

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 10/25/2016
Agenda Item: 3

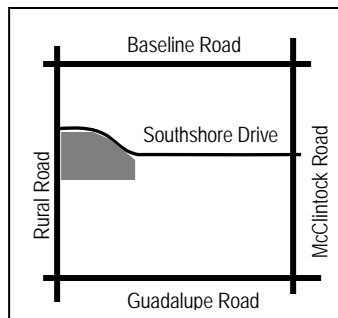
ACTION: Request for a Zoning Map Amendment from R-3 to R-4 Multi-family and a Development Plan Review for one new 18 unit apartment building within an existing 69 unit community for **GRANADA LAKES APARTMENTS**, located at 5701 S Rural Road. The applicant is Arizona Investment & Management.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: **GRANADA LAKES APARTMENTS (PL160309)** is located in Kiwanis The Lakes Character Area, on the south east corner of Rural Road and Southshore Drive. The existing apartment community consists of four buildings containing 69 units. An existing underutilized RV storage area is being proposed for the addition of a fifth building containing 18 additional two-bedroom units. The current R-3 zoning allows a density of 20 dwelling units per acre, or 69 units on 3.49 acres. The request to change zoning to R-4 multi-family would allow a density of 25 dwelling units per acre, or 87 units on 3.49 acres. The proposed building design would match the existing site architecture. The request includes the following:

1. Zoning Map Amendment from R-3 Multi-family to R-4 Multi-family
2. Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Mark Garay, Bay Area Family Homes, LLC
Applicant	Drew Gibson or Arizona Investment & Management
Zoning District (current/proposed)	R-3 / R-4 Multi-family
Gross / Net site area	3.49 acres
Existing Density / Number of Units	20 du/ac / 69 units
Proposed Density / Number of Units	25 du/ac / 87 units
Building 1 existing	18 one bedroom (three stories)
Building 2 existing	12 one bedroom (two stories)
Building 3 existing	14 one bedroom and 1 two bedroom (two stories)
Building 4 existing	24 one bedroom
Building 5 new	18 two bedroom (three stories)
Number of Bedrooms	70 existing and 36 new / 106 bedrooms total
New Building Area	18,189 s.f. (6,063 s.f. building footprint)
Total Building Area	20,340 s.f. total building footprints
Total Lot Coverage	15% (60% maximum allowed)
Building Height	37' 4" (40' maximum allowed)
Building Setbacks	16' front (west), 62' side (south), 24' street side (north), 350' rear (east) (20', 10', 10', 10' min.)
Landscape area	37% (25% minimum required)
Vehicle Parking	160 spaces (157 min. required, 196 max allowed)
Bicycle Parking	10 spaces for new building (9 min. required for new building, 60 min. required for entire community)

ATTACHMENTS: Ordinance, Development Project File

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

Department Director: Jeff Tamulevich, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

This site is located between Baseline Road and Guadalupe, on the east side of Rural Road and south side of Southshore. The property is within the Kyrene The Lakes Character Area. The 3.49 acres currently has four apartment buildings with 69 units, the buildings are a combination of two and three story structures. The current zoning would allow the addition of two more units to the site, however, the applicant is requesting to develop a portion of the site that is currently underutilized by adding a new 18-unit building, which would increase the density. In order to add this building, the property must be rezoned to accommodate the increase in units.

This request includes the following:

1. Zoning Map Amendment
2. Development Plan Review which includes: a three-story 37' tall apartment building totaling 18,189 s.f. with 18 two-bedroom units and associated site modifications to accommodate required parking and landscape on 3.49 acres.

The applicant is requesting the Development Review Commission take action on item two listed above, and provide a recommendation to the City Council for item one listed above.

PRELIMINARY SITE PLAN REVIEW

- | | |
|-------------------|--|
| November 12, 2015 | A site plan was submitted for review. Comments to applicant were predominantly technical and formatting issues, with additional information regarding required processing. |
| July 6, 2016 | A site plan, elevations and landscape plan were submitted. Staff requested that the current monochromatic paint scheme on the existing four buildings be updated with an accent color to tie the old buildings to the new buildings, and provide more architectural interest to the site. (existing buildings were uniformly painted beige) Requirements for landscape and parking were identified, and format and technical issues were outlined. |
| September 6, 2016 | A formal application was made with all requisite drawings. Based on input from Police Crime Prevention staff, openings into the enclosed stairwells was requested to increase visibility and decrease ambush opportunity in the stairwells. The applicant modified the elevations for the new building, and provided photo simulations of the existing buildings with proposed new paint accents between the window pop-outs to tie the old buildings to the new with more color variation. All comments made by staff were addressed. |

PUBLIC INPUT

- Neighborhood meeting was required for this request.
- Neighborhood meeting held: June 5, 2006 from 6:00 p.m. to 8:00 p.m. at name and address of location.
- Attachment 14 is a summary provided by the applicant.
- Community Development staff did not attend the meeting.
- Twelve community members attended the meeting, concerns included lighting impacts on residents to the south, landscape along Southshore Drive, wall heights, windows impacting privacy, and if RV parking would still be available on site. The applicant's response to these questions: there are no windows facing south, lighting will be meet code standards and be full cutoff. There are no proposed changes to the turf and landscape along the street front, the wall height will be 8', and there would be no more on-site RV storage.

PROJECT ANALYSIS

GENERAL PLAN

The applicant has provided a written justification for the proposed Zoning Map Amendment. The site is designated for a residential land use with a density designation up to 25 dwelling units per acre in the General Plan 2040. The requested zoning amendment would be in compliance with the General Plan Land Use and Density Map and would further the goals of

the Housing Element by providing additional housing in the central core of Tempe.

CHARACTER AREA PLAN

The Kiwanis The Lakes Character Area defines itself by the lush mature landscape materials including significant street front turf. There is only 12% of the area available for multi-family properties. The character area plan identifies a need for housing choice, but a desire to maintain lower densities and higher design qualities in lieu of large block apartments. The proposed project is an infill to an existing apartment community that is designed to blend with the existing four buildings on site. The landscape will be largely retained and enhanced with new trees along the street front and south perimeter.

ZONING

The proposed change from R-3 Multi-family to R-4 Multi-family increases the density from 20 to 25 dwelling units per acre, increases the allowed height from 30 to 40 feet, increases allowed lot coverage from 50% to 60% and reduces the rear yard setback from 15 feet to 10 feet. All other development standards would remain the same.

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

1. *The proposed zoning amendment is in the public interest.*
2. *The proposed zoning amendment conforms with and facilitates implementation of the General Plan.*

DEVELOPMENT PLAN REVIEW

Site Plan

The existing site plan has Building 1 facing Rural Road oriented for east/west exposure; Building 2 facing Southshore Drive but set back behind the surface parking area and oriented north/south; Building 4 is located on the south side of the lot oriented for north/south exposure; Building 3 is oriented parallel to Building 1. These four buildings form a courtyard around a pool amenity area. This new Building 5 would be parallel to Building 3, further east, facing South Shore Drive, but set back by a field of new parking. Parking along the south side has parking canopies. A gated fire entrance would be located on Southshore drive; access to the parking area would be at the south end of Southshore Drive.

Building Elevations

The property was originally developed in 1977 and has red clay tile roof and beige stucco walls. The window details have pop outs that frame the windows vertically to break the surface plane of the elevations. The end of the units have wood siding mounted diagonally on half of the wall surface under the gable end of the roof. The exterior balconies have large masonry columns and stairwells that are fully enclosed. The existing buildings are painted all one color. Through the design review for the new building, staff advised that the old buildings could be updated by adding an accent color to tie the buildings together with the new building. The existing buildings will have the vertical area between the windows painted a taupe color to highlight this portion of the elevations. The new building has similar but updated design, the external stairwells have been broken up to reduce the massiveness of their form, to allow natural light and ventilation into the stairs, and increase visual and auidial connection to this circulation corridor for the safety of residents and guests using the stairs. The units on the first floor of the new building will have small patios on the east side, which are screened for privacy and security with a metal slat privacy screen painted in a darker accent color to match the existing brown balcony railings.

