

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 06/14/2016  
Agenda Item: 4

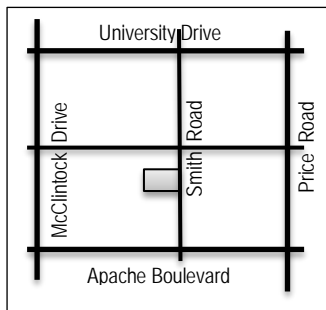
**ACTION:** Request for a Development Plan Review and Use Permit Standard for increased building height for a new three-story, 9 unit multifamily development and an existing dwelling unit for SMITH ROAD APARTMENTS, located at 940 S. Smith Rd. The applicant is Fred Woods.

**FISCAL IMPACT:** There is no fiscal impact on City funds.

**RECOMMENDATION:** Staff – Approval, subject to conditions

**BACKGROUND INFORMATION:** SMITH ROAD APARTMENTS (PL150372) is a new nine-unit multi-family building proposed to be built adjacent to an existing single family home on the same lot. The property is zoned multi-family and the project meets all of the development standards for this zoning district with the exception of building height, the applicant is seeking an increase in building height to accommodate architectural enhancement of the roofline. The request includes the following:

1. Development Plan Review including site plan, building elevations, and landscape plan
2. Use Permit Standard to increase the building height from 30' to 33' to allow architectural parapet design



Existing Property Owner	Todd Kenney
Applicant	Fred Woods, Wood Associates Architects, LLC
Zoning District	R-3 TOD - Multi-Family Transportation Overlay District
Gross/Net site area	.59 acres, 25,758 s.f.
Density	17 du/ac (20 du/ac maximum allowed in R-3)
Unit Types	1 - two-bedroom 4 - three-bedroom (including existing unit) 5 - four-bedroom
Total Building Area	14,149 s.f. new building and 1,728 s.f. existing unit
Lot Coverage	7,011 s.f. 27% (50% maximum allowed)
Building Height	33ft (30 ft maximum allowed, 33' allowed with use permit standard)
Building Setbacks	21' east front, 15' west rear, 12' side (R-3 20' front, 15' rear taken from center of alley, 10' side minimum) (existing house is grandfathered non-conforming)
Landscape area	33% (25% minimum required)
Vehicle Parking	25 spaces on site, 3 on street (28 min. required, 35 max allowed, TOD parking ratios and on-street parking allowed)
Bicycle Parking	33 spaces, 10 at ground level, 23 in storage lockers (9 min. required)

**ATTACHMENTS:** Development Project File

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

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

## COMMENTS:

This site is located almost mid-block between University Drive and Apache Boulevard and between Price Road and McClintock Drive. The existing site has one single-family residence on a half-acre R-3 zoned multi-family lot located within the Transportation Overlay District. The project would add a single three story multi-family building, containing three dwelling units per floor, for a total of nine units. The property owner wishes to keep the existing single family house on site, as a tenth unit, as allowed by density designation within the existing zoning. The proposed multi-family development would have a total of 34 bedrooms. The proposed project conforms to all zoning standards, with the exception of building height, where an additional three feet has been requested in order to vary the architecture of the flat roof with a parapet. A use permit standard for this 10% increase in building height has been requested. The existing house does not meet required setbacks, but was determined through site research to be grandfathered in from the original annexation of the property as a legal non-conforming condition. The new building would comply with zoning setbacks. The site is within the Transportation Overlay District, and therefore is allowed a reduction in parking, and utilization of street parking along Smith Road. The project provides 18 covered parking spaces and seven uncovered parking spaces on site; with the three on-street parking spaces, the total available parking is 28 spaces, in compliance with the code.

This request includes the following:

1. Use Permit Standard for a 10% increase in Building Height from 30' to 33'
2. Development Plan Review which includes: a three-story residential building, an existing one-story house, surface parking and landscape on .59 acres.

The applicant is requesting the Development Review Commission take action on the items listed above.

## PRELIMINARY SITE PLAN REVIEW

October 22, 2014: The submittal of a site plan without sufficient data for a complete review was submitted for preliminary review. Comments were largely technical in nature including refuse, site circulation, utilities and retention, dimensioning, parking etc. Questions were raised about the existing house location and process requirements for the proposed project in a multi-family district keeping the single family structure. Staff recommended a different site configuration including podium parking to allow covered parking and more usable landscape area.

January 28, 2015:

- A single site plan was submitted, with a floorplan and landscape plan overlaid on one sheet.
- It was determined that the existing house could remain but should be upgraded to match the new building colors and materials for continuity.
- TOD requirements for parking reductions and on-street parking would be allowed and the increased sidewalk width would apply.
- Staff requested shade for parking, since there was no room for trees along the northern side of the site.
- Staff questioned the number of bedrooms proposed within the development, which had no master bedrooms, limited site amenities and no interior livable space beyond minimum living area.
- Staff recommended interior loaded stairwells, rotating the entry to the eastern units to allow a street-front elevation, requirements for four-sided architecture.
- The plan showed exterior storage units for bikes on the east and west ends of the building. Staff recommended that bike storage be incorporated into an interior storage area 1 per unit, not one per bedroom, and not use storage rooms not be located on the street front.
- Staff referenced the design criteria within the code for reference to future submittals.

April 29, 2015:

- A single site plan was provided for review
- Tandem parking was shown which would require a use permit.
- Staff recommended that the eastern units be rotated to face the front door to the street on the first level.
- Storage units were now incorporated into hallways within the building, providing one storage unit per bedroom. No additional information was provided for staff to review or provide comment.

June 3, 2015:

- This was the first review of the site plan with landscape plan, elevations and floorplans.
- Provide rendering of street view with existing house and demonstrate integration of existing and new.
- Provide more subtle color variation between main building elements and a different selection of colors and materials (proposed colors were taupe, gold toffee, leather brown and orange).
- Suggested materials included split faced masonry along wainscot of old and new to tie the buildings together, standing metal seam roof on existing house to tie to metal details on new building.
- Parapet to have architectural variation without a false front façade that was visible from the back side on other elevations. Provide larger canopies over windows.
- Provide larger windows in living areas on north side of units and provide windows on the east and west elevations.
- Provide landscape plan with unique symbols and more plant variety.
- Provide amenity area for residents.
- 8' sidewalk required per TOD (prior comment)
- Staff recommended a reduction in the number of bedrooms, provision of a master bedroom within each unit, and more livable area within each unit by the removal of the interior bike storage lockers and incorporation of storage within each unit (such as an enlarged laundry room).
- Per prior comments, orient the east end lower floor unit to face the street.
- Per prior comments, provide internally loaded stairwells, with conditioned space, bike storage provision at the ground floor underneath.
- Safety concerns expressed about the narrow hallway with bike storage lockers on each floor.
- Request for floorplan of house to verify it was not configured/used as a duplex, which would affect density.

September 16, 2015:

- As a new development, we need floor plans and elevations of all buildings on site, and verification that the existing building is one residence and how many bedrooms are inside. This is tied to density and parking, and is not demonstrated by the plans submitted.
- Site Plan Review Comments from prior submittal have not been addressed.
- First floor unit on east end should be oriented to face the street.
- Refer to requirements within the TOD, 8' sidewalk and 14' pedestrian amenity area required along Smith Road. TOD requires building orientation to face the street.
- Existing house needs to be designed to fit into the architecture of the new design.
- Provide private outdoor open space per design guidelines in Appendix A
- Concern with the limited space available for landscape trees, it appears there are only 3 on the northern side, 2 on the western side, and none on the southern side, and none of the required street trees provided. The perimeter of the site is relatively sparse of shade or landscape materials.
- Concern regarding design of elevations, demonstrate compliance with the design criteria of the zoning code.
- Interior of units do not provide a functional living space see comments on the plans; do not provide individual storage units on each floor, provide master bedrooms, internal storage areas, and laundry rooms that do not take up a portion of the living room.
- Reduce the number of units or bedrooms to meet parking requirements.

December 9, 2015:

- Full submittal of plans was provided for review. Additional technical comments were provided.
- Staff asked for material samples
- Provide more variety in elevation material such as incorporation of stone or masonry
- The color scheme presented was considered dated and potentially challenging to take to the Commission, staff advised that a more contemporary color palette be used.
- Comments regarding false front parapet, larger canopies, interior floor plan changes were made again with this review.

