

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 12/13/2016
Agenda Item: 3

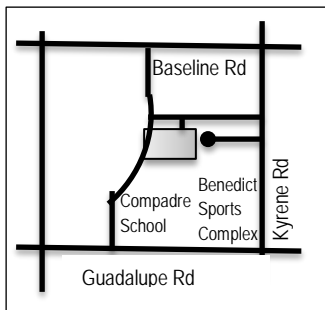
ACTION: Request for a Development Plan Review for 39 townhomes for WILSON STREET TOWNHOMES, located at 6101 South Wilson Street. The applicant is Bowman Consulting Group.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: WILSON STREET TOWNHOMES (PL160292) is an R1-PAD zoned single-family lot with a school and ball fields to the south, multi-family residences to the west, small lot single-family residences to the east and single family residences to the north. The proposed development is residential infill, removing the existing house to build 39 attached townhomes within 6 buildings on 3.67 acres. The Development Plan Review and Preliminary Subdivision Plat for this project was initially approved by the Development Review Commission on September 23, 2014 with a condition to add a third color palette; the Zoning Map Amendment and Planned Area Development were approved by Council with additional conditions on January 8, 2015. Since this time, the Development Plan Review for this project expired, and modifications to the Planned Area Development were necessary due to the removal of 5 units by the City Council hearing process (from 44 to 39 units). The Planned Area Development expired this fall, requiring a request for a time extension. The City Council is hearing the PAD time extension request on December 8, 2016. The changes to the PAD are minor and therefore are administratively reviewed. This request includes the following:

DPR14196 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	MARBET, LLC or the Devaux Living Trust, with C. Michael Vance as the Trustee
Future Property Owner	Michael Zerbib, ZNM Holdings, LLC
Applicant	Troy Peterson, Bowman Consulting
Current Zoning	R1-PAD
Proposed Density / # of Units	11 dwelling units per acre / 39 townhomes 39 Lots / 3 Tracts
Number of Lots / Tracts	
Gross/Net site area	3.67 acres (159,684 s.f.)
Total Building area	50,705 s.f.
Total Lot Coverage	34.3% (54,843 s.f)
Individual Lot Coverage	85.7%
Bedrooms	27 – 3 bedroom units, 12 – 4 bedroom units (with 5 bedroom option): 129 minimum, 141 maximum bedrooms
Building Height	30 ft
Building Setbacks	
North property setback	59' to property development lot line
South property setback	15' to property development lot line
East & West setback	15' to property development lot line
Interior lot setbacks	0' front, 0' side, 3' rear
Landscape area	43.4% (69,308 s.f.)
Vehicle Parking	110 (2 per garage, 78) + 32 guest
Bicycle Parking	In units

ATTACHMENTS: Development Project File

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

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located between Baseline Road to the north, Guadalupe Road to the South, Kyrene Road to the east and the I-10 Maricopa Freeway to the west. There are R-3R Multi-Family Restricted residences to the west of the site on Julie Drive, R1-6 Single-Family residences to the north on LaDonna Drive, R1-4 Single-Family residences to the east and Compadre High School and Benedict Sports Complex to the south. Industrial properties are located on the east side of Kyrene Road. Wilson Street is a small north-south extension from LaDonna, that dead-ends at this property. Primary access to and from the site would be via Wilson to LaDonna, and out to Kyrene Road. Secondary access is required for fire and refuse circulation, utilizing the existing east-west alley that connects to Julie Drive. The applicant will modify the alley, through an access and maintenance agreement with the City of Tempe, to allow a new landscape strip on the north side of the alley, for a tree buffer for the residents to the north. The amenity space was centrally located and significant landscape was provided at the north end most visible from Wilson street, as a visual enhancement looking south from the existing neighborhood. Refuse and bulk refuse collection for La Donna Drive would be moved to the street front; this concept has been reviewed and accepted by Tempe Public Works Refuse Division. The proposed product is a townhome product, with fee-simple lots, common tracts, shared open space, and covenants for maintenance and access. The proposed development is not gated, and is intended to integrate as an extension of the existing neighborhood. The original entitlements for the design of the site plan, landscape plan and elevations expired, requiring the applicant to reapply for the design portion of the project. The applicant is not proposing any changes to the design of the building elevations from what was approved through the Council process, however, the proposed elevations to Council did change from what the Commission originally reviewed. For this reason, the original submittal elevations and the entitled elevations are provided for comparison to what is presented in this request.

This request includes the following:

1. Development Plan Review for the Site Plan, Building Elevations and Landscape Plans

The applicant is requesting the Development Review Commission take action on the item listed above. For further processing, the applicant has made a request to staff for an administrative amendment to the Planned Area Development: the existing development standards are not being changed by this request; it is a required modification that reduces the number of units from 44 to 39 per the conditions of the City Council Approval in January of 2015. The resulting change increases landscape area, provides more guest parking, and allows a larger landscape buffer on the perimeter of the development, effectively increasing the setbacks. An alley access and maintenance agreement will be required for the proposed development.