Landscape Plan

The site will introduce more street trees along Southshore Drive and Rural Road to meet code requirements. Existing species include Pine, Bottle Tree and Silk Oak. Two existing pine trees will be removed to fit the new building on site. New tree species will include Southern Live Oak, Chinese Elm, Chinese Pistache, Mondel Pine and Sissoo. The Sissoo are located at the ends of parking rows for shade to the vehicles, and as a buffer to the residents to the south, adjacent to the parking canopies. The street trees along Rural Road are Southern Live Oak, and along Southshore are a combination of Chinese Elm and Mondel Pine. Pistache is used as an accent. A variety of seven new shrubs and seven new ground covers are incorporated around the base of the new building and along the perimeter. The area between the existing building three and the new building is currently parking; the colored landscape plan (attachment 7) shows this area to be decomposed granite. A condition of approval has been added that this area be landscaped with a combination of trees, turf and shrubs.

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 was dictated by the available space within an existing built environment. The building sits at an angle to the street front and is an enhancement from the existing RV storage area on site.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the building orientation provides east/west window orientation with windows shaded on the balconies; additional landscape will enhance the shade available to pedestrians.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials are of similar quality to the existing materials and colors and match the existing design details on site, complementing the surroundings.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the three story building is similar in design to the existing two and three story buildings on site; the property has mature landscape materials that will be enhanced by newer plant material creating variation in the plant scale, but appropriate to the overall site context.
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 building is set back at an angle from the street, reducing the massing along the frontage; the ends are anchored along the long façade by the stair towers on the west elevation. The east elevation has storage rooms that form monolithic towers that break up the massing into smaller segments that are accented by the windows and balconies. The same use of architectural pop outs and the building end detail of diagonal wood paneling ties the new structure to the older buildings on site keeping a uniform appearance and providing four sided architecture.
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 building elevations are an updated version of the existing building architecture, providing more detail than the original buildings with ground floor patios with screen fences and openings in the stairwells.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the project is an infill development, existing bus transit routes are pre-established, bike parking will be provided for the new building and existing sidewalks are in place.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; the parking is segregated to the south and east of the building, keeping all of the buildings within walking distance to each other without crossing parking.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; the plan and building elevations take into account natural surveillance of the site and activate the east end of the property which has been underutilized along Southshore Drive, providing greater pedestrian security along the sidewalk.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; the plan introduces newer species in combination with existing species to update the landscape palette, shade trees are provided along the street frontage, evergreen species are used to buffer the parking area on the south from residents south of the site, and all landscape islands are provided with shade trees.

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, however a directory sign will be necessary.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will comply with code requirements and be full cut-off. Additional trees will be added along the south side to further buffer the lighting from the parking canopies.*

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 Zoning Amendment and Development Plan Review.

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

ZONING AMENDMENT AND PLANNED AREA DEVELOPMENT

CONDITIONS OF APPROVAL:

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

General

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Zoning Map Amendment approval shall be null and void.

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 dated 10/03/2016 and landscape plan dated 10/03/2016. 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. The site plan is approved as submitted 10/03/2016, minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
3. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
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 new driveways 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 canopy structure and finish conduit to match.

Floor Plans

9. Exit Security:
 - a. Provide visual surveillance from stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

Building Elevations

10. The materials and colors are approved as presented (10/03/2016):
 - Roof – Red Clay Barrel Roof Tile to match existing
 - Primary Building – Heavy Sand Spanish Lace Finish Stucco painted Dunn Edwards DE6135 Verona Beach (Beige) to match existing buildings
 - Secondary Building – Heavy Sand Spanish Lace Finish Stucco painted Dunn Edwards DE6033 Porcupine Needle (Dark Taupe) in window recesses of existing buildings and as accent on new building.
 - Building Accent and Railings – Painted metal Dunn Edwards DE6041 Missing Link (Chocolate Brown)
 - Windows - Anodized aluminum frame
 - Glazing – Clear Low EProvide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.
11. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
12. Conceal roof drainage system within the interior of the building.
13. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
14. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

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

Landscape

16. The plant palette is approved as proposed and specified on the landscape plan (10/03/16).
 - a. The area east of building three and west of the new building, which is currently parking, shall be landscaped with a combination of shade trees, turf and shrubs to provide a minimum mature vegetative coverage of 60% (exclusive of tree canopy) in lieu of the proposed decomposed granite. Modifications to meet this requirement shall be submitted to planning staff prior to submittal of construction documents.
 - b. Any additions or modifications may be submitted for review during building plan check process.
17. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
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.
 - f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape on site or on street frontages for period of time that irrigation system is out of repair. Design irrigation so that existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.
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 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.

Addressing

22. Provide address signs on all four building elevations.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 10-12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix numbers or letters to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

SITE PLAN REVIEW: Verify all comments by 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.

DEADLINE: The 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.

STANDARD DETAILS:

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

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

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.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

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

TRAFFIC ENGINEERING:

- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.

- Correctly indicate clear vision triangles at 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.

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

CIVIL ENGINEERING:

- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

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

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ZONING AND DEVELOPMENT CODE:

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

LIGHTING:

- Design site security 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 . Follow the link to "applications to move a native plant" to "notice of intent to clear land".

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

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

HISTORY & FACTS:

August 6, 1970	Tract "L" of the Lakes Development was recorded as a portion of the original development.
February 2, 1977	Design Review Board approved, by a 4-0 vote building, site plan, and landscaping subject to conditions.
February 7, 1977	Tempe Planning Commission approved the request for a 69-unit apartment complex, by a 6-1 vote with Mrs. Hunnicutt voting no, approved the project subject to conditions.
March 10, 1977	City Council approved a Planned Area Development for Tract L of The Lakes and a Variance to reduce required separations between buildings, with conditions.
July 27, 1977	Board of Adjustment approved a variance for Granada Construction Corporation to reduce the required 9 foot by 20 foot parking stalls to 9 foot by 18 foot at 5701 S Rural Road in the R-3 multi-family residence limited district.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-304, Zoning Map Amendment
Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE

for

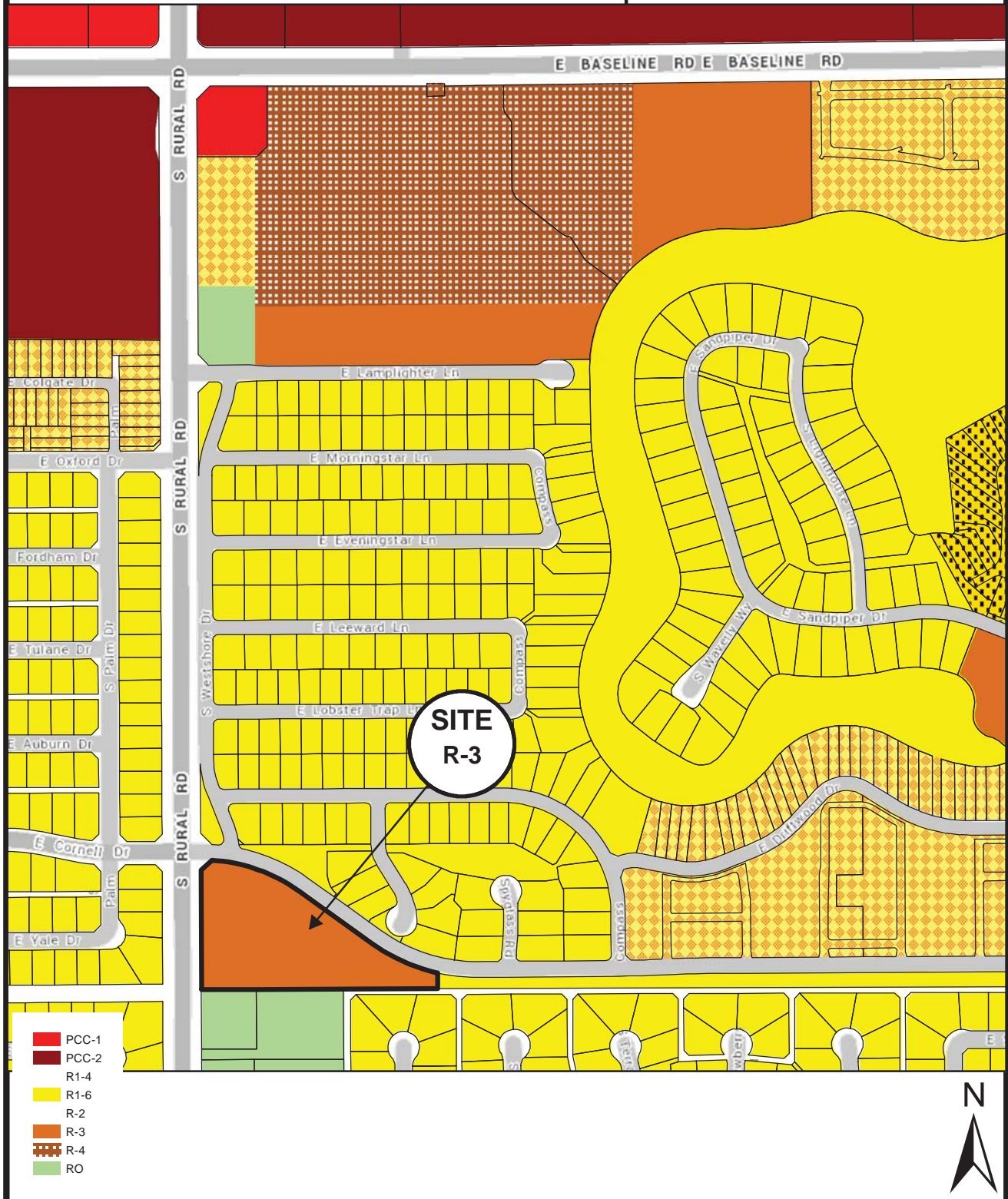
Granada Lake Apartments
(PL160309)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Overall Site Plan (including existing buildings) Sheet AS-100
5. Architectural Site Plan (close up of new building) Sheet AS-101
6. Blackline Landscape Plan Sheet PL-1.1
7. Color Landscape Plan Sheet PL-1.1
8. Floor Plans Sheet A300
9. Blackline Elevations Sheet A-200
10. Color Elevations Sheet A-200
- 11-12. Photo rendering of existing buildings with new paint accent to match new building
13. Photo rendering of new building
14. Neighborhood Meeting Minutes

GRANADA LAKES APARTMENTS

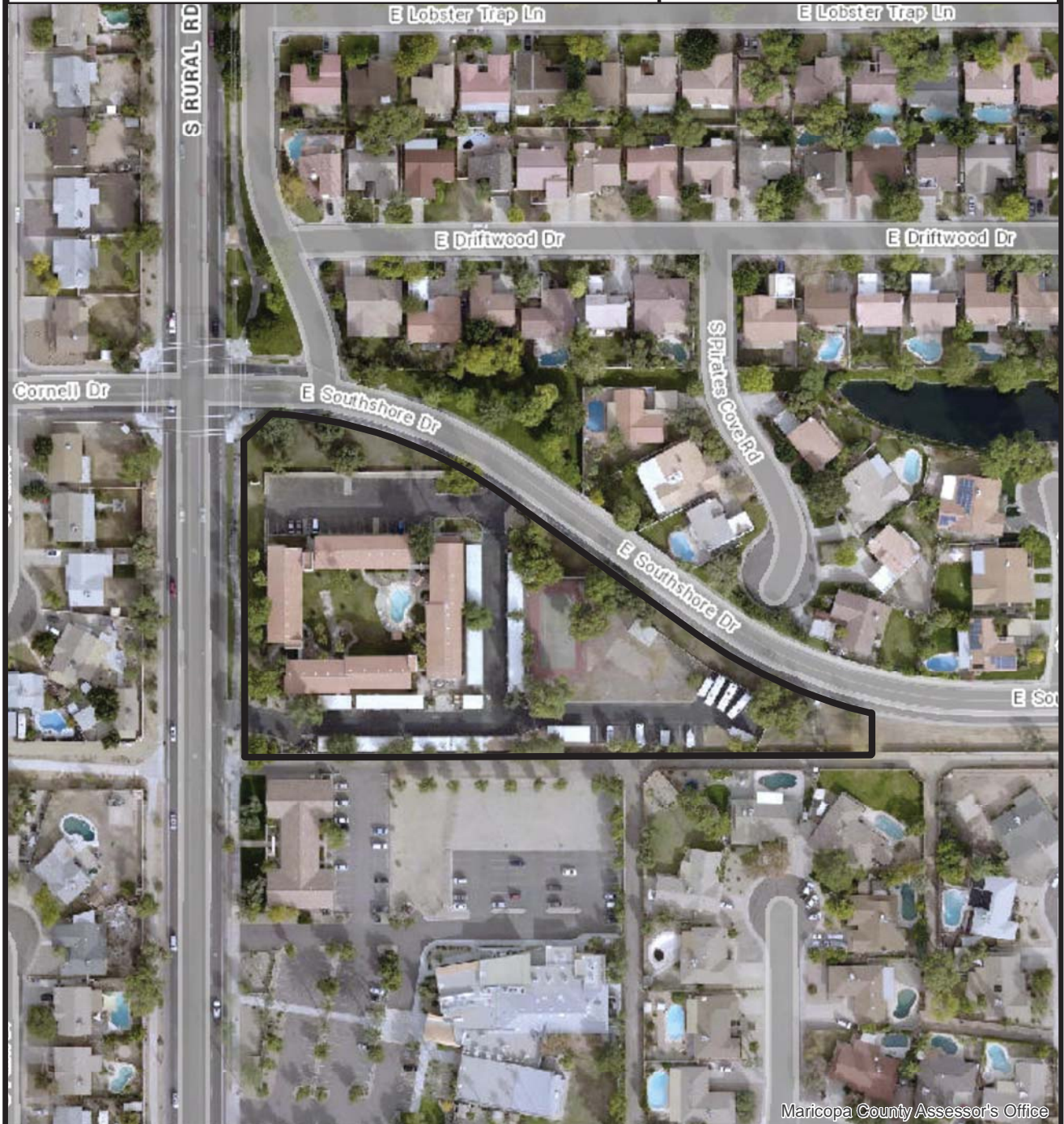
PL160309



Location Map

GRANADA LAKES APARTMENTS

PL160309



Aerials2016



Aerial Map



Granada Lakes Apartments
5701 S. Rural Road
Tempe, AZ 85283
480.838.4528



DS3 Architecture
2715 E. Indian School Rd.
Phoenix, AZ 85016
602.770.0655

October 3, 2016

City of Tempe Development Plan Review

Letter of Explanation

Granada Lakes Apartments – Building Addition
5701 S. Rural Road, Tempe, AZ 85283

The existing Granada Lakes Apartments property, approximately 3.49 acres – Parcel #301-02-022, has available underutilized area that the owner would like to develop. Granada Lakes Apartments is looking to add 18 new units to its existing 67 unit apartment complex. The new building will consist of one (1) 3-level building with 18 two-bedroom units and a total of 18,189 gross sqft. The new building will retain the existing Architectural style and design integrity of the existing complex. The new building will be constructed with materials that are of a superior quality, providing detail appropriate with their location and function while complementing the existing surroundings and Architectural character. Furthermore, through placement of new landscaping, shade trees and site lighting the new building will compliment and seamlessly blend in with the existing complex. The building form and placement follows the existing building layout scheme and organization.

The existing buildings at Granada Lakes Apartments will also receive an added accent color. The additional accent color is intended to freshen up the buildings, while keeping the integrity of the existing Architectural character. The accent color is used to bring out the detail elements of the window stucco “pop-outs” and painted redwood accents. The tone-on-tone color scheme will add to the existing elevation and reinforce the visual variety along the streetscape. The color accent will also accentuate and articulate the buildings scale and detail.