May 4, 2016 Staff Comments:

- Elevations show building height measured from finished floor, not top of grade. Verify building height and dimension elevations and sections to show heights per code definition. Use Permit Standard required for building height above 30' in R-3 Zoning District. The applicant verified the height and applied for the Use Permit Standard to allow the additional height.
- Landscape plan should reflect size of mature plant species, provide minimum of 60% mature vegetative coverage in smaller planting areas, review plant height requirements in code pertaining to safety for pedestrians, and consider different species in areas of greater expected shade. Recommendation for turf along east side of the new building.
- Staff recommended larger shade awnings over multiple windows, rather than individual canopies over small windows, and advised that shade on the south side elevation should not be limited to the top floor units but provided over windows on all floor levels.
- Per prior SPR comments, modify the interior floor plans to incorporate the storage into the individual living units. With the exception of this one additional comment, the applicant made all changes indicated from the final site plan review.

Summary of changes made by applicant in response to staff comments:

Parapet at rooftop was modified and elevations changed to provide more building articulation. Recessed balconies were added. Colors were changed to a more contemporary taupe palette with subtle variations between building wall planes. Canopies were enlarged on south elevation and included on all floors, canopies were added to all windows on north side, and the living room windows were enlarged. Doors to the east end units were rotated to face Smith Road with covered patio areas at the entrance, providing eyes on the street for pedestrians and vehicles parked on the street. HVAC units and mailboxes were shown on plans. Shade canopies were provided over the majority of parking spaces. Turf and shade trees were added along the street frontage. No changes to the material or the general form of the structure were provided. Most comments were addressed in the May 16<sup>th</sup> resubmittal however the unit floorplans were not modified. The applicant wishes to keep the proposed interior unit configuration, which is outside of the planning purview. For security purposes, lighting and a door was added to the storage area; however police staff indicated having residents enter the confined area to get a bike or boxes would leave them vulnerable in an area with little activity. Staff has conditioned that the bike storage lockers be incorporated into the units rather than being allocated per bedroom in a separate space.

**PUBLIC INPUT**

- Neighborhood meeting is not required for Development Plan Review or Use Permit Standard requests.
- At completion of this report, staff has received no calls of inquiry or concern regarding this project.

**PROJECT ANALYSIS**

**CHARACTER AREA PLAN**

This site is located at the eastern end of the Apache Character Area. The following elements of the project fit within the guidelines of the character area.

1. The project maintains the existing single family residence on site that has been in place since 1959.
2. The project proposes the use of citrus along the western side, providing shade, edible landscape, and historic reference to the agricultural uses in the area.
3. Evergreen Elm and Sissoo provide shade along the streetfront to enhance pedestrian comfort
4. Low water use plants are used where appropriate, and turf is provided to residents in an area adjacent to a covered picnic area for resident use.
5. The proposed building is 33' tall, keeping within the allowable building height of the surrounding area.
6. The building orientation presents the narrow end to the street front, keeping the scale and rhythm of building massing similar to the smaller multi-family developments within the area.

**USE PERMIT**

The proposed use requires a use permit, to allow a 10% increase in building height from 30 to 33 feet.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The proposed building is 3 stories with relatively low ceilings, but does not provide for rooftop variation. The additional three feet will not provide livable area and therefore has no impact on traffic generation; it is façade provided above the roof.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The additional three feet will be stucco and painted metal trim for architectural affect, and will not cause nuisances.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The proposed addition of three feet to the roofline for the purposes of architectural enhancement will not affect the surrounding properties. The proposed project redevelops a portion of an existing site, while preserving an existing building in place. The form of the new building was directed by the preservation of the house on site and the requirements for parking and retention. A pitched roof design would have added height beyond the allowed use permit standard. Although the structure could be designed within the 30 foot limit, the interior ceiling heights would need to be lower and the exterior façade would lose the architectural parapet design articulating the building envelope.
4. *Compatibility with existing surrounding structures and uses.* Most of the residences within the area are single-story, however there are three story multi-family residences a block north of this site (the specific height of the development was not identified in the property record card).
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The increase in building height by three feet will not impact behavior.

The proposed use permit standard will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

## **DEVELOPMENT PLAN REVIEW**

### **Site Plan**

The site layout is challenged by the preservation of the existing house in locating a new building on site, as well as an existing sewer utility easement along the southern side of the site. The choice to maximize the density of units and bedrooms on site provides additional challenge for provision of parking. The maximized usage of the property for the new building and parking limits the available area for trees and landscape around the perimeter of the site. The orientation provided northern window orientation for units and minimizes western sun exposure. 18 of the 25 on-site parking spaces are proposed to be covered; three additional parking spaces are available on street. The zoning code standards for setbacks are met for the new building; the existing house is legal non-conforming in the front yard setback.

### **Building Elevations**

The building elevations are reflective of older buildings within the area, with a primarily stucco building with external stairways and minimal material variation with a contemporary reference in form and metal accents. A neutral color palette appropriate to the surrounding multi-family and single-family homes blends in with the architectural context. These colors are used on the existing house to tie the old and new buildings together. The use of metal awnings and parapet trim provides a more contemporary architectural expression. Recessed exterior balconies provide an outdoor livable area with shade and privacy to residents. Windows predominantly face north, with larger living room windows providing visual surveillance of the site and maximizing natural light into the units. Windows are limited west elevation for reduction in heat gain. The south elevation has windows compliant with building code egress requirements for bedrooms, minimizing the size of the south exposure to glazing. The three story structure would have nine-foot ceiling heights with a flat roof and parapet of 30 feet; the proposed three foot addition is for a parapet extension to provide variation to the building roofline. There is no proposed rooftop mounted equipment; the hvac units for the new building are proposed to be in wall units. The ground floor units would be screened by the south property wall, the upper floor units would be mounted within the patio area, recessed and behind proposed vertical picket patio railing to reduce visibility.

## Landscape Plan

The landscape plan provides Sissoo and Evergreen Elm at the street front, with an understory of Myoporum north of the drive for a low-water green ground cover and turf south of the existing house, along the eastern side of the new building. The northern side of the site has 16' deep parking spaces that extend 2' over the planting area; there is no room for trees in this location. The proposed plant is creeping fig, which will grow in the shade from the parking canopy and cover the site wall. The western side adjacent to the alley uses a variety of citrus trees with a combination of understory plants to provide color and texture along the western wall. The south side is not allowed to have trees due to the existing sewer easement. A combination of flowering plants such as Cape Honeysuckle, Petite Oleandar, White Plumbago, and Verbena are used. The perimeter of the building has Ruellia along the west side, and Myoporum, Ruellia, Chinese Hibiscus and Cape Honesuckle on the north side. A larger turf area is available within the center of the site for residents to use. An existing covered patio on the house will be repurposed as a common covered picnic amenity area adjacent to the bike racks.

### 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 placement of the building provides the narrowest end of the building facing the street, maintaining the street pattern of smaller buildings in the area, variety is provided in the change of roofline and building height from the existing single-story pitched roof house to the three-story flat roof on the same site.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; orientation and building design provides windows on the north and south elevations, with shade canopies over all windows and recessed patios on the southern exposure. The building will meet building code requirements for energy conservation. The parking spaces have canopies to provide shade for resident vehicles.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials are standard and similar to other developments in the area.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the new building meets the allowed height of the code and is appropriately scaled for the context of the area, which includes existing larger multi-family units to the north.
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*; Through the use of paint, the existing and new buildings are tied together by colors, which are also used to define the base and architectural elements within the larger building. The paint colors alternate within patio and stairwells to provide more articulation and variation within the facades.
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*; Entries to the building are from stairwells on the north side of the buildings, windows and balconies create a rhythm along the facades.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the site provides significant bike parking, and takes advantage of the parking reduction of the TOD to encourage transit use of the Orbit, bus service available on University, and light rail available on Apache.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; the site uses one existing drive to access the parking and provides pedestrian access to the units separated from the vehicles.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; Balconies facing Smith Road provide enhanced visual surveillance of the area, the south west side of the site will be gated to reduce loitering in this area, the remainder of the site is within view of the residents and open and designed for surveillance and activation of the space.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape provides significant enhancement along the street front on Smith, and treats each perimeter condition appropriately with materials designed to meet the unique needs of the parking area and sewer easement.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; signs are not a part of this request.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting is largely provided by building mounted fixtures to meet code required light levels, the parking lighting is appropriate to the conditions of the site and light levels are compliant with code without being excessively bright for the surrounding residential area. The addition of light will help activate the area and enhance security of the area.*

### **Conclusion**

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

### **REASONS FOR APPROVAL:**

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

### **USE PERMIT CONDITIONS OF APPROVAL:**

1. This Use Permit Standard is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit Standard is valid for the plans as submitted within this application (submitted May 16, 2016). Any additions or modifications may be submitted for review during building plan check process.
3. This Use Permit Standard allows an additional three feet of building height, as measured from the top of grade, at the centerpoint of the curb along Smith Road and shall not be increased.

