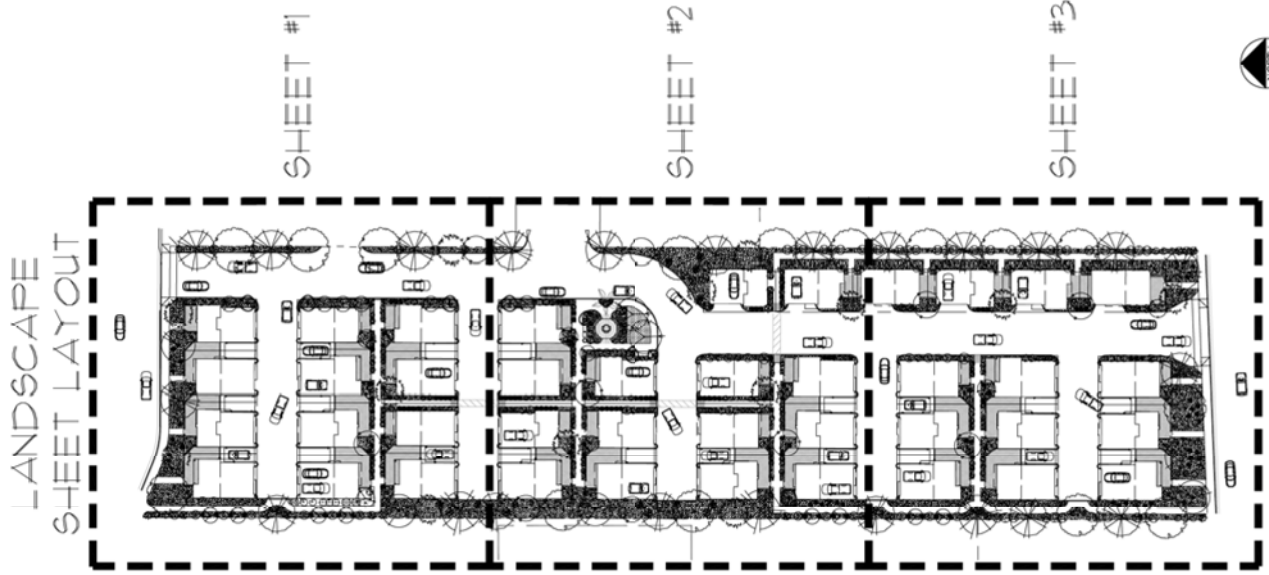
1102 E. WEBER DRIVE, TEMPE ARIZONA

40 UNIT PLANNED AREA DEVELOPMENT



NO.	DATE	DESCRIPTION
1	07.24.2023	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

AERIAL SITE STUDY
 (SHOWN FOR REFERENCE ONLY - SEE LANDSCAPE SHEETS)



Scale: 1" = 30'-0"

ORIGINAL

SITE PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
	ENCLOSED INSETS				
	<i>Asclepias speciosa</i>	LEATHER-LEAF ACACIA	5 GAL.	-	PER PLAN
	<i>Adesmia formosa</i>	SAEET ACACIA	24" BOX, 15 CAL.	-	PER PLAN
	<i>Cassia missouriensis</i>	24" BOX, 15 CAL.	-	-	PER PLAN
	<i>Cassia missouriensis</i>	24" BOX, 15 CAL.	-	-	PER PLAN
	<i>Prosopis juliflora</i>	24" BOX, 15 CAL.	-	-	PER PLAN
	<i>Prosopis juliflora</i>	24" BOX, 15 CAL.	-	-	PER PLAN
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	<i>Prosopis juliflora</i>	24" BOX, 15 CAL.	-	-	PER PLAN
	<i>Prosopis juliflora</i>	24" BOX, 15 CAL.	-	-	PER PLAN
	<i>Prosopis juliflora</i>	24" BOX, 15 CAL.	-	-	PER PLAN
	<i>Prosopis juliflora</i>	24" BOX, 15 CAL.	-	-	PER PLAN
	<i>Prosopis juliflora</i>	24" BOX, 15 CAL.	-	-	PER PLAN
	<i>Prosopis juliflora</i>	24" BOX, 15 CAL.	-	-	PER PLAN
	<i>Prosopis juliflora</i>	24" BOX, 15 CAL.	-	-	PER PLAN
	<i>Prosopis juliflora</i>	24" BOX, 15 CAL.	-	-	PER PLAN
	<i>Prosopis juliflora</i>	24" BOX, 15 CAL.	-	-	PER PLAN