A zoning amendment is being requested to allow for the unit density to increase. The request would change the zoning from the existing R-3 zoning to an R-4 zoning. The current R-3 zoning allows for 20 units per acre. The R-4 zoning would allow for 25 units per acre. The re-zoning request to R-4 is in-line with the City of Tempe 2040 General Plan.

Sincerely,

Miguel Berastegui,
DS3 Architecture

ZONING

EXISTING ZONING - R-3:		3.5 acres = 70 units
20 Units/acre	Building Height	30'
	Max Lot Coverage	50%
NEW ZONING - R-4:		3.5 acres = 87.5 units
25 Units/acre	Building Height	40'
	Max Lot Coverage	60%

PARKING

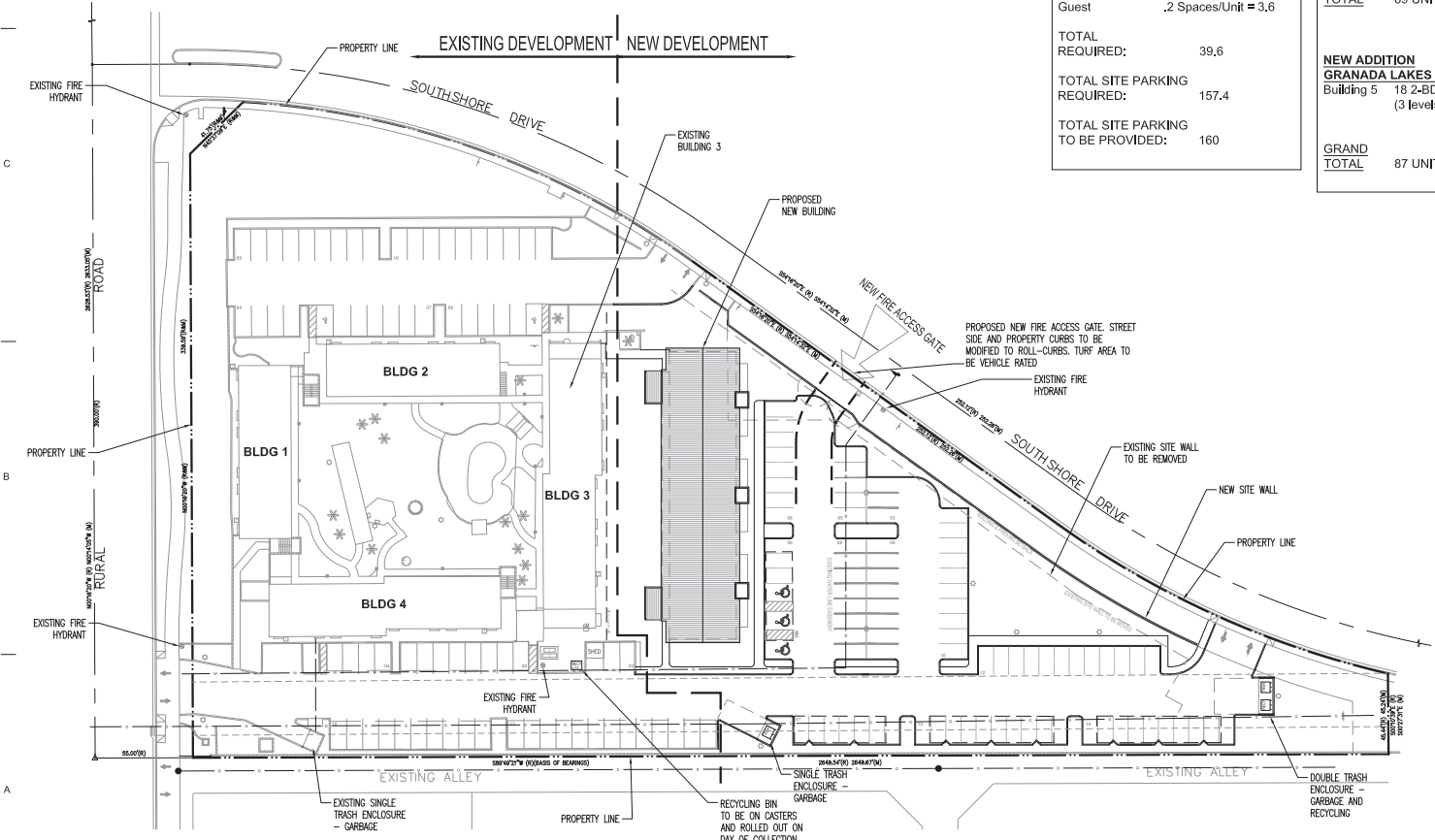
EXISTING GRANADA LAKES PARKING:		1.5 Space/Unit = 102
68 1-BDR	2 Spaces/Unit = 2	
1 2-BDR	.2 Spaces/Unit = 13.8	
Guest		
TOTAL REQUIRED:		117.8
TOTAL PROVIDED:		138
NEW ADDITION GRANADA LAKES PARKING:		2 Spaces/Unit = 36
18 2-BDR	.2 Spaces/Unit = 3.6	
Guest		
TOTAL REQUIRED:		39.6
TOTAL SITE PARKING REQUIRED:		157.4
TOTAL SITE PARKING TO BE PROVIDED:		160

UNITS

EXISTING GRANADA LAKES APARTMENTS:		18 1-BDR units (3 levels)
Building 1	12 1-BDR units (2 levels)	
Building 2	14 1-BDR units (2 levels)	
Building 3	24 1-BDR units (3 levels)	
TOTAL		69 UNITS
NEW ADDITION GRANADA LAKES APARTMENTS:		18 2-BDR units (3 levels)
Building 5		
GRAND TOTAL		87 UNITS

GENERAL NOTES:

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- DO NOT SCALE DRAWINGS.



NORTH
A3 OVERALL SITE PLAN
 AS100 SCALE: 1/32" = 1'-0"

GRANADA LAKES APARTMENTS
BUILDING ADDITION
 SOUTH SHORE DRIVE
 TEMPE, ARIZONA

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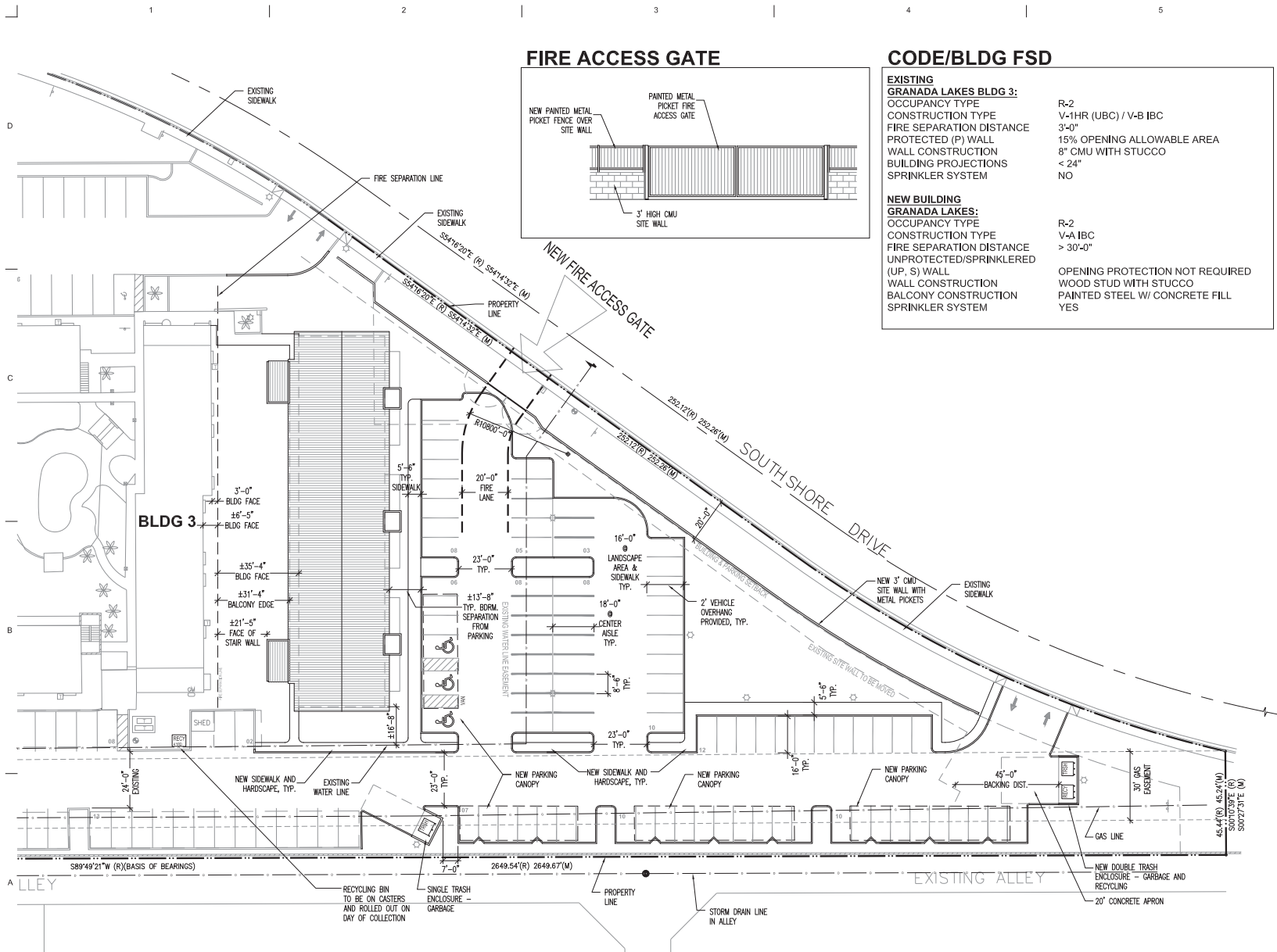
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DRAWN BY:	CHEN/STW
CHECKED BY:	
DATE:	10/03/2016
SCALE:	AS100