### **DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:**

#### **General**

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations and landscape plans submitted May 16, 2016. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

#### **Site Plan**

2. Provide 8'-0" wide public sidewalk within Transportation Overlay District to meet Traffic Engineering Design Criteria and Standard Details.
3. Verify height of equipment to ensure that mechanical and electrical equipment is fully screened.
4. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the

adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.

5. Provide upgraded paving at driveway consisting of integral colored 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.
6. 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.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
8. Shade canopies for parking areas:
  - a. Provide an 8" fascia for the canopy structure.
  - b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
  - c. Relate canopy in color and architectural detailing to the buildings.
  - d. Conceal lighting conduit in the structure of the canopy and finish conduit to match.

#### **Floor Plans**

9. Revise interior floorplan of the new building to incorporate storage space within each unit, not as individual storage spaces separate from the dwelling units.
10. Secure area under stairwells to prevent access.

#### **Building Elevations**

11. The materials and colors are approved as presented (May 16, 2016):
  - Roof – flat with parapet
  - Primary Building – EFIS with smooth sand finish painted Sherwin Williams Natural Tan SW7567
  - Secondary Building - EFIS with smooth sand finish painted Sherwin Williams Anew Gray SW7030
  - Building Accent – EFIS with smooth sand finish painted Sherwin Williams Sedate Gray SW6169
  - Windows - (not specified on plans) Anodized aluminum frame with low-e glazing
  - Trim, stairs, railings, awnings, outriggers and shadow beam - Painted steel – Sherwin Williams Porpoise SW7047 (warm dark grey/brown)Provide primary building 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.
12. Provide a warm neutral-colored masonry wainscot on all four sides of the existing dwelling unit and the new building.
13. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
14. Conceal roof drainage system within the interior of the building.
15. 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.
16. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

#### **Lighting**

17. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at



these locations.

## Landscape

18. 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.
19. 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.
20. 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.
21. 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.
22. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. 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 address signs on the building elevations facing Smith Road.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 10" high numerals on the new building and 8" high numerals on the existing unit, individual mount, and metal reverse pan channel characters.
    - 3) Provide illumination to the numerals by a light source mounted 12-18" above the numerals.
    - 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.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

- 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](http://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: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
  - Access to refuse enclosure details and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **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 controlled access areas or other gated common areas.
  - Crime Free Multi-Housing status for this property may be required.
  - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- **FIRE:** Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- **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:
  - Refuse provided by 300 gallon containers in existing alley will be allowed for this project.
  - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for 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](http://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:
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
  - At parking areas, provide demarcated accessible aisle for disabled parking.
  - 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.
- LANDSCAPE:
  - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- 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. Directional signs are subject to review by planning staff during plan check process.

#### **HISTORY & FACTS:**

- 1919 Site was part of the O.C. Watson Tract, a larger 27 acre portion of a quarter section of land. There is no record of a Subdivision Plat. The property was sold from Carl Hayden to O.C. Watson.
- 1959 Aerial photos from Maricopa County website indicate this house was built sometime between

1953 and 1959

1964 Zoning map shows this area within city jurisdiction after annexation into the City of Tempe.

1989 The City of Tempe purchased frontage of the property for Smith Road street improvements, including widening of the right of way to the current configuration; placing the existing thirty year old home closer to the street.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review

Section 6-308, Use Permit



# DEVELOPMENT PROJECT FILE

for

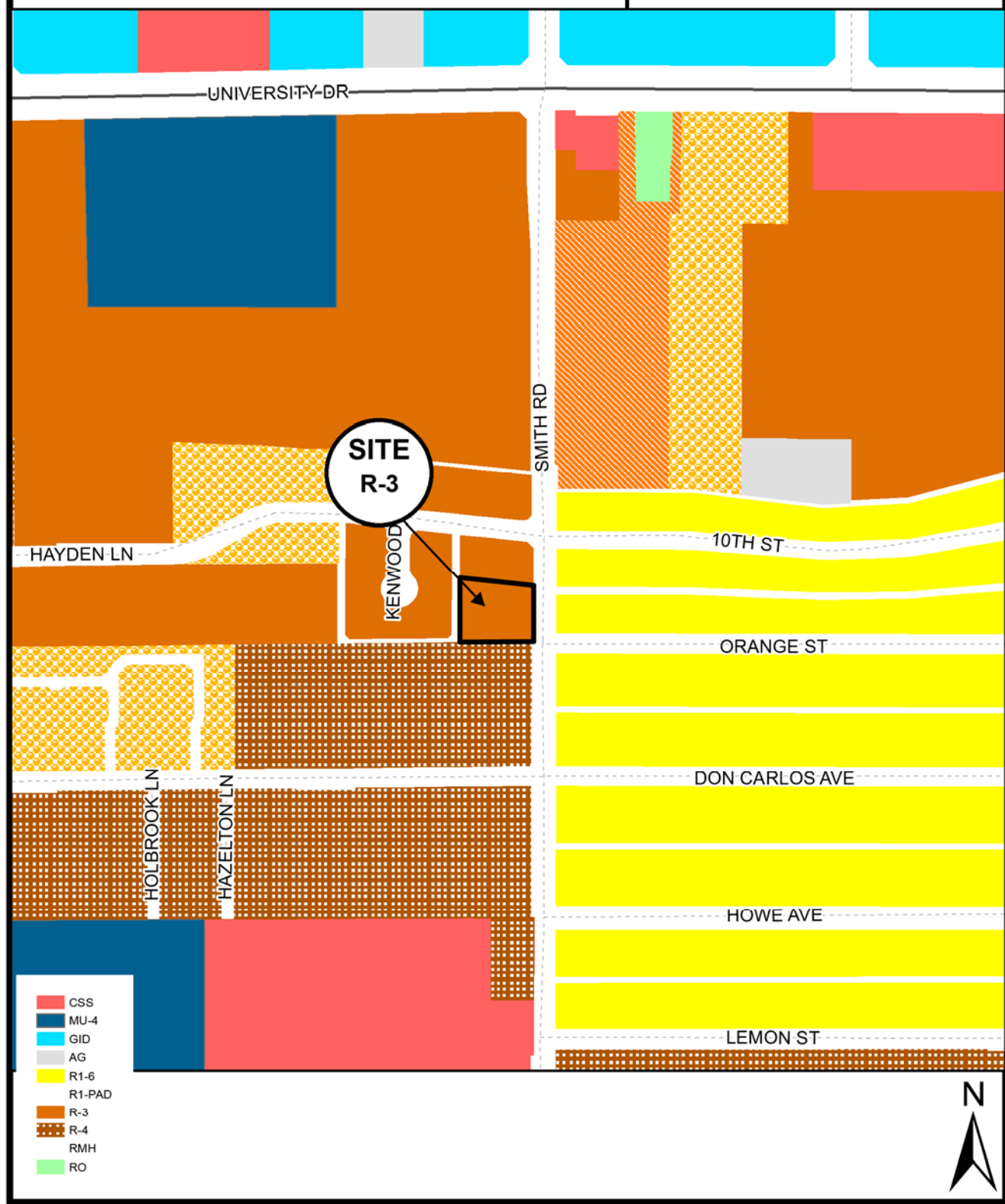
## SMITH ROAD APARTMENTS

### ATTACHMENTS:

1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Site Plan
6. New Apartment Floor Plans
7. Existing House Floor Plan
8. Landscape Plan
9. Blackline Elevations
10. Building Sections
11. Color Elevations
12. Street Front Building Renderings
13. Material Sample Board (actual to be provided at meeting)
14. Site Context Photos

# SMITH ROAD APARTMENTS

PL150372



Location Map



**SMITH ROAD APARTMENTS**

**PL150372**



**Aerial Map**



WOODS ASSOCIATES  
ARCHITECTS LLC

May 15, 2015

**City of Tempe  
Community Development Department**

- **SPR14151  
Smith Road Apartments  
940 S. Smith Road  
attn.: Diana Kaminski, Senior Planner**

- **Project Description:**

This Site Plan Review is a continuation of previous staff reviews for this development. Modifications have been made based on the review comments of those reviews. This is the third and final site plan review before our Development Review Submittal.