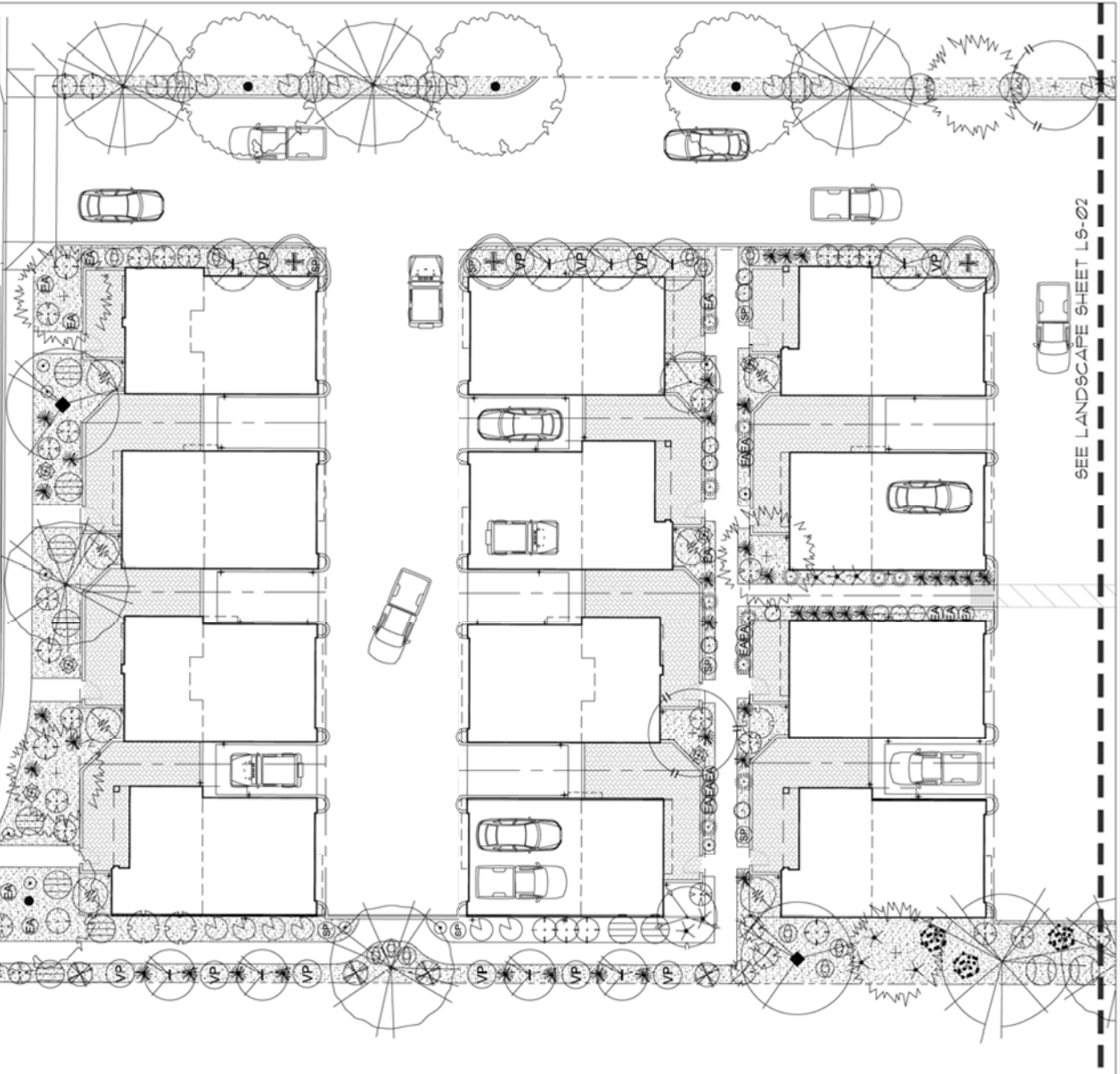
MISCELLANEOUS LEGEND

SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
	PRIVATE RESIDENCE COURTYARD - PLANS TO BE DEVELOPED	35	PER PLAN
	DECOMPOSED GRANITE LANDSCAPE AREA - ROCK SIZE 4 COLOR TBD.	-	PER PLAN
	LAWN / TURF AREA - MIDWEST BERMUDA SOG UNLESS NOTED	-	PER PLAN

ATTACHMENT 40

VALERIE DRIVE

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



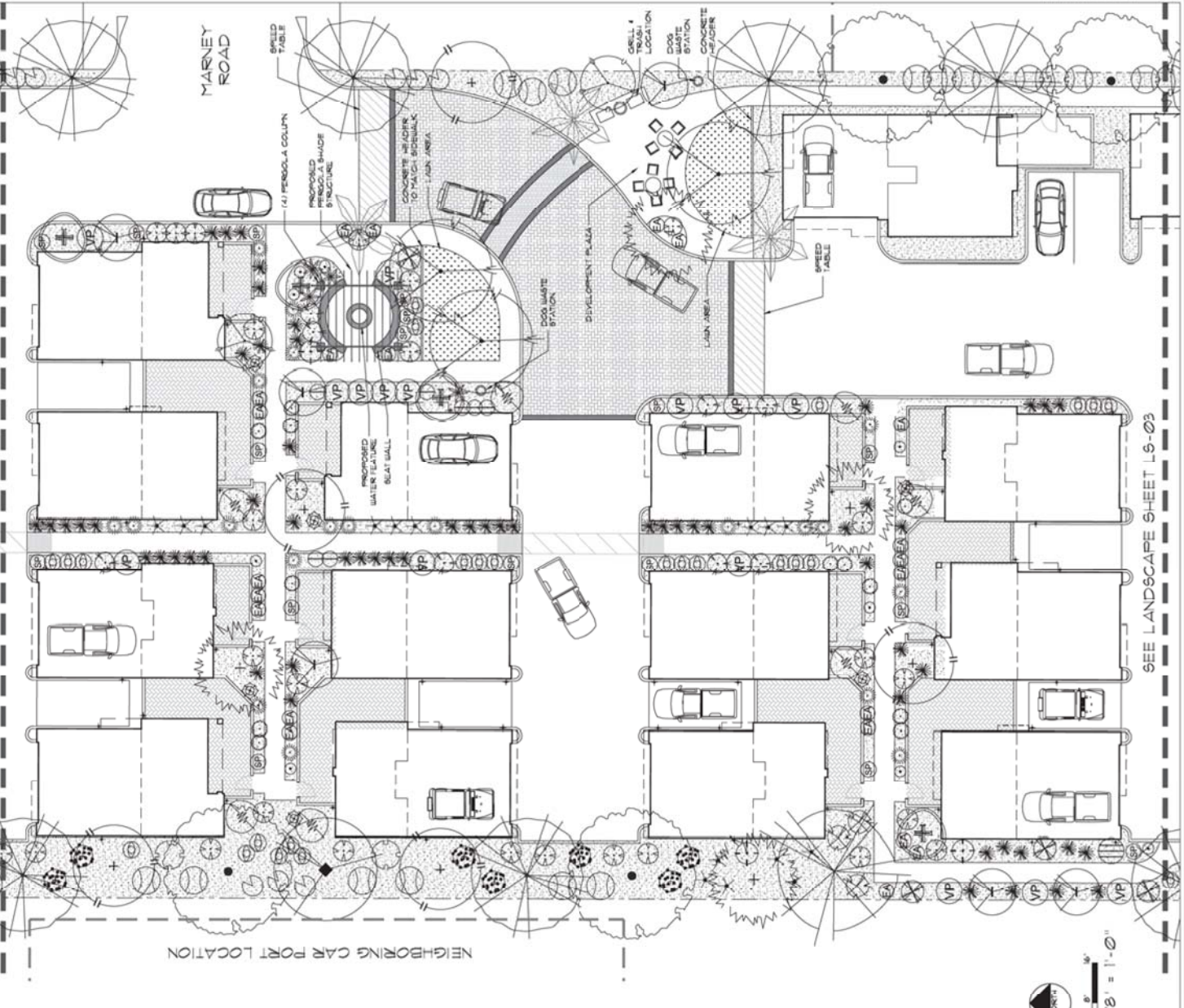
SEE LANDSCAPE SHEET L6-02

SITE PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
(Symbol)	<i>Asclepias speciosa</i>	LEATHER-LEAF ACACIA	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	SWIFT ACACIA	24" BOX, 15 GAL.	-	PER PLAN
(Symbol)	<i>Ceanothus leucanthemus</i>	BIRD OF PARADISE	24" BOX, 15 GAL.	-	PER PLAN
(Symbol)	<i>Quercus agrifolia</i>	HYBRID PALO VERDE	24" BOX, 3 GAL.	-	PER PLAN
(Symbol)	<i>Pinus edulis</i>	ARGENT PINE	24" BOX, 15 GAL.	-	PER PLAN
(Symbol)	<i>Pinus torreyana</i>	MASTIC TREE	24" BOX, 15 GAL.	-	PER PLAN
(Symbol)	<i>Pinus strobus</i>	TEXAS EBONY	24" BOX, 15 GAL.	-	PER PLAN
(Symbol)	<i>Pinus resinosa</i>	CANARY ISLAND DATE	12" D SELECTIONS	-	PER PLAN
(Symbol)	<i>Pinus strobus</i>	HYBRID MESQUITE	24" BOX, 15 GAL.	-	PER PLAN
(Symbol)	<i>Pinus strobus</i>	TEXAS MOUNTAIN LAUREL	24" BOX, 15 GAL.	-	PER PLAN
(Symbol)	<i>Pinus strobus</i>	CHINESE ELM	24" BOX, 15 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias speciosa</i>	CENTURY PLANT	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	COBI'S HORN AGAVE	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	NATAL PLUM	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	FEATHER CASSIA	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	BUSH MORNING GLORY	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	BAGO PALM	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	TOOTHLESS SPOON	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	HORNLEAF BUSH	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	GOLDEN BARNEL	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	VALENTINE EMU	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	CANDYBELLA	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	OCOTILLO	2-UP CANE	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	RED YUCCA	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	CHAMPAROSA	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	LANTANA	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	TRAILING LANTANA	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	LANGYAN'S BAGE	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	REGAL HIB	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	DUART OLEANDER	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	SLEEPER PLANT	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	DUART MITTOSHOUT	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	VAREGATED FITTOSHOUT	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	INDIAN HAWTHORNE	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	TRAILING ROSEHART	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	JOJOBA	5 GAL.	-	PER PLAN