DEVELOPMENT PLAN REVIEW

OVERALL SITE PLAN

10/03/2016
 SHEET NUMBER

AS100



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**GRANADA LAKES APARTMENTS
 BUILDING ADDITION**
 SOUTH SHORE DRIVE
 TEMPE, ARIZONA

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DESIGNED BY: [Name]	DATE: [Date]
SCALE: [Scale]	PROJECT: [Project Name]

DEVELOPMENT PLAN REVIEW

ARCHITECTURAL
 SITE PLAN

10/03/2016

AS101

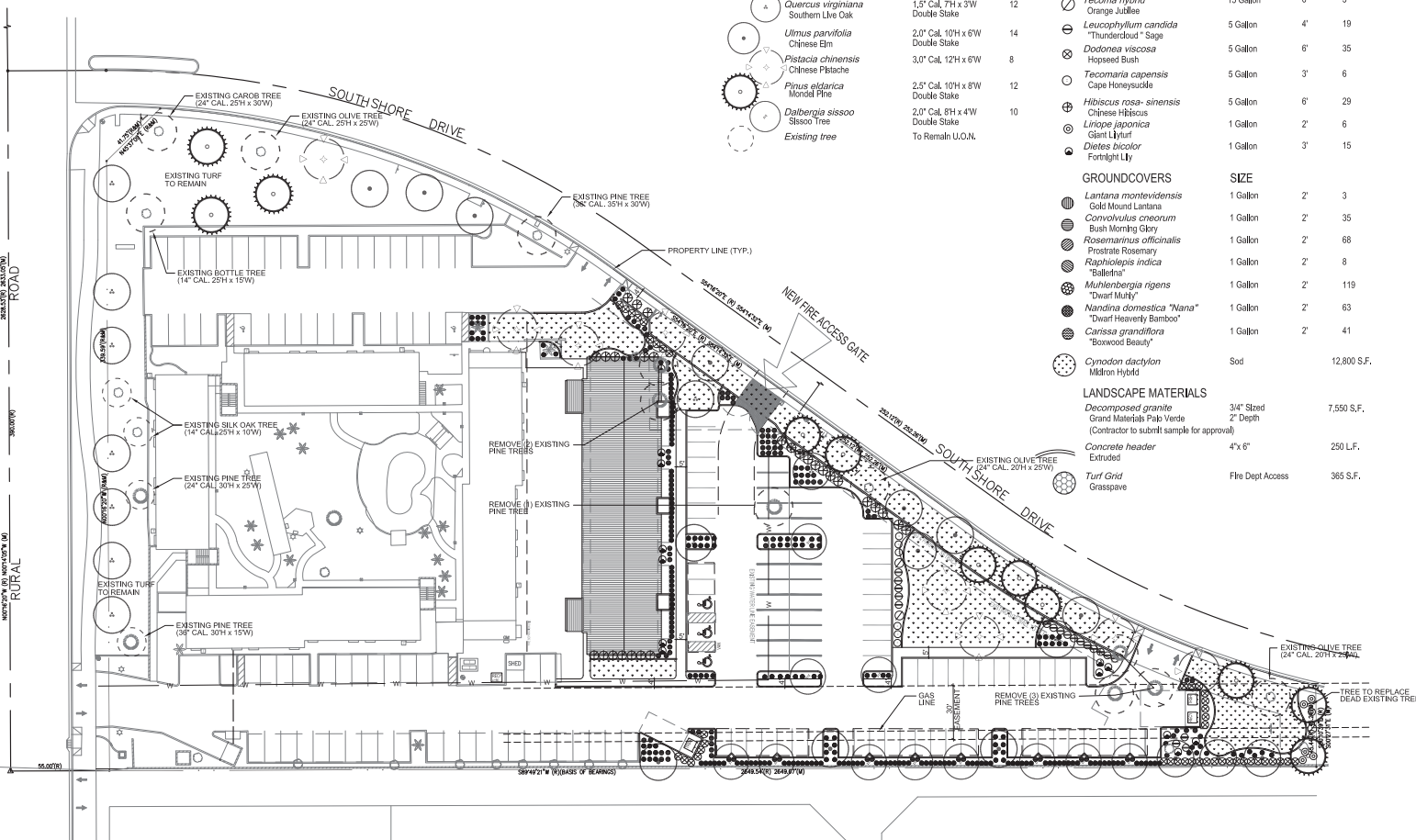
A3 ARCHITECTURAL SITE PLAN
 AS101 1"=20'-0"

PLANT LEGEND

TREES	SIZE	QTY	SHRUBS	SIZE	HEIGHT	QTY
Quercus virginiana Southern Live Oak	1.5' Cal, 7H x 5'W Double Stake	12	Tecoma hybrid Orange Jubilee	15 Gallon	6'	3
Ulmus parvifolia Chinese Elm	2.0' Cal, 10'H x 6'W Double Stake	14	Leucophyllum candida "Thundercloud" Sage	5 Gallon	4'	19
Pistacia chinensis Chinese Pistache	3.0' Cal, 12'H x 6'W	8	Dodonaea viscosa Hopseed Bush	5 Gallon	6'	35
Pinus elatica Wondra Pine	2.5' Cal, 10'H x 8'W Double Stake	12	Tecomaria capensis Cape Honeysuckle	5 Gallon	3'	6
Dalbergia sissoo Sissoo Tree	2.0' Cal, 8'H x 4'W Double Stake	10	Hibiscus rosa-sinensis Chinese Hibiscus	5 Gallon	6'	29
Existing tree	To Remain U.O.N.		Liriodendron japonica Siam Lilytree	1 Gallon	2'	6
			Dialys bicolor Fortnight Lily	1 Gallon	3'	15

GROUNDCOVERS	SIZE	QTY
Lantana montevidensis Goli Mound Lantana	1 Gallon	2' 3
Convolvulus canerum Bush Morning Glory	1 Gallon	2' 35
Rosemarinus officinalis Prostrate Rosemary	1 Gallon	2' 68
Raphiolepis indica "Ballena"	1 Gallon	2' 8
Muhlenbergia rigens "Dwarf Mully"	1 Gallon	2' 119
Nandina domestica "Nana" "Dwarf Heavenly Bamboo"	1 Gallon	2' 63
Carissa grandiflora "Boxwood Beauty"	1 Gallon	2' 41
Cymodon dactylon Midiron Hybrid	Sod	12,800 S.F.