Smith Road Apartments consists of a new nine (9) unit apartment building to be developed on a R3 zoned lot with an existing three bedroom house. The existing house will remain making a total of ten (10) dwelling units on this property.

The property is currently surrounded by existing R3 and R4 properties with similar uses.

There is a light rail station just a few blocks south at the intersection of Apache Blvd. and Smith Road. There is an Orbit bus "flag route" adjacent this property on Smith Road. The project is also an easy bike ride to the Tempe campus of Arizona State University. The Owner believes that these transportation opportunities will contribute to the viability of this project.

The new apartment building will be fully sprinklered as well as the existing three bedroom house. The two buildings will be considered as one building for the purpose of code compliance and allowable area.

Required fire access will be accomplished from Smith Road with a maximum distance of less than 200 feet to the furthest point of the building.

Solid Waste trash pickup will be accomplished from the existing 20 foot alley along the west side of the property.

On site covered and uncovered parking is provided including an accessible parking space. Based on City of Tempe parking space requirements, the project may be just a space or two short however, with public transportation opportunities available at this location, we believe the parking provided in this latest plan is adequate.



May 15, 2015  
SPR 14151  
Page 2

Onsite storm water will be retained as required by City of Tempe standards. A preliminary grading and drainage plan is included in this submittal for review. Retention basins will be landscaped and available for residence outdoor use and recreation. A preliminary landscape plan is included in this submittal for review.

The existing roll curb and sidewalk along Smith Road will be maintained and repaired as required. A new modified City of Tempe driveway will be installed as required.

The new apartment building will consist of nine units on three levels. Accessible units will be provided on the ground level. Enclosed secure storage units will be provided for each unit to accommodate bicycles. All units will have north/south window orientations. The stairs are enclosed which serve to add verity to the building mass. The line of the building parapet varies creating interest and appropriate scale. Two types of crowns are used, one with a projected stucco cornice and one with a projected metal band. Metal window awnings have been placed on the upper floor which also work to reduce the building scale. Colors have been selected to highlight the building's architecture and accent details.

The existing house which is to remain on the site will finished with historically appropriate materials and colors to contrast the architecture of the apartment building.

The previous site plan reviews of this project were much appreciated. As suggested by the planning staff, we have included project material that is closer to our anticipated Development Review submittal. Planning Staff's comments have been incorporated into this submittal and we look forward to your review.

Thank-you for your help with this project.

A handwritten signature in black ink, appearing to read 'Fred E. Woods', written in a cursive style.

■ Fred E. Woods, Architect

**PROJECT INFORMATION**

OWNER: 940 S. SMITH RD. LLC  
249 N. WESTWOOD  
MESA, ARIZONA  
480 834-6648

APPLICANT: FRED WOODS  
WOODS ASSOCIATES  
ARCHITECTS LLC  
3319 E. McDOWELL ROAD  
MESA, ARIZONA 85213  
480 962-1612

CIVIL ENGINEER: JARED COX  
VISTA DESIGN GROUP  
2715 E. HERMOSA VISTA DR  
MESA, ARIZONA 85213  
602 686-1166

PROJECT ADDRESS: 940 S. SMITH RD. LLC  
TEMPE, ARIZONA

APN: 132-64-101B

GENERAL PLAN LAND USE: MULTI-FAMILY/20 UNITS/ACRE  
PROPOSED USE/DENSITY: MULTI-FAMILY/11 UNITS/ACRE  
ZONING: R-3  
LOT AREA: 75,786 SF. (5.9 ACRES)  
LANDSCAPE AREA: 8531 SF. (33%)

BUILDING AREA:  
NEW 9 UNITS APARTMENT:

	LEVEL 1	LEVEL 2	LEVEL 3
LIVING:	4857 SF.	4796 SF.	4796 SF.
STORAGE:	726 SF.	387 SF.	387 SF.
PATIO/STAIRS	688 SF.	788 SF.	788 SF.
TOTAL:	5911 SF.	5911 SF.	5911 SF.

TOTAL LIVING 14149 SF.

EXISTING RESIDENCE

LIVING:	1728 SF.
TOTAL:	2574 SF.

BUILDING HEIGHT:  
BUILDING SETBACKS:

	FRONT-20'	REAR-15'	SIDE-12'
UNIT MIX:	3-BRM	3-BDR	4-BDR
	1	4	5

PARKING-ONSITE:

1 - 2 BDR	• 7.5 SPACES PER BDR
4 - 3 BDR	• 7.5 SPACES PER BDR
5 - 4 BDR	• 7.5 SPACES PER BDR
34 BDR	• 7.5 = 25.75 SPACES
GUEST	• 2/UNIT = 2 SPACES
TOTAL REQUIRED:	27.75 SPACES

PARKING PROVIDED:

ONSITE COVERED: 18 SPACES  
ONSITE UNCOVERED: 7 SPACES  
STREET PARKING: 3 SPACES  
TOTAL PROVIDED: 28 SPACES

BICYCLE PARKING:

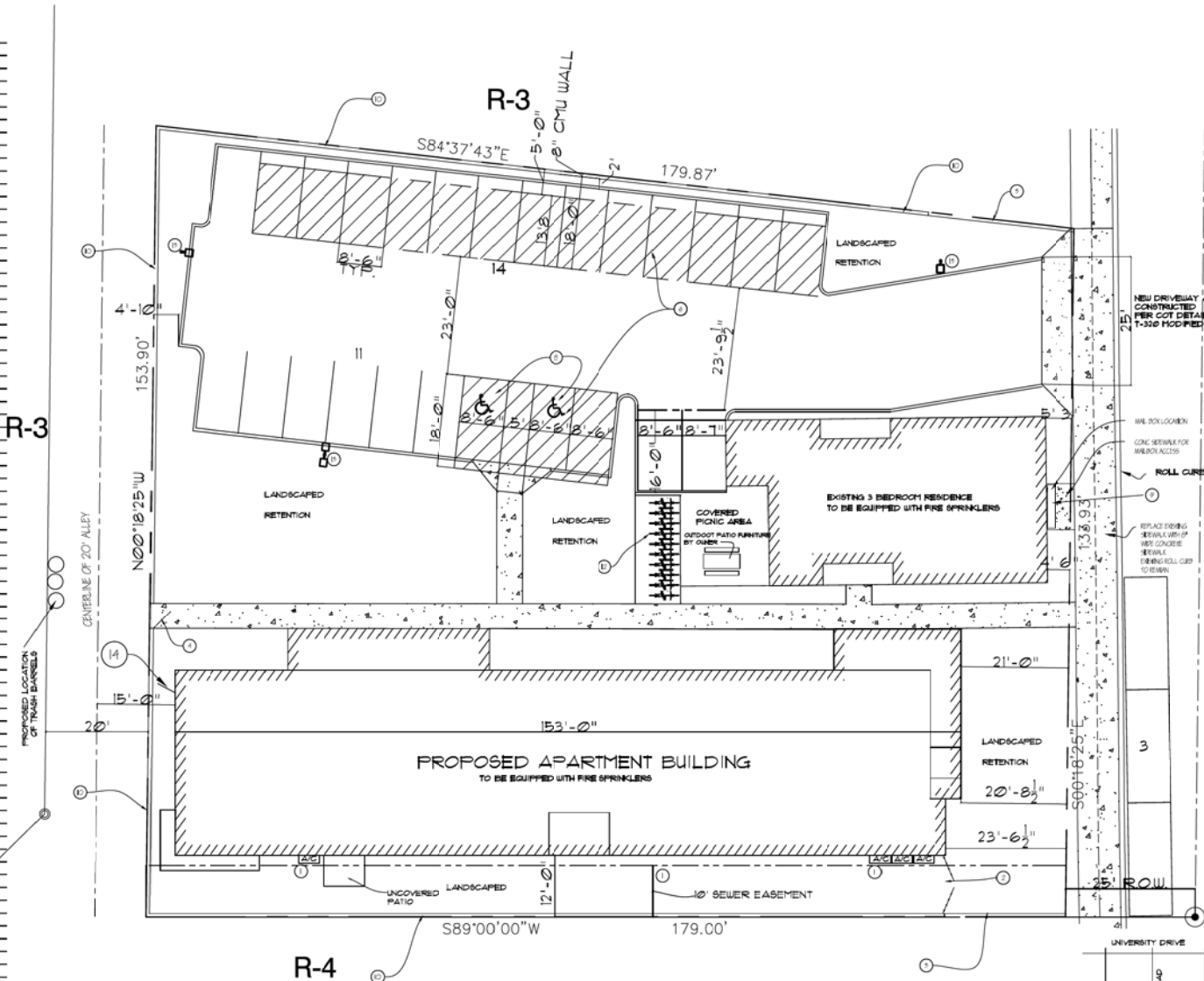
1 • 5 SPACES EA.	• 5 SPACES
4 • 7.5 SPACES EA.	• 30 SPACES
5 • 7.5 SPACES EA.	• 37.5 SPACES
GUEST	• 2/UNIT = 2 SPACES
TOTAL REQUIRED:	92.5 SPACES