MISCELLANEOUS LEGEND

SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
(Symbol)	PRIVATE RESIDENCE COURTYARD - PLANS TO BE DEVELOPED	35	PER PLAN
(Symbol)	DECOMPOSED GRANITE LANDSCAPE AREA - ROCK SIZE 4 COLOR TBD.	-	PER PLAN
(Symbol)	LANE / PAVE AREA - MIDWEST BERMUDA SOG UNLESS NOTED	-	PER PLAN



MTH Design Group
 Landscape Architecture
 1102 EAST WEBER DRIVE
 TEMPE, ARIZONA 85281
 matt@mthdesigngroup.com
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PRELIMINARY NOT FOR CONSTRUCTION

THE NEWPORT!
 1102 EAST WEBER DRIVE
 TEMPE, ARIZONA 85281
MTH Design Group
 Landscape Architecture
 matt@mthdesigngroup.com

FIGURES:
 1. Site Plan
 2. Landscape
 3. DMS
 4. 07.04.2013
 5. Design/Construct By
 6. MTH Design Group
 7. 1102 East Weber Drive
 8. Tempe, Arizona 85281
 9. 48' x 120'
 10. 1/8" = 1'-0"

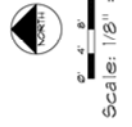
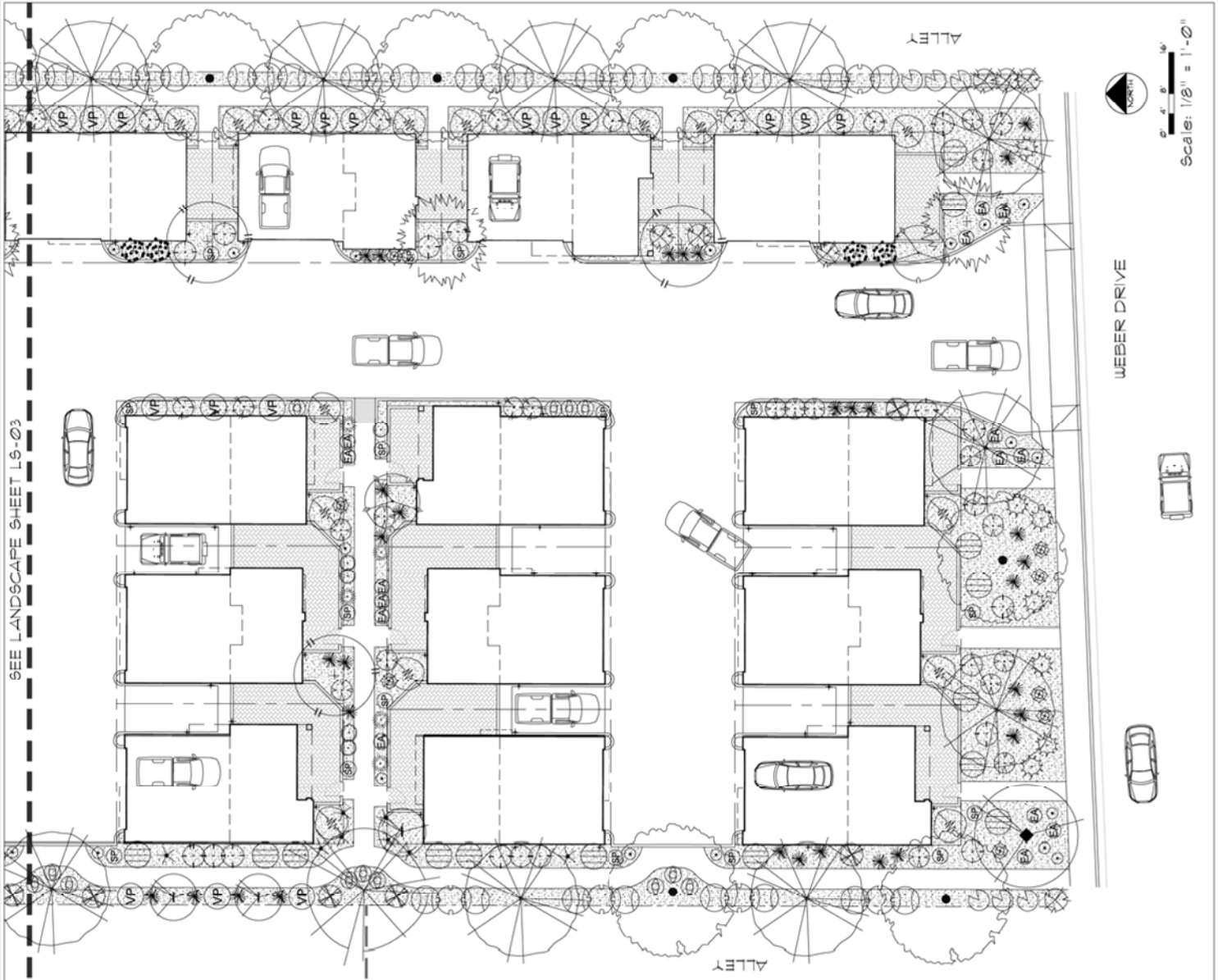
DATE:
 07.04.2013
 DRAWN BY:
 MTH Design Group
 CHECKED BY:
 MTH Design Group
 SCALE:
 1/8" = 1'-0"

LANDSCAPE SHEET LS-03 OF 04

REVIS
ATTACHMENT 42



NO. OF SHEETS	1
SHEET NO.	15
TITLE	LANDSCAPE
DATE	07-24-2013
DESIGNED BY	Justin Moore
CHECKED BY	
APPROVED BY	
SCALE	1/8" = 1'-0"