LANDSCAPE MATERIALS	SIZE	QTY
Decomposed granite Grand Materials Palo Verde (Contractor to submit sample for approval)	3/4" Sized 2" Depth	7,550 S.F.
Concrete header Extruded	4' x 6'	250 L.F.
Turf Grid Grasspave	File Dept Access	365 S.F.



PRELIMINARY LANDSCAPE PLAN

1" = 30'-0"



biiform landscape architecture group inc.
 11460 North Cave Creek Rd. Suite 11
 Phoenix, Arizona 85020
 Phone 602.285.5500 Fax 602.285.9229
 email: dave@biiform.com



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**GRANADA LAKES APARTMENTS
 BUILDING ADDITION**
 SOUTH SHORE DRIVE
 TEMPE, ARIZONA



PROJECT NO. 15-1006	DRAWN BY: DAWT	CHECKED BY:
REV#	DATE	DESCRIPTION

PRELIMINARY LANDSCAPE PLAN

10/03/2016
 10/03/2016
 PL 1.1

DEVELOPMENT PLAN REVIEW



PLANT LEGEND

TREES	SIZE	QTY	SHRUBS	SIZE	HEIGHT	QTY
Quercus virginiana Southern Live Oak	1.5" Cal. 7H x 3W Double Stake	12	Tecoma hybrid Orange Jubilee	15 Gallon	6'	3
Ulmus parvifolia Chinese Elm	2.0' Cal. 10H x 6W Double Stake	14	Leucophyllum candidae "Thundercloud" Sage	5 Gallon	4'	19
Pistacia chinensis Chinese Pistache	3.0' Cal. 12H x 6W	8	Dodonea viscosa Hopseed Bush	5 Gallon	6'	35
Pinus eldarica Mondel Pine	2.5" Cal. 10H x 6W Double Stake	12	Tecomaria capensis Cape Honeysuckle	5 Gallon	3'	6
Dalbergia sissoo Sissoo Tree	2.0' Cal. 8H x 4W Double Stake	10	Hibiscus rosa-sinensis Chinese Hibiscus	5 Gallon	6'	29
Existing tree	To Remain U.O.N.		Liriope japonica Giant Lilyturf	1 Gallon	2'	6
			Dietes bicolor Fountain Lily	1 Gallon	3'	15
			GROUNDCOVERS			
			SIZE			
			Lantana montevidensis	1 Gallon	2'	3
			Gold Mound Lantana	1 Gallon	2'	35
			Convolvulus cracorum Bush Morning Glory	1 Gallon	2'	68
			Rosemarinus officinalis Prostrate Rosemary	1 Gallon	2'	8
			Rapiclopsis indica "Salinar"	1 Gallon	2'	119
			Muhlenbergia rigens "Dwarf Muly"	1 Gallon	2'	63
			Nandina domestica "Nana" "Dwarf Heavenly Bamboo"	1 Gallon	2'	41
			Carissa grandiflora "Boxwood Beauty"			
			Cynodon dactylon Midron Hybrid	Sod		12,800 S.F.
			LANDSCAPE MATERIALS			
			Decomposed granite	3/4" Sized		7,550 S.F.
			Grand Materials Palo Verde (Contractor to submit sample for approval)	2" Depth		
			Concrete header 1/2" offset	4' x 6'		250 L.F.
				Fire Dept Access		365 S.F.

bilform
landscape
architecture

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**GRANADA LAKES APARTMENTS
BUILDING ADDITION**
SOUTH SHORE DRIVE
TEMPE, ARIZONA

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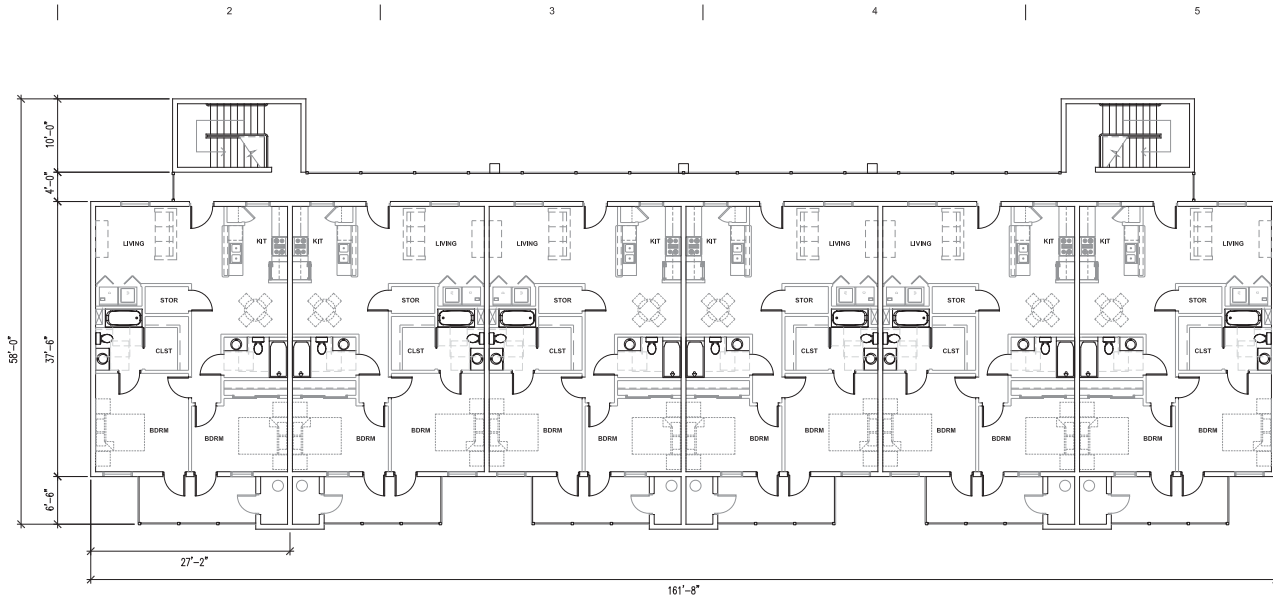
PRELIMINARY
LANDSCAPE
PLAN

10/03/2016
SHEET NUMBER

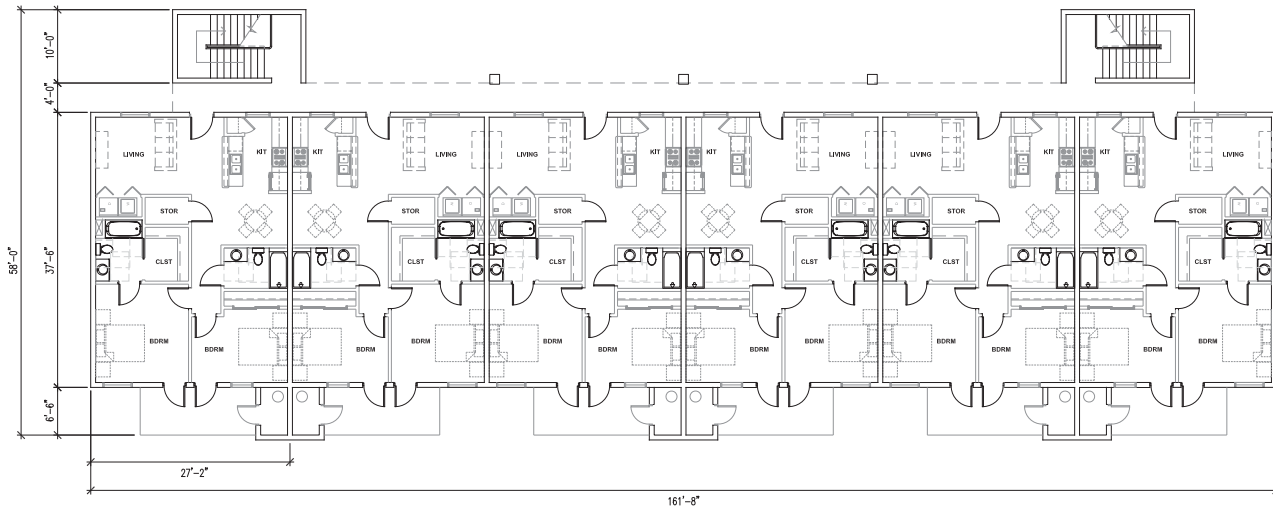
PL 1.1

PRELIMINARY LANDSCAPE PLAN

1" = 30'-0"