PUBLIC INPUT

- A neighborhood meeting was required for the original request for the zoning amendment and Planned Area Development, a neighborhood meeting was not required for the current requested Development Plan Review.

PROJECT ANALYSIS

GENERAL PLAN (For Reference)

The General Plan 2040 Projected Land Use for this site is Residential, and the General Plan 2040 Projected Residential Density is up to fifteen dwelling units per acre. The General Plan provides goals and objectives for provision of diverse housing types and infill development that is in character with the surrounding neighborhood context. The proposed project meets the intent of the General Plan land use, density, goals and objectives.

ZONING (For Reference)

The zoning is R1-PAD, which allows the density to be defined within the parameters of the General Plan density, and in context of the surrounding zoning. The property to the west of the site is R3-R, Multi-Family Restricted, which allows up to 15 dwelling units per acre, however the density was lowered by the PAD to 12 du/ac. The properties to the north, across the alley, are R1-6, which allows four dwelling units per acre. The properties to the east are zoned R1-4 Single Family and are allowed up to 8

dwelling units per acre, however the density was lowered by the PAD to 6 du/ac. This site was entitled to allow 11 dwelling units per acre and generally conforms to the perimeter setbacks within the surrounding zoning categories, and to the allowed building heights of the adjacent properties, up to 30 feet in height. The R1-PAD category requires a single-family product. The proposed development requires a subdivision plat and CC&Rs for a new HOA.

PLANNED AREA DEVELOPMENT (For Reference)

Within the Single Family zoning categories, the R1-PAD was designed for infill parcels, to allow a different product than the traditional zoning districts would allow. The General Plan density designation of up to 15 dwelling units per acre allows the use of the R1-PAD zoning to create medium density single-family housing. The R1 designation requires the Planned Area Development to create development standards based on the site design, which is largely driven by parking, circulation and retention requirements. Although traditional single-family residences are required 2 parking spaces, with additional parking in driveways or on streets for guests, this property does not have street access and cannot park in the alley. Nor do the units have driveways to accommodate on-site guest parking. The proposed site plan provides 32 dispersed guest parking spaces for the 39 residences, at a ratio of .82 parking spaces per unit for guests, in addition to 2 car garages for each household. The existing entitled PAD and the proposed amended PAD standards are provided here for reference, the applicant is not changing the setbacks, but the modifications to the site plan with the removal of five units allows a greater buffer for landscape on the perimeter of the development. This PAD amendment is not a part of the Development Review Commission request, and is provided for informational purposes.

WILSON STREET TOWNHOMES PAD Overlay		
Standard	ORIGINAL R1-PAD Single-Family	PROPOSED AMENDED R1-PAD Single-Family
Residential Density	15 DU/AC changed to 11 du/ac during hearings	11 DU/AC
Number of Units	53 units reduced to 44 units then reduced to 39 units during hearings	39 units
Number of Bedrooms	133	129-141 (depending on plan option)
Building Height (feet) [Exceptions, see Section 4-205(A)]		
Building Height Maximum	30 FT	30 FT
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Yes
Maximum Lot Coverage of Development	34.8% (total site) 85% (individual lot)	34.3% (total site) 85.7% (individual lot)
Maximum Individual Lot Coverage	85%	85%
Minimum Landscape Area (% of net site area)	33.8% (53,952 SF)	43.4% (69,308 SF)
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]		
Front (North)	0 FT	59 FT actual
Parking	0 FT	15 FT actual
Side (East & West)	11 FT	15 FT actual
Rear (South)	10 FT	16 FT actual
Individual Lot	0 FT front, 0 FT side, 3 FT rear	0 FT front, 0 FT side, 3 FT rear

Bicycle Parking	In Units	In Units
Vehicle Parking	106 (2 per garage) + 33 guest = 139 parking spaces (changed during hearing process by reduction of 5 units)	78 (2 per garage) + 32 guest spaces = 110 spaces

DEVELOPMENT PLAN REVIEW

The proposed design was originally approved by the Development Review Commission and confirmed by Council after revisions were made. The Development Plan Review expired, thereby requiring the applicant to return to the Commission for the design entitlement. The changes to the site plan and landscape plan were triggered by the prior Council action that reduced the number of units. The changes to the elevations were triggered by a new development team evaluating the floor plans, and determining a more market driven functional interior, that then impacted door and window location. A letter of explanation was provided by the applicant.