SITE PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
(Symbol)	<i>Asclepias tuberosa</i>	LEATHER-LEAF ACACIA	5 GAL.	-	PER PLAN
(Symbol)	<i>Asclepias tuberosa</i>	BLEET ACACIA	24" BOX, 15 CAL.	-	PER PLAN
(Symbol)	<i>Cassia nigra</i>	BIRD OF PARADISE	24" BOX, 15 CAL.	-	PER PLAN
(Symbol)	<i>Parsonsia x Desert Muse</i>	HYBRID PALM VENGE	24" BOX, 15 CAL.	-	PER PLAN
(Symbol)	<i>Pinus edulis</i>	ARGEMONE PINE	24" BOX, 3 CAL.	-	PER PLAN
(Symbol)	<i>Pinus edulis</i>	MAGIC TREE	24" BOX, 15 CAL.	-	PER PLAN
(Symbol)	<i>Pinus edulis</i>	TEXAS EBONY	24" BOX, 15 CAL.	-	PER PLAN
(Symbol)	<i>Pinus edulis</i>	CANARY ISLAND DATE	12"-17" SELECTIONS	-	PER PLAN
(Symbol)	<i>Pinus edulis</i>	HYBRID MESQUITE	24" BOX, 15 CAL.	-	PER PLAN
(Symbol)	<i>Pinus edulis</i>	TEXAS MOUNTAIN LAUREL	24" BOX, 15 CAL.	-	PER PLAN
(Symbol)	<i>Pinus edulis</i>	CHINESE ELM	24" BOX, 15 CAL.	-	PER PLAN

(Symbol)	<i>Century Plant</i>	CENTURY PLANT	5 GAL.	-	PER PLAN
(Symbol)	<i>Cow's Horn Agave</i>	COW'S HORN AGAVE	5 GAL.	-	PER PLAN
(Symbol)	<i>Natal Plum</i>	NATAL PLUM	5 GAL.	-	PER PLAN
(Symbol)	<i>Peartree Cactus</i>	PEARTREE CACTUS	5 GAL.	-	PER PLAN
(Symbol)	<i>Bush Morning Glory</i>	BUSH MORNING GLORY	5 GAL.	-	PER PLAN
(Symbol)	<i>Bago Palm</i>	BAGO PALM	5 GAL.	-	PER PLAN
(Symbol)	<i>Toothless Spoon</i>	TOOTHLESS SPOON	5 GAL.	-	PER PLAN
(Symbol)	<i>Horseshoe Bush</i>	HORSHOE BUSH	5 GAL.	-	PER PLAN
(Symbol)	<i>Golden Burreed</i>	GOLDEN BURREED	5 GAL.	-	PER PLAN
(Symbol)	<i>Valentine Eru</i>	VALENTINE ERU	5 GAL.	-	PER PLAN
(Symbol)	<i>Candleilla</i>	CANDLEILLA	5 GAL.	-	PER PLAN
(Symbol)	<i>Sansevieria</i>	SANSEVIERIA	5 GAL.	-	PER PLAN
(Symbol)	<i>Red Tucca</i>	RED TUCCA	5 GAL.	-	PER PLAN
(Symbol)	<i>Chuparosa</i>	CHUPAROSA	5 GAL.	-	PER PLAN
(Symbol)	<i>Lantana</i>	LANTANA	5 GAL.	-	PER PLAN
(Symbol)	<i>Trailing Lantana</i>	TRAILING LANTANA	5 GAL.	-	PER PLAN
(Symbol)	<i>Lampman's Sage</i>	LAMPMAN'S SAGE	5 GAL.	-	PER PLAN
(Symbol)	<i>Redal Mist</i>	REDAL MIST	5 GAL.	-	PER PLAN
(Symbol)	<i>Dwarf Oleander</i>	DWARF OLEANDER	5 GAL.	-	PER PLAN
(Symbol)	<i>Slipper Plant</i>	SLIPPER PLANT	5 GAL.	-	PER PLAN
(Symbol)	<i>Dwarf Pittosporum</i>	DWARF PITTOSPORUM	5 GAL.	-	PER PLAN
(Symbol)	<i>Varegated Pittosporum</i>	VAREGATED PITTOSPORUM	5 GAL.	-	PER PLAN
(Symbol)	<i>Indian Hawthorne</i>	INDIAN HAWTHORNE	5 GAL.	-	PER PLAN
(Symbol)	<i>Trailing Rosehart</i>	TRAILING ROSEHART	5 GAL.	-	PER PLAN
(Symbol)	<i>Jocoba</i>	JOCOBA	5 GAL.	-	PER PLAN

MISCELLANEOUS LEGEND

SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
(Symbol)	PRIVATE RESIDENCE COURTYARD - PLANS TO BE DEVELOPED	35	PER PLAN
(Symbol)	DECOMPOSED GRANITE LANDSCAPE AREA - ROCK SIZE 4 COLOR TED.	-	PER PLAN
(Symbol)	LAWN / TURF AREA - MIDWEST BERNICOLA SOG UNLESS NOTED	-	PER PLAN

ATTACHMENT 43

“The Newport” 1102 E Weber Project Neighborhood Meeting Summary

While most neighbors seemed slightly disgruntled to have had their busy weekday inconvenienced for a builder, the topics covered were all very much useful, insightful and overall productive for all parties. The community seemed to have many supporters of the project with some minor hesitations in capacity and stature. After hearing all sides it seemed that many community issues might be easily resolved with some additions and modifications to the development at 1102 E Weber.

One of the issues that arose was the access off of Marny; neighbors were very concerned of the traffic going to Miller as most cars would use this as a shortcut. The community was assured that a gate would be in place at the Marny junction and would either be manual or electric and serve for fire, police, emergency and refuse.

The density of the site was a large concern of the neighbors, while almost everyone agreed that they genuinely liked the design and aesthetics of the structures, they agreed that there were too many units on the 2.29 acres. This concern was addressed in two parts.

One, the proposed density offered a transition from the apartments to the West and the single-family homes to the South and East of the property. The density was originally higher at 57 units total and was decreased by 17 units in order to better accommodate the neighborhood. The increased density to allow 40 units was explained as a key factor in the appeal and value for these homes. It was explained that keeping the density as is would not allow the project to be a viable venture and would not provide the increased value in the surrounding homes.

The second explanation for the high density was that of building a community within a community and the type of young families and professionals that it will attract due to the units sustainable appeal. The site seeks to accommodate new Tempe residents relocating due to the estimated surge in the working population. With this increase of neighbors are the added benefits of increasing attendance at Laird Elementary School securing it to remain open and receive necessary funding, increasing the use of the Multigenerational Center and the positive economic impacts on the value of the surrounding homes in the neighborhood.

Height was also a considerable concern of the community. Neighbors were concerned with privacy for themselves, new residence and views being obstructed. While the units are being proposed at 4 feet taller than zoning permits, the units have taller 10 foot ceilings. The taller ceilings add to the appeal of the loft-like design and are crucial in accomplishing the appropriate upscale appeal of the properties. As for the privacy issue, it was explained that the design was heavily influenced by ways to keep everyone's privacy at the highest level possible. Slot windows will be used on the units that abut the neighborhood and other units. These windows are raised and used in bathrooms and stairwells and none of the units have major windows facing the outside community. The privacy concern was extensively addressed by the architect and the window designs offer privacy, light and safety.

The 6 units on the Southeast side of the property were asked to be decreased to two stories or patio homes in order to not obstruct neighbors views. It was explained that all of the units have garages on the first floor so reducing the levels in some of the units would not be conducive to the project and would not offer enough space to attain the sales price sought out by the development to increase the overall value of the neighborhood.