A3 FLOOR PLAN - 2ND/3RD LEVEL
 A300 1/8"=1'-0"



A3 FLOOR PLAN - 1ST LEVEL
 A300 1/8"=1'-0"

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**GRANADA LAKES APARTMENTS
 BUILDING ADDITION**
 SOUTH SHORE DRIVE
 TEMPE, ARIZONA

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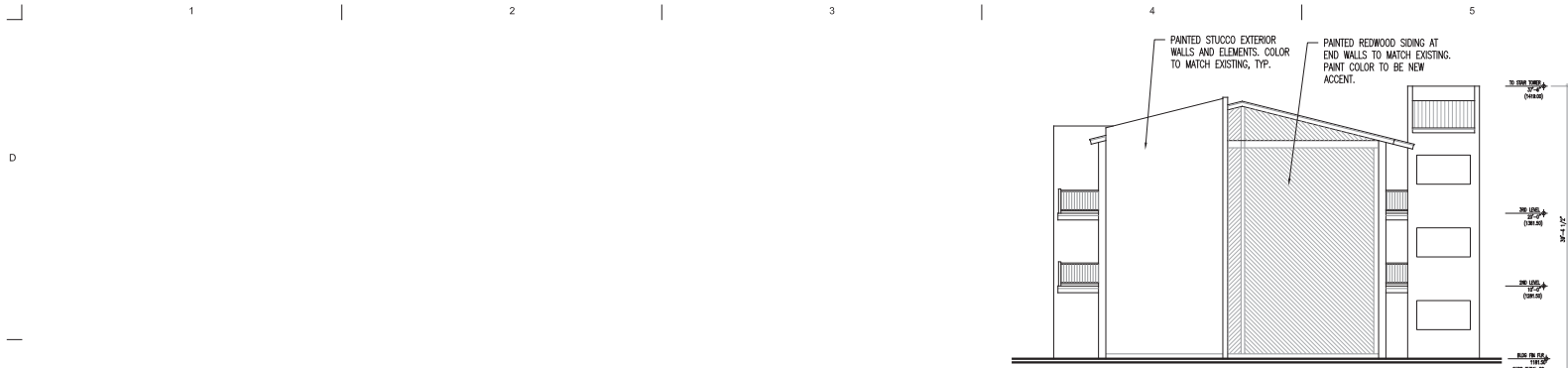
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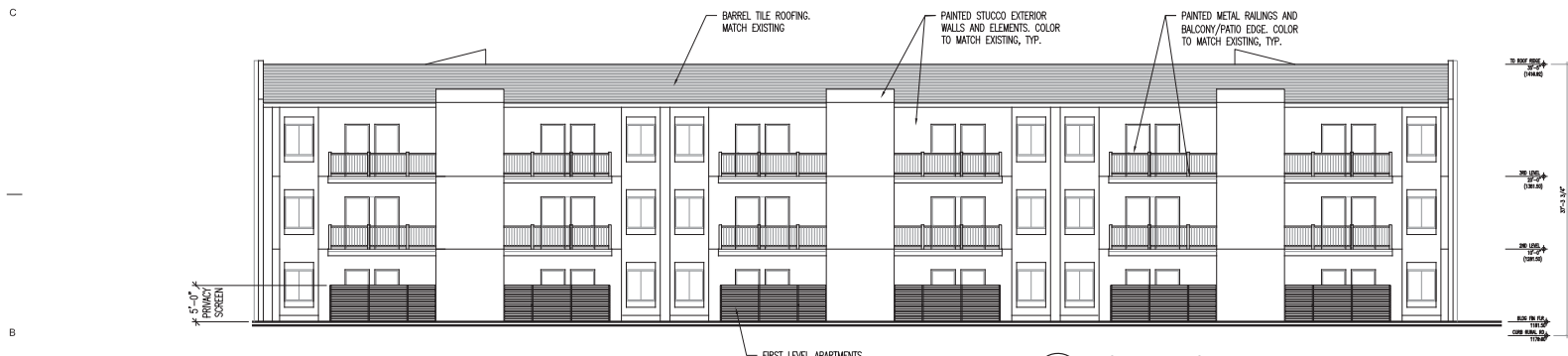
**BUILDING
 FLOOR PLANS**

10/03/2016
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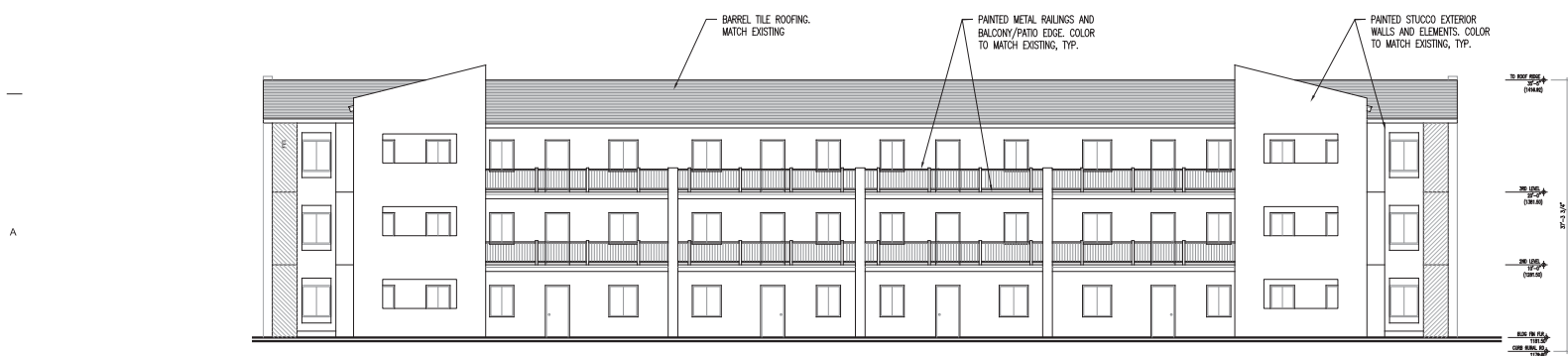
A300



C3 NORTH/SOUTH ELEVATION
A200 1/8"=1'-0"



B3 EAST ELEVATION
A200 1/8"=1'-0"



A3 WEST ELEVATION
A200 1/8"=1'-0"

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MATERIAL LEGEND:

SEE COLOR ELEVATION	BUILDING STUCCO - MAIN COLOR
SEE COLOR ELEVATION	BUILDING STUCCO - ACCENT COLOR
[Hatched Pattern]	PAINTED REDWOOD
[Barrel Tile Pattern]	BARREL TILE ROOFING
[Screen Pattern]	FIRST FLOOR PRIVACY SCREEN



**GRANADA LAKES APARTMENTS
BUILDING ADDITION**
SOUTH SHORE DRIVE
TEMPE, ARIZONA

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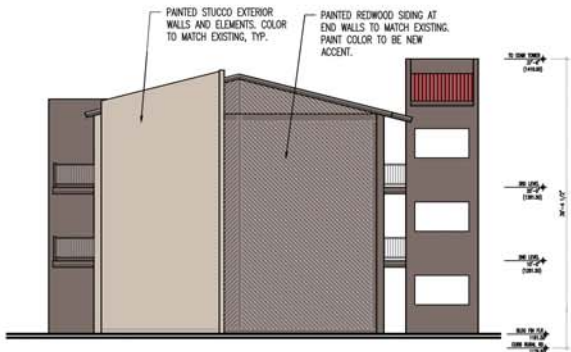
DEVELOPMENT PLAN REVIEW