BICYCLE PROVIDED:

LOCKABLE STORAGE: 23 SPACES  
GROUND FLOOR ONSITE: 10 SPACES

BUILDING CODE: 2012 IBC  
CONST. TYPE: VB-AFES  
OCCUPANCY: R-2

**CONCEPTUAL SITE PLAN**  
1" = 10'

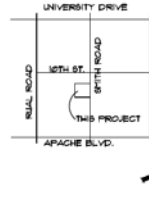


**SMITH ROAD**

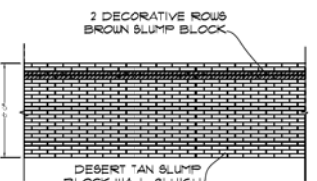
**R1-6**

**KEYED SITE NOTES**

- GROUND MOUNT A/C CONDENSERS 8" DEEP
- 8' HI DECORATIVE STEEL GATE
- 18" - 24" LOW CMU WALL
- 8' HI. WALL GATE W/ KNOCK BOX
- PICNIC AREA AT EXISTING CONCRETE
- SOLAR PANEL COVERED PARKING
- UNCOVERED PARKING
- ACCESSIBLE AND VAN ACCESSIBLE PARKING SPACES PROVIDE ACCESSIBLE AND VAN ACCESSIBLE SIGNAGE PER CITY OF TEMPE DETAILS
- USPS APPROVED TENANT MAILBOX
- 8' CMU PERIMETER FENCE
- EXISTING CARPORT STRUCTURE TO REMAIN
- BICYCLE PARKING-10 SPACES
- PARKING POLE LIGHT AND CONCRETE BASE BROUGHT IRON SECURITY GATE



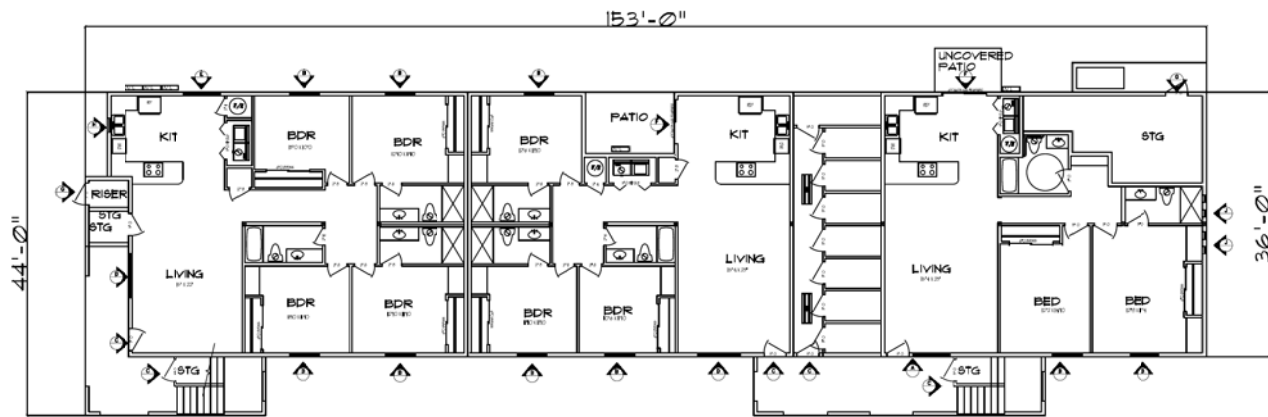
**VICINITY MAP**  
NO SCALE



**SMITH ROAD APARTMENTS**  
940 SOUTH SMITH ROAD  
TEMPE, ARIZONA

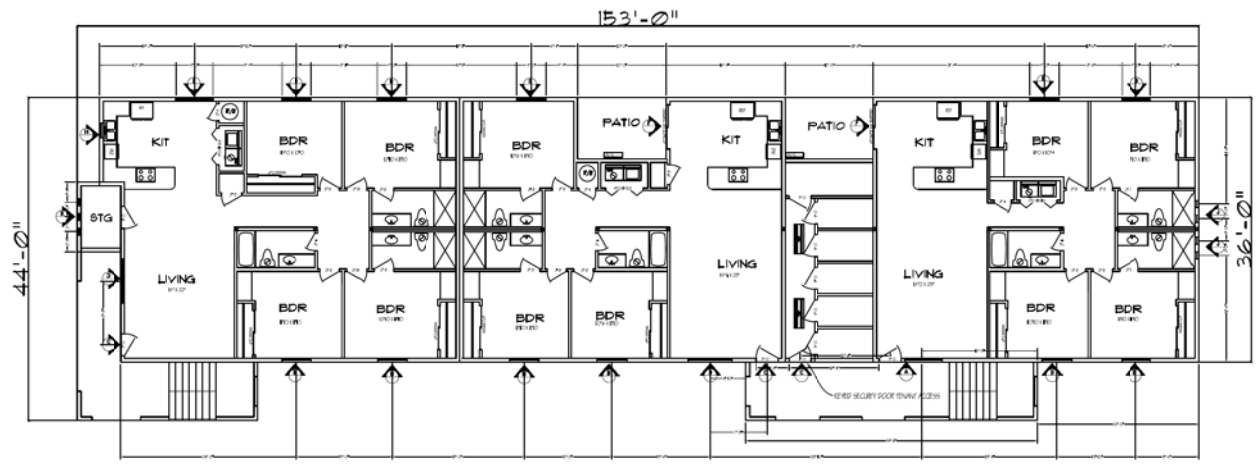
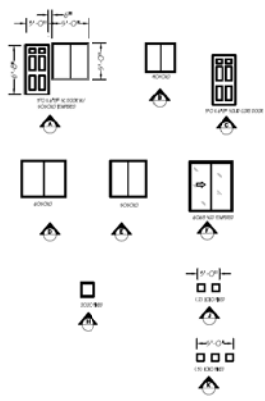
WOODS ASSOCIATES ARCHITECTS LLC  
 3319 E. McDOWELL ROAD  
 MESA, ARIZONA 85213  
 480 962-1612  
 JEN@WOODSARCHITECTS.COM  
 SMITH ROAD APARTMENTS TEMPE, ARIZONA  
 940 SOUTH SMITH ROAD TEMPE, ARIZONA

FRONT BY THE S  
 DATE: 3/10/2016  
 DRAWN BY: NEM  
 REVISIONS:



FIRST FLOOR PLAN

SCALE 1/8" = 1'



SECOND/THIRD FLOOR PLAN

SCALE 1/8" = 1'