After reviewing the backyards of the Southeast neighbors, the homeowners and renters that hold the most concern for their own properties privacy with the 6 units along the alley, we noticed that the areas effected were rather desolate or misused (see Exhibit).

The amount of parking spaces per unit was a concern and the required 2.5 parking spaces was discussed in detail. The side-by-side garage plans were shown as well as the additional parking spaces on the site plan. If additional parking is needed a process to ask permission to use the community center parking lot was brought to the neighbors attention and seemed like an acceptable resolution. Weather in Arizona typically deters people from parking on streets when parking spaces are provided. It was suggested that most people will use their garages and spaces near their own homes.

The alleyways in conjunction with the effect on the yards were brought up. After much deliberation and confusion, the specific neighbor really wanted to put a wall exactly where a wall was going to be built on the East side of the property. This brought up a concern with the wall extending to the driveway on Valarie and pedestrians and motorists possibly not being able to see each other. A vision triangle was suggested with the wall tapering down for visibility issues specifically on the Valarie side.

The pedestrian traffic was a large concern as most students heading North to school do cut through the alleyway. The concern was that they would now use the development to walk through and the dangers that come with the residence cars and the pedestrians in a single concentrated area.

Suggestions from the community for this issue were extremely helpful. They wanted the addition of a speed hump or traffic table on Valarie to slow down cars and give a designated crossing space on the street. After requesting the appropriate information from Cathy Hollow, Sr. Civil Engineer with the City of Tempe, we were informed that according to the last survey performed, Valarie does not meet the speed and traffic volume required to install speed humps or traffic tables. A small raised pedestrian table is being considered in order to provide some variation between street and pedestrian walkway.

In order to provide a safe environment on the property, a walkway or specific path might be created for pedestrians to get from Weber to Valarie in a safe non-obstructive manner. Also, possibly working with the Orbit Bus System to create a stop on Weber between Harold and Rose was a valid suggestion given by the community. We have been in contact with Eric Iwerson, Tempe Transit Division in regards to the details in providing the stop with a structure, bench, sign and schedule to promote the use of the system for children going to school and for the community to increase ease of use of the Orbit System. This would help commuters and assist in the promotion of the concept of the new homes; community and sustainability.

The stark difference between old a new was a valid concern of the community. A neighbor brought up the idea to offer painting and landscape modifications to the existing homes that wanted to be a part of the transition. This would show good faith to the community that the development is attempting to increase the value of the surrounding homes while making the neighborhood look more cohesive. The community present for the most part agreed that they liked the idea of easing the transition. A letter has been sent out to community requesting some feedback on who would be interested in the painting and landscape transition opportunities. American West Development Company hopes that most or all of the neighbors within 300 feet of the property will take advantage of the opportunity to refresh and update the exterior of their homes.

In summation, the neighborhood meeting was a great success. Many people seemed satisfied that the project will in fact increase the appeal of the neighborhood and that with a few additions and changes, the project can make the neighborhood safer, more accessible and secure a viable future in the City of Tempe. The 1102 E Weber project offers this established neighborhood a new lifecycle by increasing the younger population, updating the housing options and creating a community that is helping to create something together.

Exhibit

Weber looking northeast towards Rose



Weber looking down on Rose



Dear Tempe Resident,

The City of Tempe Planning Department has reviewed the preliminary plans for the project located at 1102 E Weber. The Planning Department is supportive of this project moving forward.

American West Development Company would like to request your support in the positive development of this vacant lot of nearly 60 years. The development of this property will increase surrounding property values, promote sustainable living and positively amplify the aesthetics of the neighborhood.

NAME	ADDRESS
BOB HENDERSON	1048 E. WEBER DR
ISMAEL MORELOS M	1103 E. WEBER DR
Stanley Naylor	1102 E Weber Dr
Craig Naylor	1117 E Valerie Dr.
Albert Dare SR	1212 N. Harold St.
Darlene Justus *	315 E Starfield
* concerns - pedestrian crossing @ Valerie	
Height of houses closest to homes - make 2 story	
Dog Area (grass)	
Jennie Naylor	1102 E Weber Dr.
Dale Luning - pedestrian Crossing	5ep Ted 480-968-5931

American West Development Co
PO Box 8270
Scottsdale, Arizona 85252
480 275 8562

Resident
Street Address
Tempe, Arizona 85381

Dear Neighbors of The Newport located at 1102 E Weber,

Thank you to all of the community members who were able to attend the neighborhood meeting February 28, 2013. I hope that you found the meeting helpful and productive. I realize that there are still many concerns regarding this project and I am diligently working with the city, looking for ways to accommodate the requests made. Among many of the welcomed suggestions given at the meeting, the option to create a cohesive neighborhood transition is something that I am considering.

I would like to confirm who might be interested in participating in this transition within a specific radius of The Newport. If you are interested in the possibility of having your property painted or provided with certain landscape designs, please notify my assistant at TheNewport@yahoo.com so that we can further plan for the community enhancement The Newport wishes to provide.

Thank you for your consideration.



Joseph Risi

Subject: 1102 E Weber Project "The Newport" and the Orbit System
Date: Saturday, March 23, 2013 4:30:22 PM MST
From: Abigail Fine
To: eric_iwerson@tempe.gov
CC: Joseph Risi, Kaminski, Diana

Hello Eric,

I represent American West Development Company building the homes located at 1102 E Weber, The Newport. During our neighborhood meeting it was brought to our attention that some safety issues have been a concern in the specific neighborhood near the Laird Elementary School.

Residents have shared that many of the students use private property in order to get to school. We are anticipating pedestrian traffic through our development and are considering different solutions. The neighborhood seemed to be in full support of possibly increasing the convenience and visibility and creating an Orbit stop on Weber between Harold and Rose. We would like to find out if the City of Tempe might allow us to offer the neighborhood a shaded structure or bench with signage and a schedule.

Please let me know if this is a reasonable request and what we will need in order to move forward with possibly creating this safety enhancement in partnership with the Orbit System.

Thank you for your consideration.

Abigail Fine

=====JOSEPH TSIYONI =====

1415 N. Rose Street
Tempe, Arizona 85281

Tsiyoni@Cox.Net

Phone: (480) 949-0894
Fax: (480) 949-3838

2/15/2012

Dear Ms. Kaminski:

Regarding the plan for 1022 E. Weber, for American West Home Co., especially request for rezoning for two major changes:

- A. Three stories, at 33'
- B. 40 units instead of 12 (or 18) on the same area.

Please be advised:

1. WE strongly object to the plan and rezoning, and so far, in several minutes today, owner of 6 house expressed objection, i.e. all houses in the Cal-de-Sac each of the house on 1022 E. Weber. These, and other, will contact you soon.

2. We object to high rise because we have been living in a single home area whereby all houses or single- one story houses, and have been there since the area was built. We purchased the house to enjoy the sky and view.

We do not agree to lose that, and to turn our neighborhood to a crowded are, with massive traffic, dozens of vehicles in a small area, noise, and other adverse elements we never experienced.