**BUILDING
ELEVATIONS**

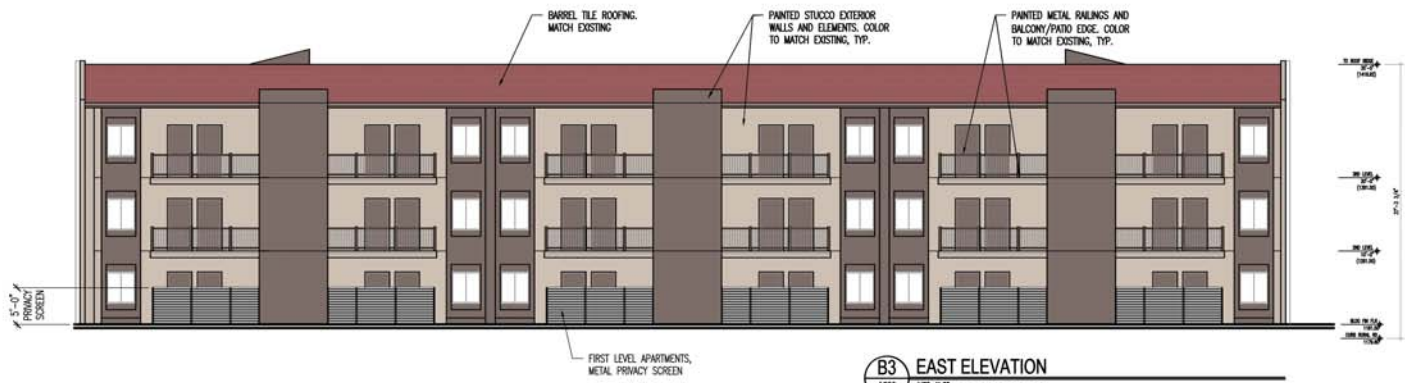
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A200

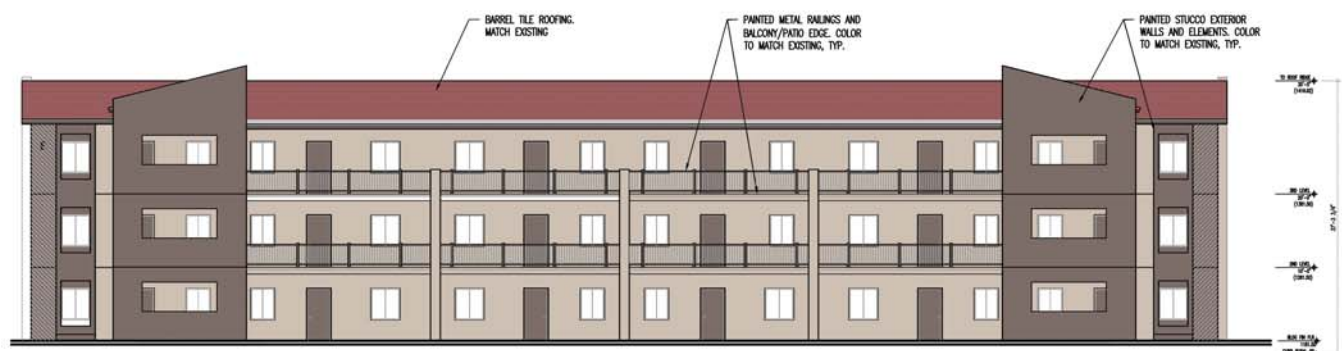
1 | 2 | 3 | 4 | 5



C3 NORTH/SOUTH ELEVATION
A200 1/8"=1'-0"



B3 EAST ELEVATION
A200 1/8"=1'-0"



A3 WEST ELEVATION
A200 1/8"=1'-0"

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- C. DO NOT SCALE DRAWINGS.

MATERIAL LEGEND:

-  BUILDING STUCCO - MAIN COLOR
-  BUILDING STUCCO - ACCENT COLOR
-  PAINTED REDWOOD
-  BARREL TILE ROOFING
-  FIRST FLOOR PRIVACY SCREEN



**GRANADA LAKES APARTMENTS
BUILDING ADDITION**
SOUTH SHORE DRIVE
TEMPE, ARIZONA

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DATE	DATE
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DEVELOPMENT PLAN REVIEW

**BUILDING
ELEVATIONS**

10/03/2016
SHEET NUMBER

A200



Existing Northwest building elevation along Rural Road and Southshore



Concept accent color added to Northwest elevation - accent color to be recommended at all building window "pop-outs" and wood accents



Existing West building elevation along Rural Road



Concept accent color added to West elevation - accent color to be recommended at all building window "pop-outs" and wood accents

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GRANADA LAKES APARTMENTS
BUILDING ADDITION

SOUTH SHORE DRIVE
TEMPE, ARIZONA

EXISTING
ELEVATION
COLOR
ACCENT
CONCEPT



Existing Southeast building elevation along Rural Road and Southshore



Concept accent color added to Southeast elevation - accent color to be recommended at all building window "pop-outs" and wood accents

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GRANADA LAKES APARTMENTS
BUILDING ADDITION

SOUTH SHORE DRIVE
TEMPE, ARIZONA

EXISTING
ELEVATION
COLOR
ACCENT
CONCEPT



CONCEPT RENDERING - FACING EXISTING BUILDING 3



CONCEPT RENDERING - FACING SOUTH SHORE DRIVE

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GRANADA LAKES APARTMENTS
BUILDING ADDITION
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DEVELOPMENT PLAN REVIEW

CONCEPT
RENDERINGS

10/03/2016

A202



Northwest Elevation



West Elevation



South Elevation



Southwest Elevation

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GRANADA LAKES APARTMENTS
BUILDING ADDITION

SOUTH SHORE DRIVE
TEMPE, ARIZONA

EXISTING
SITE



Southeast Elevation



North East entry & Main Office



Interior Courtyard - looking southwest



Interior Courtyard - looking west

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**GRANADA LAKES APARTMENTS
BUILDING ADDITION**

**SOUTH SHORE DRIVE
TEMPE, ARIZONA**

**EXISTING
SITE**



Southeast corner of vacant portion property - from Southshore



**Northeast corner of vacant portion property (& entrance)
- from Southshore**



**Southeast corner of vacant portion property
- on property view looking east**



**Northwest corner of vacant portion property
- on property view looking north**

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**GRANADA LAKES APARTMENTS
BUILDING ADDITION**

**SOUTH SHORE DRIVE
TEMPE, ARIZONA**

**EXISTING
SITE**



Granada Lakes Apartments
5701 S. Rural Road
Tempe, AZ 85283
480.838.4528



DS3 Architecture
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Phoenix, AZ 85016
602.770.0655

Neighborhood Meeting – Minutes

Granada Lakes Apartments – Building Addition

City of Tempe Plan #SPR15193

Date of Meeting: September 7, 2016

Time of Meeting: 6:00 PM

- 6:00 – Meeting start
 - Ownership and Project team introductions
- 6:10 – Project direction and concept explanation by owner
- 6:15 – Project description, site orientation, color and concept by Architect
- 6:30 – Floor open for questions and answers
 - Major questions/discussions:
 - Q: will the RV's remain or be removed
A: RV's will be removed; no more space allocated for RV's
 - Q: will the wall to south be 6' or 8' high
A: Wall to the south will be 8' high
 - Q: will the green space along South Shore remain
A: Yes, the existing turf and landscaping along South Shore will remain intact
 - Q: will there be windows on the south elevation – i.e. looking into the neighbors
A: No, there are no windows on the south elevation
 - Q: will light from the parking canopy's shine into alley and into my house
A: The lights under the parking canopies will have a light shield that will direct the light only onto the parking area and only onto the property
- 6:55 – Meeting adjourned

END OF MEETING MINUTES

Miguel Berastegui,
DS3 Architecture