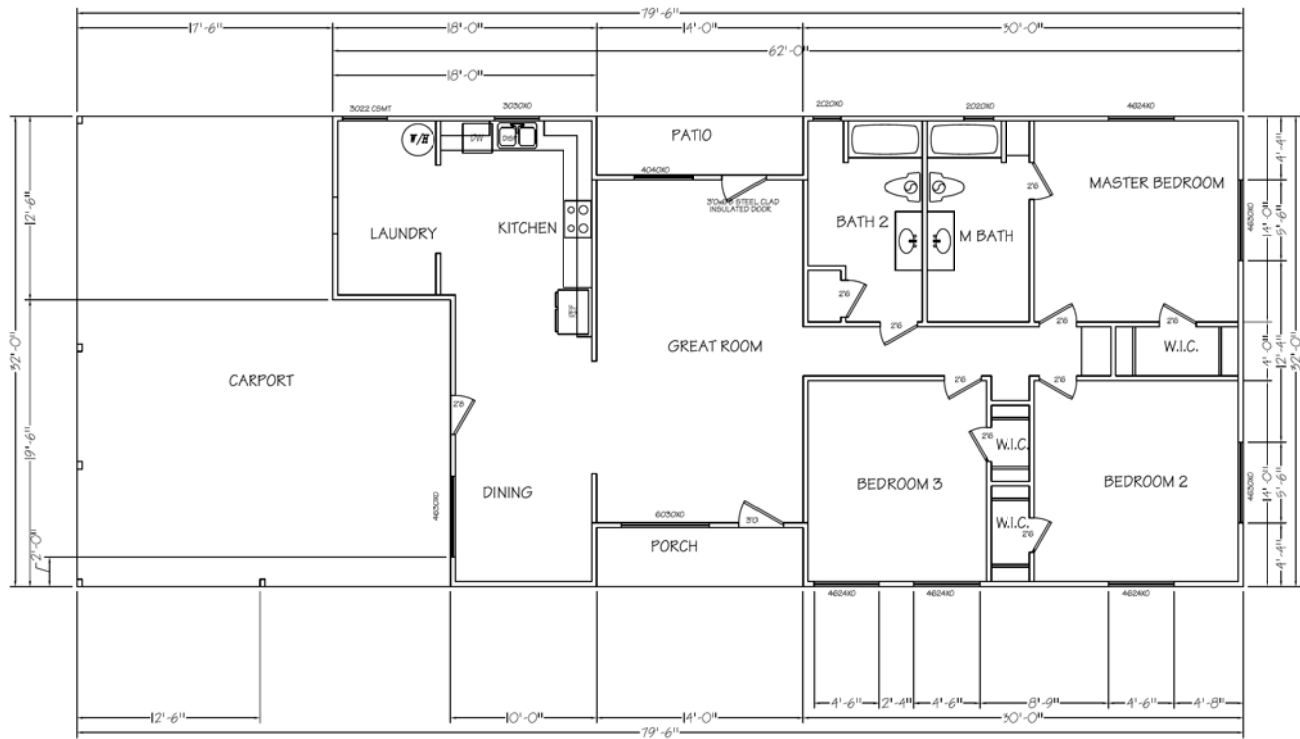
**S M I T H R O A D A P A R T M E N T S**  
 940 NORTH SMITH ROAD TEMPE, ARIZONA

WOODS ASSOCIATES  
 ARCHITECTS, LLC  
 940 S. SMITH RD., L.L.C.  
 SMITH ROAD APARTMENT BUILDING  
 940 S. SMITH RD. TEMPE, AZ



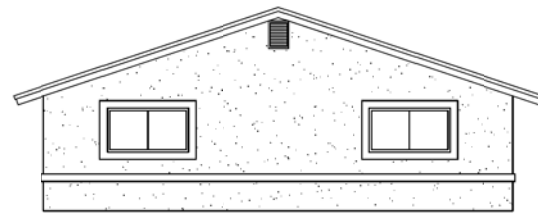
WOODS ASSOCIATES  
 ARCHITECTS, LLC  
 1000 E. McDowell Rd.  
 Mesa, Arizona 85205  
 (480) 968-7979





FLOOR PLAN - EXISTING RESIDENCE

SCALE 1/4" = 1'



EAST ELEVATION

SCALE 1/4" = 1'

FRONZSMITH  
DATE: 9/12/14  
DRAWN BY: NEN  
REVISIONS:

EXISTING RESIDENCE FLOOR PLAN  
KENNY GENERAL  
DWC 3, SMITH RD., TEMPE AZ

WOODS ASSOCIATES  
ARCHITECTS, LLC  
2818 N. JACOBSON RD.  
MESA, ARIZONA 85205  
(480) 948-7875

A-1.2

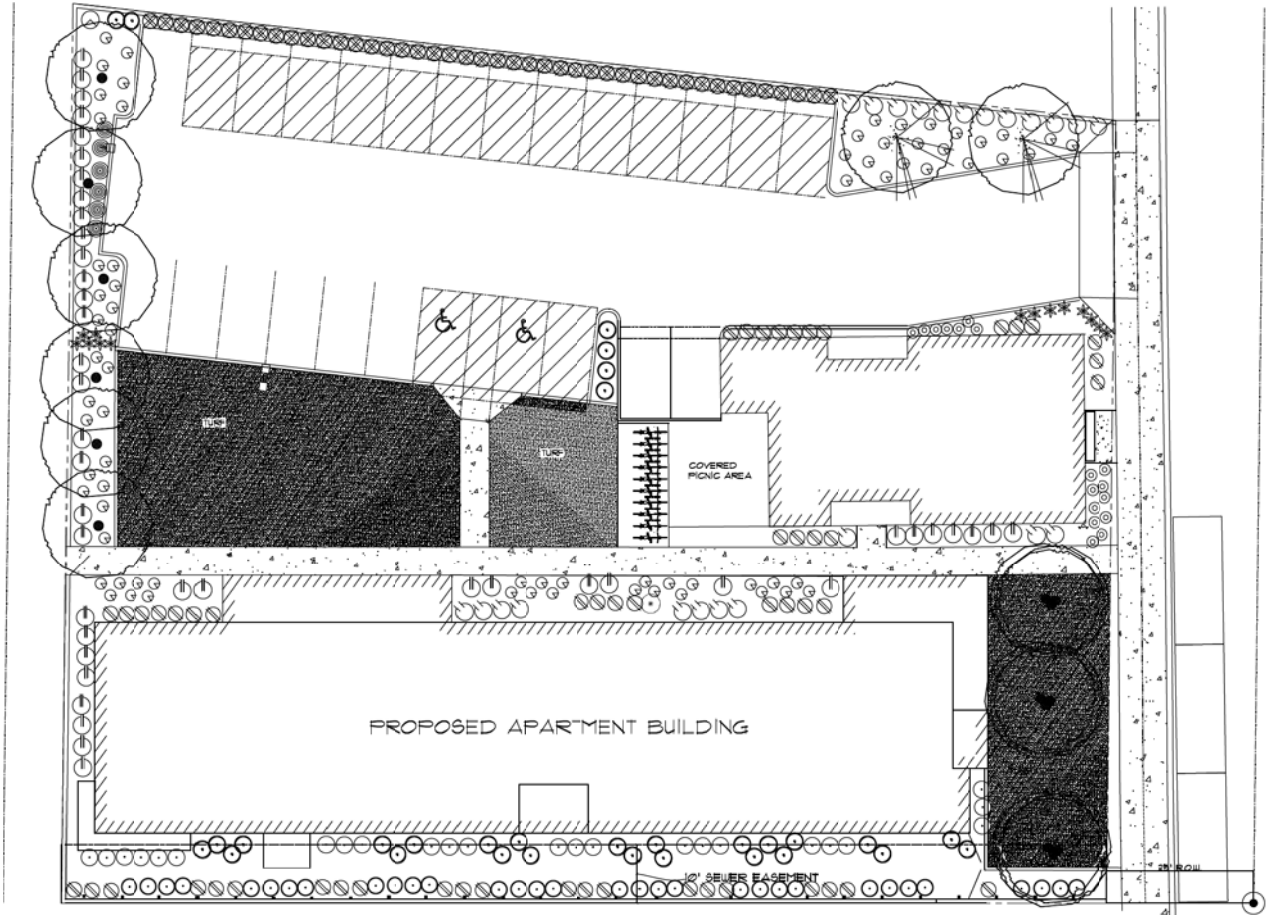
PRJNO: SMTH RD  
 DATE: 8/2/2019  
 DRAWN BY: FEJ  
 REVISIONS:  
 3/1/2019  
 4/1/2019  
 5/2/2019

SMITH ROAD APARTMENTS TEMPE, ARIZONA  
 940 S SMITH ROAD, TEMPE, ARIZONA



WOODS ASSOCIATES  
 ARCHITECTS, LLC  
 940 S. WOODWELL ROAD  
 TEMPE, ARIZONA 85283  
 (480) 969-1072

LANDSCAPE LEGEND			LANDSCAPE LEGEND		
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Delonix Regia Indian Rosewood	36" Box 1.5' caliper min.		Hibiscus rose-shanks Chinese Hibiscus	5 Gallon
	Stinus parviflorus True Green Evergreen Elm	36" Box 1.5' caliper min.		Tecoma capensis Cape Honeysuckle	5 Gallon
	citrus tree as selected	15 Gallon (Unless noted)		Myrsine pumiliatum Myrsine	1 Gallon
				Aegle marmelos Bala Aegle	5 Gallon
				Lantana 'New Gold' New Gold Lantana	1 Gallon
				Ficus Plumb weeping fig	5 Gallon
				Apple daisy Agave species	5 Gallon
				Nerium oleander 'Talia Pink' 'Talia Pink' Oleander	5 Gallon
				Bougainvillea 'La Jolla' Bougainvillea Shrub	5 Gallon
				Verbena pulchella Verbena	5 Gallon
				Plumbago scandens White plumbago	5 Gallon
				Vinca Major Lantana	1 Gallon
				Mesquite macrocarpa Yellow Globe Vine	1/2" Minus
				Desmodium illinoense MIMULUS DISEASE MIN. U.S. COVER	1/2" Minus
				turf as selected	