3. We object to reduction in the value of the houses just excuse a builder wishes to enrich from high rise.

4. We object to create a FORT in the middle of the neighborhood, which is extremely bad, and changes the environment, and turns our area to a mixt of slams and apartments complex type, where people who wish to buy single homes would not wish to live in.

5. We value the blue sky, and threes, and the view at sunset. These cannot be taken from us just because someone wishes to make money. Please consider yourself having that situation, looking at West, and instead of sunset you see a wall!

6. The builder should have conducted a survey to understand the objections, and then to make a reasonable plan. However, most likely the city council has become more lenient on behalf of residence, not by their own homes, but on our behalf, and signals builders they can take advantages and propose plans as they wish.

7. I have explained to you, and verified today by a few neighbors that the postcard for the meeting, although be comply with the requirements, is a poor, one, almost unseen, no one considers that, and only those people like myself who are more careful, read it. A few people told me they remember throwing a postcard to the trash as it look like a cheap advertisement.

This issue will be brought before the city council.

8. It is upsetting that the City of Tempe have not set ordinance preventing such application. It is outrageous to have an elephant structure in the middle of large neighborhood, making it not only ugly, but lowering its style, combining apartments-style, with narrow driveways, dozens of cars getting in and out, and making the environment downgraded.

I can assure you 100% that the City of Scottsdale would never ever even consider such change in zone, and it never had, as far as I was able to verify. This is why Scottsdale looks much nicer, and Tempe if getting to look like a slum. We can't let that happen here in our home.

The area would look like 47 Lane & Dunlap, except this will be 3 stores building, much uglier.

9. I would like to suggest postponing the meeting, and requesting that builder to send a much better, more recognized and explanatory LETTER, not a postcard. so that all can see, recognize, understand and consider

10. While speaking with Ms. Fine, I came up with a spontaneous idea, which can be considered, even before the meeting:

To start at Weber with two single homes like in the entire area, the moving with a few homes behind, parallel to the first three houses on the EAST side of the East Ally (along the houses on the west side of Cal-De-Sac Rose & Weber, that is about 250'. Starting from the, two stories homes, advancing to three parallel to the apartment complex north of Weber.

This may be the best and only compromise, and it should be seriously considered. We cannot, and will not let building three stories monster in front of our homes, stealing our pleasure, leisure and whatever the constitution states.

11. Please also be advised that, not knowing when the Zone allowing 30' has been approved, that that zone can be changed at any time with the proper procedures, so that the developer is not shield against such and other measures which may be taken by the upset residents.

I send this message to the builder verbally on Feb. 17 via Ms. Fine, and I hope that he will be kind enough to understand that this cannot, and will not happen, and to be nice to us, and not make us angry, and let us leave in peace and enjoy our property is the only solution.

However, prior to sending this email, Mr. Rise called me and was significantly aggressive by dictating his view, claiming, in his words, that there will not be profit if single hoes are built, etc. I explained that he put the money, and he should have known that it is not guarantee that his plan would be approved. At one point, being so forcible, dictating his view, and unwilling to hear my view or to be open, then he terminated the conversation, which I believe does not help his cause.

Sincerely,



Joseph Tsiyoni

c.c. wes@americanwestdevco.com

c.c. abby@ssigllc.com

From Joseph Tsiyoni
1415 N. Rose Street, Tempe 85281

Dear Ms. Kaminski:

Re: Mr. Joseph Risi

I compelled to add to my first email about this builder.

I have spoken with his assistant, Abby, and explain to her in details most of my (our) concerns.

It appears that Mr. Risi, who initiated a telephone call on Friday evening was determine to 'shot me off' by dictating that he has been a builder improving neighborhood, and that none of his plan was ever denied. He made a statement that he will not build even one single home, and all must be three-story homes.

When I suggested to consider a compromise even before the meeting, he aggressively denied that, said there will be no changes, and then terminated the call by hanging up the phone.

It is clear that the City of Tempe is used as a city whereby such rezoning can easily earn the support of the City council, and I am extremely disappointed that this is the image of our city, the City Council, and the Zoning department.

Just "hire a layer, make a plan, and hot the road" to get approved.

Obviously changes have been made in some plans, such as the commercially project you mentioned, but to initiate such aggressive plan in the middle of a single-home neighborhood, whereby the builder is determined to ignore any idea or objection, believing he can easily win the Council vote is outrageous.

Mr. Risi also mentioned that he can easily build 18 units without any problem, while you and I discussed that:

1. The current zone if for 12 units,"with possibility for 18";
2. The current zone allows 30'
3. That I claim that it has never applied for 30' single homes, and despite the historic zone decision, which I believe can and should be changed, there is not a single home in this area
4. I add that that is with the exception of commercial area, such as N. of Curry on miller, the apartment complex north of Weber, etc.

I WAS MORE CONCERN ABOUT ONE PART OF MY DISCUSSION WITH MR. RISI:

(ALTHOUGH THE TELEPHONE CALL WAS VERY SHORT, AND HE WAS EXTREMELY IMPATIENT AND FORCIBLE":

Mr. Rich said the land was expansive, and he cannot build single homes for that price. I replied that that was his mistake by spending too much money on a small parcel, and in order to make money, he needs to build high on "our expense". (I told you the same).

This means to me everything: That a businessman who wants to enrich 9and that is his prerogative), DID NOT GAMBLE ON CITY'S APPROVAL, but "goes for sure" to receive city

approval. That is troubling to citizens, as it is great deal of audacity from one hand, and failure of the City of Tempe by having such image.

If I am not mistaken, a good example to what Mr. Risi's plan is the single homes, two stories, with narrow ally, on Dunlap and 47th Lane, going North. Except that here Mr. Risi wants higher, and higher.

HOW A "MONSTER" WILL BE BUILD IN THE MIDDLE OF THE NEIGHBORHOOD IF APPROVED

If you can picture that area, please picture it in the middle of our neighborhood, and you are 'killing us".

Finally, Mr. Risi claimed he is a savior for many neighborhood, as his construction "increase the value" of the areas where be built. He added derogatory comments about the quality of this neighborhood.

However, one thing he did not mention is true:

Being in such location, there are many rented properties. Problem is that in many houses, many people live together, against the city ordinance. Unfortunately, the city only checks that when there is a specific complained. Thus, you can see fleet OF CARS PARKED BY EACH HOSE.

In closing, Mr. Risi decline my suggestion to start with a few single homes on Weber, and proceed with 2 and three story home north of that, parallel to the apartment complex.

I hoe you can use this letter to approach the city council so that they should know what and how builders feel about getting planes approved,.

Sincerely,

Joseph Tsiyoni

JOSEPH RISI
480-275-8562
805-636-9805

Abby: 602-309-1332

AMERICAN WEST DEVELOPMENT COMPANY
2/28 Multi Generation Center 1555 N. Bridalwreath St, Tempe AZ 85281
6 pm

a. from Low density to Mid-high

1. From R1-6 to R1-PAD

3. From 12 homes (actually 12) to high increase, reduce building elevation

4. 40 3-story detached homes, 33'+ 1535 – 1659 sq. ft., 2 car garage

AFTER:

4/9: development review 6 pm

5/9; City Council 1st hearing: 7:30 pm

5/30: City Council: 7:30 pm,
31 E. 5th Street

Kaminski, Diana

From: Patricia Carroll <patcarrollaz@gmail.com>
Sent: Sunday, February 24, 2013 9:39 PM
To: Kaminski, Diana
Subject: The Sky View at Tempe Project 1102 E. Weber - I contest & agree w/J.Tsiyoni
Attachments: 0-builder zoning.docx

RE: The Sky View at Tempe Project - 1102 E. Weber

Ms. Kaminski:

I agree with Joseph and contest as stated in Joseph Tsiyoni's (2) letters...attached. I own a single family home located at 1404 N. Rose Street. My home is directly east of 1102 E. Weber. I strongly object to the plan and rezoning.

Patricia Carroll
1404 N. Rose Street
Tempe, AZ 85281

Kaminski, Diana

From: Cindy Williamson <dcwilliamson@cox.net>
Sent: Monday, February 25, 2013 9:44 AM
To: Kaminski, Diana
Subject: Sky View Project in Tempe

RE: The Sky View at Tempe Project - 1102 E. Weber

Dear Ms. Kaminski:

My husband and I own 2 properties located at 1410 & 1414 N Rose Street. These homes are directly east of 1102 E Weber Dr.

We agree with Joseph Tsiyoni in principle and *strongly object to this plan and rezoning*, due to the significant invasion of privacy in our outdoor living space.

Sincerely,

Cindy Williamson

David & Cindy Williamson
253 E Tremaine Drive
Chandler, AZ 85225

Owners of 1410 & 1414 N Rose St, Tempe

From: Edwin Grobe Phone: _____

Address: 1411 N. Scovel, Tempe, AZ 85281
Tempe, Arizona 85281

Ms. Diana Kaminski
City of Tempe Planner
480-858-32391

diana_kaminski@tempe.gov

ATTACHMENT 58

Dear Ms. Kaminski:

Regarding the plan for 1102 E. Weber, for American West Home Co., especially request for rezoning for two major changes:

- A. Single homes at Three stories, 33' high
- B. 40 units instead of 12 (or 18) on the same area.

Please be advised:

Agreeing with objections provided by my neighbor Joseph Tsiyoni, I respectfully submit my objection to the project as presented.

I support the arguments submitted, and hope the City will not approve any project which involve more than 12 single homes, one story on the respective lot.

Kaminski, Diana

From: joseph tsiyoni <tsiyoni@cox.net>
Sent: Sunday, March 17, 2013 3:03 PM
To: Kaminski, Diana
Subject: 1022 PROJECT
Attachments: VIEW-AFTER1.jpg; VIEW-AFTER2.jpg; VIEW-AFTER3.jpg; VIEW-AFTER4.jpg; VIEW-NOW1.jpg; VIEW-NOW2.jpg; VIEW-NOW3.jpg; VIEW-NOW4.jpg

diana_kaminski@tempe.gov

=====JOSEPH TSIYONI =====
1415 N. Rose Street Phone: (480) 949-0894
Tempe, Arizona 85281 Tsiyoni@Cox.Net Fax: (480) 949-3838

3/17/2013

Dear Ms. Kaminski:

Regarding the plan for 1102 E. Weber, for American West Home Co., especially request for rezoning for two major changes:

Attached please find four sets of photos showing the are before and after the building, if the plan is approved. The photos were taken from 1404 N. Rose, and similar applies to the entire are, including my house at the Cal-De Sac.\

I respectfully request to use these photos as evidence of objection to the plan.

I think the city official as well as the city council can clearly see what this monster can do to our life. The entire neighborhood consists of one story single homes, and building this monster in the middle of the area will change our life forever.

In addition, to clarify, I ask to make it clear to the city official and the counsel:

A. The builder plans to invest about \$175,000 for each unit, which means he must sell for at least \$225,000 each unit to make some profit.

B. In the crowded area, if allowed, it is unthinkable to purchase a three story home, with almost zero yards, and no view, and other high rise in front and back for that amount of money.

C. Therefore, it is most likely that the homes will be used for rental, which WILL bring many students and other people, normally 4-8 people in one home. As you can see now. (Needless to say that the city does not enforce the city ordinance of "no more than 3 tenants" in a home for two reasons:

- i. The inspectors claim someone must complain;
- ii. When the inspectors show up for inspection, if any, tenants are told to say they are cousins, and the city automatically accept verbal statement and the inspector leaves the area.

D. Thus, based on current volume of house rented, I anticipate that the proposed are will become a SLAM PROJECT with days and nights parties of young people, and most likely a crime area for drug users, and just people who have no care for others.

This will turn our lives upside-down.

E. I respectfully request that the city official and the city council members VISIT THE AREA, TALK TO US, and see for themselves the damages if the project is approved.

Please kindly confirm this email and the attachments will be used as part of my objection.

Sincerely,

Joseph Tsiyoni









ATTACHMENT 64



ATTACHMENT 65

From: Christine Busch <cbusch@tempeschools.org>
Date: Mon, 08 Apr 2013 12:52:49 -0700
To: Abigail Fine <abby@ssigllc.com>
Cc: <risicorp@hotmail.com>, Nancy Uxa <nuxa@tempeschools.org>
Subject: Re: The Newport : Meeting Recap

Good afternoon Abigail,
Thank you for taking time to meet with Nancy Uxa and me to discuss your very exciting project in the Laird school community.
We are most anxious to collaborate with community and business partners to help improve our school communities and to tie real life experiences, like constructing new neighborhood buildings, to our students' learning in all our school communities.

Thank you for taking the time to meet with us, to share your ideas, and to you and Joseph for your willingness to enhance the community by supporting and enhancing our schools. I hope to see you at the City of Tempe's Planning and Review committee meeting if I am able to rearrange my schedule.

Kind regards,
Chris

Christine Busch
Superintendent
Tempe Elementary District 3
(480)730-7102

NOTE: This message is intended only for the use of the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the sender of this email or by telephone at (480) 730-7102.

Abigail Fine <abby@ssigllc.com> writes:
Dear Chris and Nancy,

It was a pleasure meeting both of you today, thank you so much for your time and enthusiasm. As we discussed, American West Development Company would like to work with the Tempe School District and Laird Elementary School to enhance the neighborhood and seek to increase the school-aged population with the installation of 40 single family homes. We look forward to looking further into the following possibilities:

Offering Laird Elementary School the opportunity to transition and enhance the property by possibly painting in a similar or identical color palette.

Researching other improvements that might help to increase the "curb appeal" of the school.

The inclusion of the elementary students on the construction and engineering process by creating a 1 or 2 year curriculum incorporating the math and science behind the construction plans and process.

The possible addition of a safe pedestrian walkway or clear path created possibly on the east side of the property running north to south.

Thank you for all of your questions and ideas. Again, we are looking forward to working closely with the entire neighborhood to create a cohesive thriving neighborhood.