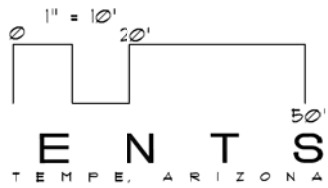
SMITH ROAD



VICINITY MAP  
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 NORTH

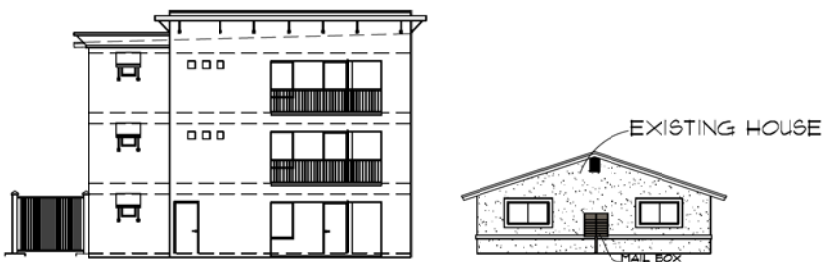


CONCEPTUAL  
 LANDSCAPE  
 PLAN



S M I T H R O A D A P A R T M E N T S  
 940 SOUTH SMITH ROAD  
 TEMPE, ARIZONA

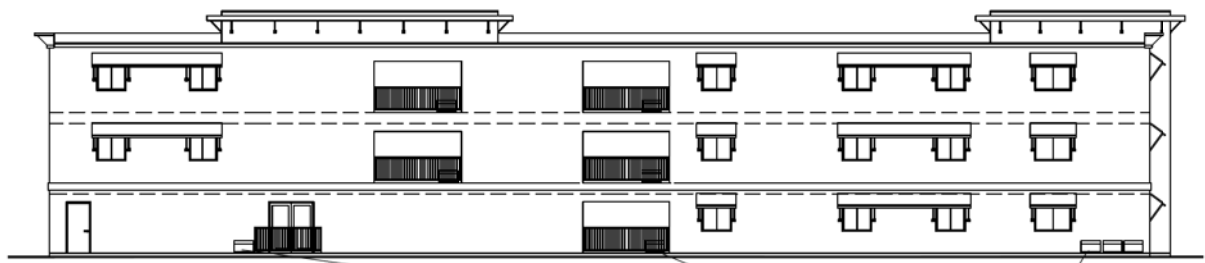
PREPARED BY: JLR  
 DATE: 5/22/16  
 DRAWN BY: JLR  
 REVISIONS:



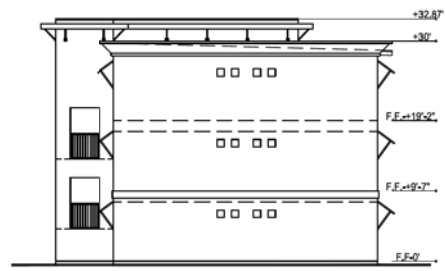
EAST ELEVATION-SMITH RD.



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

NOTE: F.F. = 0' 15" = 18.58', TOP OF CURB IN CENTER OF LOT IS = 78.44'.  
 MAXIMUM HT OF BLDG WILL BE 111.44'.

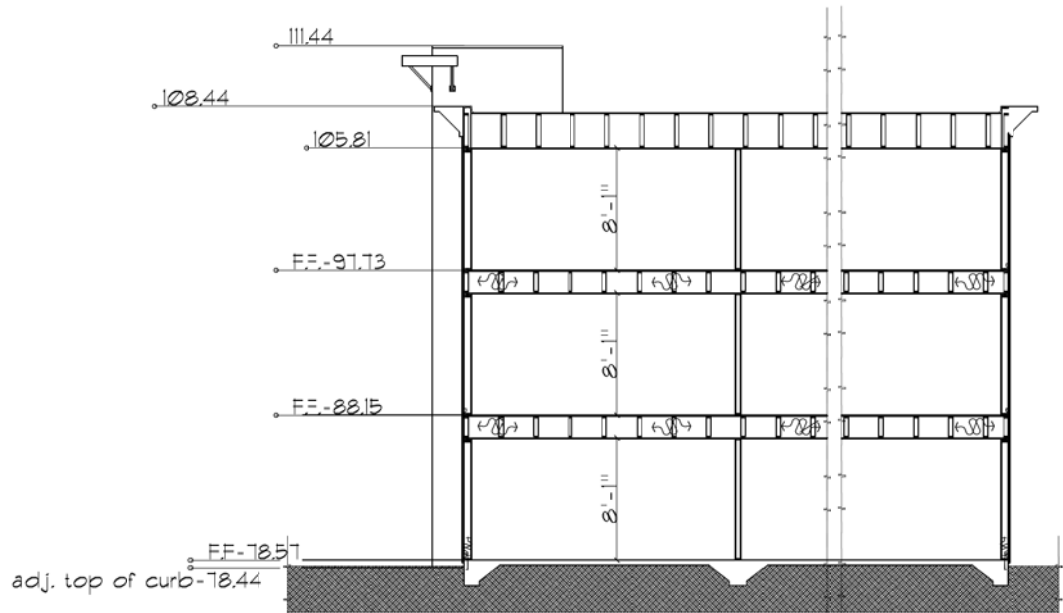
**S M I T H R O A D A P A R T M E N T S**  
 940 NORTH SMITH ROAD TEMPE, ARIZONA

940 S. SMITH RD. LLC  
 SMITH ROAD APARTMENT BUILDING  
 940 S. SMITH RD. TEMPE AZ

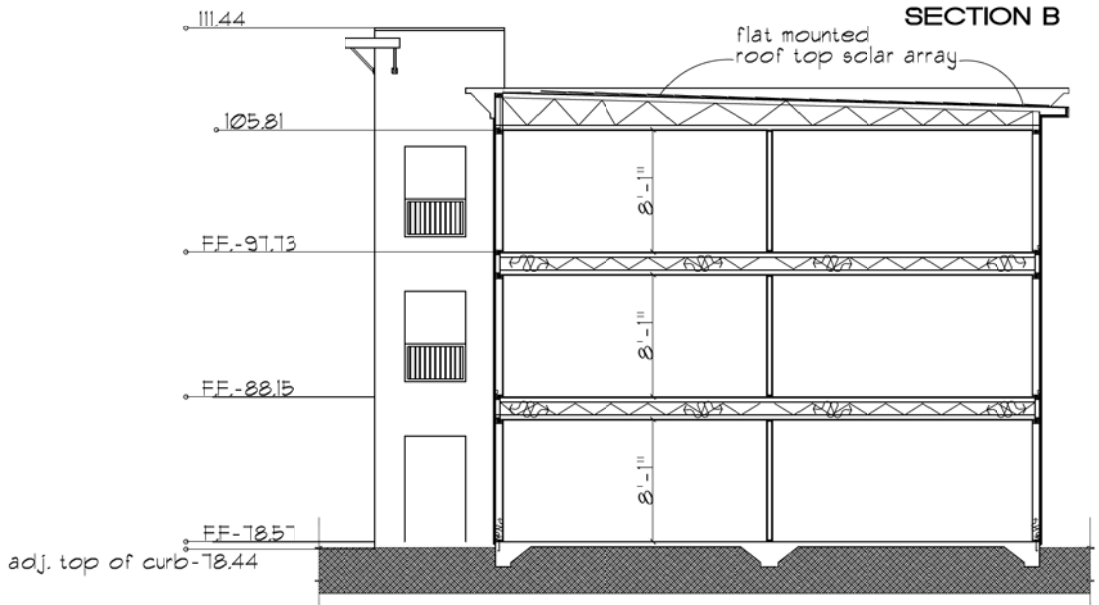


Woodcock Associates  
 ARCHITECTS, LLC  
 819 E. McDOWELL RD.  
 MESA, ARIZONA 85209  
 (480) 968-7925





SECTION B



SECTION A

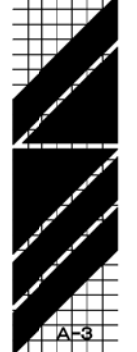
**S M I T H R O A D A P A R T M E N T S**  
 9 4 0 S O U T H S M I T H R O A D T E M P E , A R I Z O N A

PROJ NO. 171111  
 DATE 12/2018  
 DRAWN BY FEW  
 REVISIONS:  
 1/1/2019  
 5/12/2019

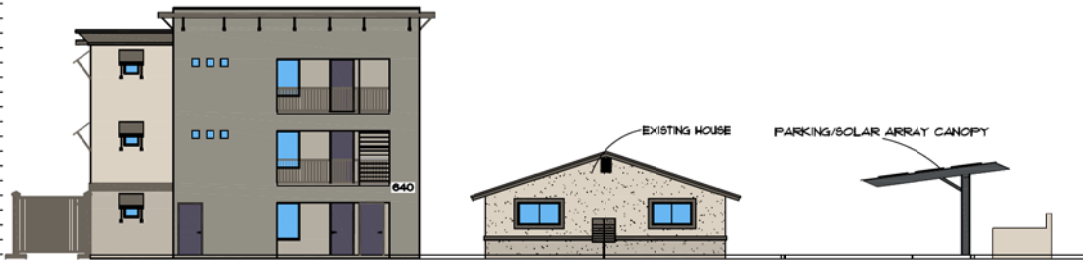
WOODS ASSOCIATES ARCHITECTS, LLC  
**SMITH ROAD APARTMENTS TEMPE, ARIZONA**  
 300 S. SMITH ROAD, TEMPE, ARIZONA



WOODS ASSOCIATES ARCHITECTS, LLC  
 300 S. SMITH ROAD, TEMPE, ARIZONA 85283  
 (602) 962-7075

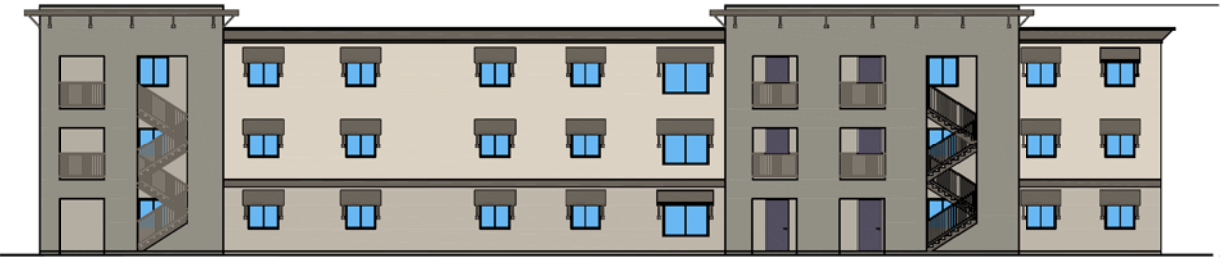


PROJECT NO. 18-001  
 DATE: 8/10/18  
 DRAWN BY: NEM  
 REVISIONS:



EAST ELEVATION-SMITH RD.

- SHERWIN WILLIAMS PAINT  
 COLOR/MATERIAL PALETTE
- EXTERIOR INSULATED FINISH SYSTEM-SMOOTH SAND FINISH  
 SHERWIN WILLIAMS NATURAL TAN SW-1561
  - EXTERIOR INSULATED FINISH SYSTEM-SMOOTH SAND FINISH  
 SHERWIN WILLIAMS ANEW GRAY SW-1030
  - PAINTED STEEL AWNINGS, OUTRIGGERS, SHADOW BEAM STAIRS AND RAILINGS  
 SHERWIN WILLIAMS PORPOISE SW-1041
  - EXTERIOR INSULATED FINISH SYSTEM-SMOOTH SAND FINISH  
 SHERWIN WILLIAMS SEDATE GRAY SW-6169



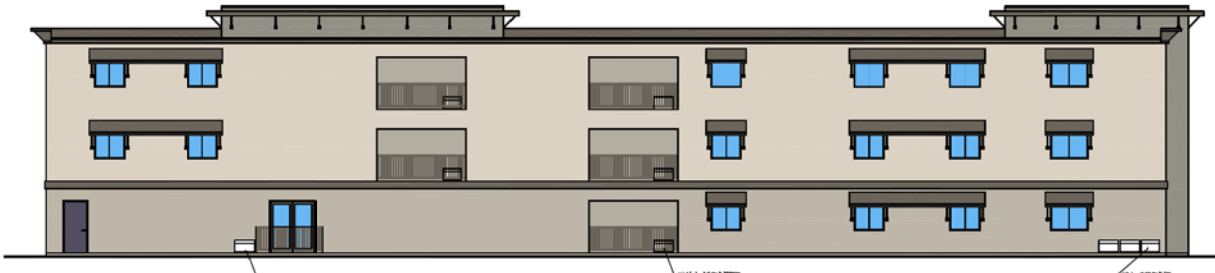
NORTH ELEVATION

TOP OF PARAPET = 11.44'  
 33' ABOVE TOP OF CURB AT 18.44'  
 TOP WALL = 12.844'

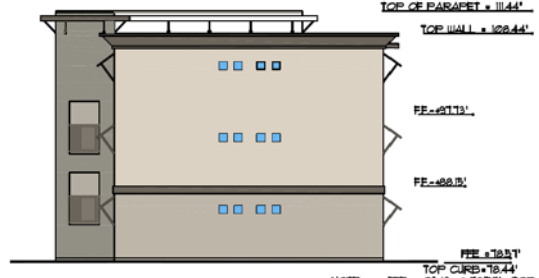
FE = 01.13'

FE = 08.5'

FE = 18.5'  
 TOP CURB = 18.44'



SOUTH ELEVATION



WEST ELEVATION

TOP OF PARAPET = 11.44'  
 TOP WALL = 12.844'

FE = 01.13'

FE = 08.5'

FE = 18.5'  
 TOP CURB = 18.44'

NOTE: FFE = 0' IS = 18.51', TOP OF CURB IN CENTER OF LOT IS = 18.44', MAXIMUM OF BLDG WILL BE 11.44'

S M I T H R O A D A P A R T M E N T S  
 9 4 0 S O U T H S M I T H R O A D  
 T E M P E , A R I Z O N A

940 S SMITH ROAD LLC  
 SMITH ROAD APARTMENTS TEMPE, AZ  
 940 S SMITH ROAD TEMPE, ARIZONA  
 WOODS ASSOCIATE ARCHITECTS LLC  
 3800 E MARICOPPA RD  
 MESA, ARIZONA 85206  
 (480) 964-7072



PROJ NO. SMITH RD  
DATE: 8/10/2018  
DRAWN BY: JEN  
REVISIONS:



940 S. SMITH RD. LLC  
SMITH ROAD APARTMENT BUILDING  
940 S. SMITH RD. TEMPE AZ



WOODS ASSOCIATES  
ARCHITECTS, LLC  
3319 E. McDOWELL RD  
MESA, ARIZONA 85213  
WOODS@WOODSARCH.COM

SMITH ROAD APARTMENTS  
940 NORTH SMITH ROAD TEMPE, ARIZONA

PROJ NO. SMITH RD  
DATE 9/10/2018  
DRAWN BY LBN  
REVISIONS:



940 S. SMITH RD. LLC  
SMITH ROAD APARTMENT BUILDING  
940 S. SMITH RD. TEMPE, AZ



WOODDE ASSOCIATES  
ARCHITECTS, LLC  
3319 E. McDOWELL RD.  
MESA, ARIZONA 85213  
WOODDE@WOODDE.COM

SMITH ROAD APARTMENTS  
940 NORTH SMITH ROAD TEMPE, ARIZONA

# SMITH ROAD APARTMENTS 940 SOUTH SMITH ROAD



**PORPOISE - SW7047**



**ANEW GRAY - SW7030**



**NATURAL TAN - SW7567**



**DOVETAIL HGSW3473**



**ABC-MESA P-3 GRANITE E2 FINE L/B**





# 940 S SMITH RD TEMPE



NE OF PROPERTY



SE OF PROPERTY



SW CORNER OF PROPERTY



EAST OF SMITH RD



WEST OF PROPERTY



NE OF PROPERTY



SOUTH OF PROPERTY



NORTH OF PROPERTY



SE CORNER OF PROPERTY



WEST OF SMITH RD



WEST OF SMITH RD



SW OF PROPERTY