Abigail Fine
602 309 1332

The Newport | American West Dev Co

----- Forwarded Message -----

From: Debra Jacobson <realtordeb@earthlink.net>

To: TheNewport@yahoo.com

Sent: Friday, March 29, 2013 12:02 AM

Subject: The Newport Neighbors

Dear Mr. Risi,

Thank you for the opportunity to participate with the neighborhood transitioning for The Newport. I'm hopeful it will eventually be a win-win for you and the neighborhood.

My home is located on Weber Drive, three houses west of the proposed project. I am interested in having my house and front wall painted a color related to The Newport. I might also be interested in having a desert landscape design aspect in front that would help integrate the development with the neighborhood. (perhaps barrel cactus?)

I feel a cohesive transition is especially important on the north side of Weber Drive from Scottsdale Rd to the main Newport entrance. Most potential buyers will be approaching from that direction. The existing homes are small, older and set far back from the street. A stark contrast to their modern, high density 3-story new neighbor. A vibrant cohesive transition might also include uses of design elements and building materials taken from The Newport such as stucco and metal to be used creatively at the property lines or on fences of these homes.

Thank you for your willingness. I look forward to seeing you again.

Debra Jacobson

1036 E. Weber Dr
Tempe, AZ 85281

Debra Jacobson, CRS, GRI
Broker
Neighborhood Realty
7753 E. Catalina Dr
Scottsdale, AZ 85251
Direct: 480-945-2900
Fax: 480-945-1088
E-mail: realtordeb@earthlink.net

The Newport | American West Dev Co

----- Forwarded Message -----

From: Gene Radbury <gradbury@msn.com>

To: thenewport@yahoo.com

Sent: Friday, April 5, 2013 1:02 PM

Subject: The Newport

I own the house at 1134 E. Marry Rd and I am interested in your community enhancement. Please provide more information.

Thank you

Gene Radbury
1337 E. Orange St.
Tempe, AZ 85281
480-968-3236
Cell 602-881-9603
gradbury@msn.com

The Newport | American West Dev Co

----- Forwarded Message -----

From: Dennis Mack - PLANDEVX <DennisMack@mail.maricopa.gov>
To: "TheNewport@yahoo.com" <TheNewport@yahoo.com>
Sent: Monday, April 1, 2013 2:42 PM
Subject: Newport neighborhood

Dear Mr. Risi,

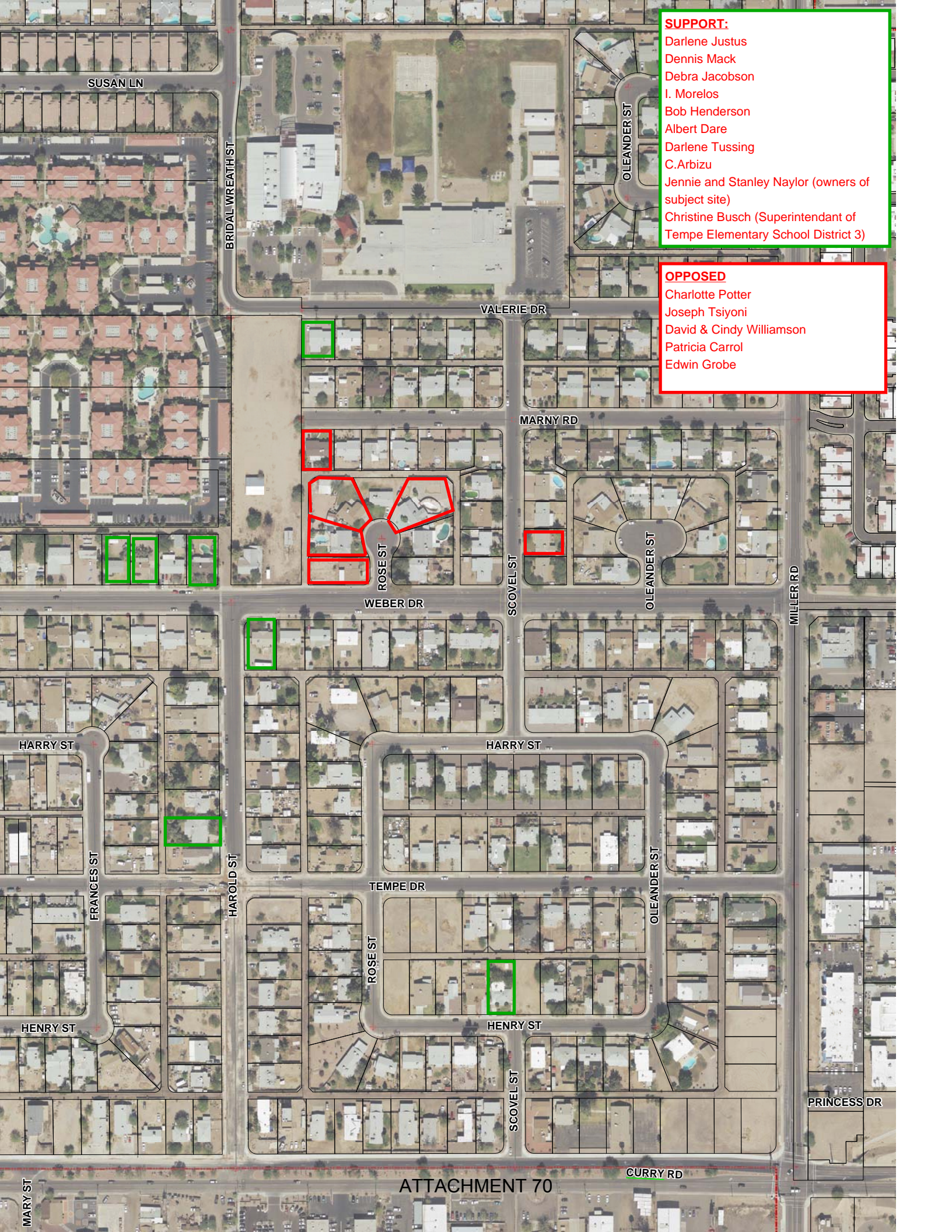
Thank you for your concern for our neighborhood. I have lived at 1030 E. Weber Drive for 23 years and also own the property at 1024 E. Weber Dr. I did attend the get together at the multigenerational center.

I would be interested in your offer to paint my house and front wall to match your new development, as well as any landscape improvements that might make our street more attractive and blend in with the Newport.

I will be at the April city of Tempe hearings and at the present time I feel inclined to side with you on the Newport but need more information .

Thank you for your interest in our well-being. As for me, I intend to live on Weber Dr. for the rest of my life. It is my home and I love living here.

Dennis Mack
1030 E Weber Dr Tempe AZ 85281
Home:480-941-1542



SUPPORT:
 Darlene Justus
 Dennis Mack
 Debra Jacobson
 I. Morelos
 Bob Henderson
 Albert Dare
 Darlene Tussing
 C.Arbitzu
 Jennie and Stanley Naylor (owners of subject site)
 Christine Busch (Superintendent of Tempe Elementary School District 3)

OPPOSED
 Charlotte Potter
 Joseph Tsiyoni
 David & Cindy Williamson
 Patricia Carrol
 Edwin Grobe