Site Plan

The project is land locked between a public school and park to the south, multi-family development to the west and single family to the north and east, with the primary access being from LaDonna Drive, south on Wilson, connecting to an existing alley that serves as the front of the property. There is no street visibility to the site. The layout for the thirty nine units provides access from private drives that circulate for fire access and refuse collection from the alley through the development. A buffer of approximately 15-16 feet surrounds the site. The alley on the north side is required to be improved with paving and drainage, and was approved to incorporate landscape on the north side of the public alley for a buffer to residents. The proposed public circulation will be accommodated partially by a cross access agreement with the development to allow continued public access to the alley and the residents' backyard gates to the north. The development's HOA will be responsible for maintenance of the alley and landscape. Secondary access is available from Julie Drive to the west, through an existing alley curb cut. No additional land is being acquired for this entrance, therefore it remains narrower than a standard drive width; this has been reviewed by fire staff and has previously functioned for refuse collection. The two-story units each have small private courtyards on the ground floor front and two-car garages on the rear side. Retention is provided in a large open landscaped common area, which is open to the public. The pool and amenity area is gated for HOA resident use only. The site is not proposed to be gated, but intended to remain open as a continuation of the existing neighborhood with single family residences.

Building Elevations

The proposed architecture is Spanish Mission Revival style, with painted stucco facades, with architectural pop-outs and clay tile decorative canales at the peak of the gables. Hipped concrete tile roofs, with gabled sections to break up the massing and roof line; as townhomes, firewalls will be required between units. Windows are mullioned. During the original entitlement process, a condition of approval required incorporation of a third color palette into the unit mix, and that no two adjacent units shall have the same color scheme, to provide individuality to each residence and break up the massing of the buildings. The applicant took the original renderings and updated them to include a third color palette, but also revised the elevations to a simpler more contemporary architectural form. These drawings were added to the Council report. The original design had square, rectangle and arched forms; the variety of windows were reduced, the number of lites divided by mullions were reduced on the subsequent elevation set that went to Council. Some sections have arched facades and columns that project out and shade windows and doors. There are shutters and decorative wrought iron elements on some units. The building massing is broken up by changes in plane of the elevations as well as a range of paint colors within a neutral palette accented by door and trim colors such as a dark green and red. Garage doors have slight variations in color to make each unit unique from adjacent units. A condition was previously included that upper story windows facing west, along the west side of the property, and north along the north side, use clerestory and slot form windows to minimize views into adjacent yards, and maximize privacy to the residents within the new homes. Council approved the changes to the elevations during the hearing process, at the same time reducing the number of units from 44 to 39.

The current design retains the same elements of the previously approved Development Plan Review. Proposed colors and materials have not changed significantly. Due to interior modifications to the floorplan, including the modification to bedroom counts to allow three, four and an optional fifth bedroom in the end unit models. The larger units were located at the ends of the attached buildings. A condition has been added for a maximum number of bedrooms. The exterior windows also changed according to the interior layout.

Landscape Plan

No changes were proposed to the landscape plan, except to increase the landscape area on the north side where units were removed and to increase the site perimeter to accommodate utilities and allow a larger buffer. The west, north and east perimeter are proposed to have larger caliper Sissoo trees, a fast growing non-deciduous tree that will provide shade and visual screening between properties adjacent to the site. The south perimeter is planned for Evergreen Elm, which has a smaller leaf and short deciduous period in the winter, allowing sunlight into southern units during the colder time of the year. Desert Museum Palo Verde are used to accent the entrance drives from the alley, providing colorful flowers in the spring and filtered shade year round. Thornless Cascalote provide color and shade in smaller areas as a patio sized tree. Slower growing Live Oak and Sophora provide different color and texture to the plant palette, with date palms as an oasis accent around the pool. The primary ground cover is turf, which provides a cooling effect for residents using the outdoor areas. Vines include Creeping Fig and Cat's Claw, shrubs include Purple Bougainvillea, Mexican Honeysuckle, Common Myrtle, Orange Tecoma, Yellow Tecoma, and a variety of low water ground covers. Accents include Century Plan, Aloes, Milkweed, Candellila and Gopher Plant. Granite used on site is proposed to be a brown color. Massings of plants along the foundations of the buildings help soften the building. The entryway off of Wilson is designed to provide a view into the main landscape area. The color elevations show plants adjacent to the garages along the private streets, however, these were not shown on the landscape plan. A condition of approval is included to provide landscape material between driveways and garages along the street front. A condition of approval was also included that the landscape on the north side of the alley must be coordinated with property owners to the north, to maintain access to existing gates.

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 property turns an alley into a front yard streetscape, using trees, landscape and building orientation to become the front of the development. The majority of the open space is connected to the alley and unfenced. Two buildings have side view orientations and one has front yard orientations to the north alley side, and are set back, providing variety in the building massing along this "street front".
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the buildings are grouped in blocks of four and seven units, with larger tree species on the perimeter for visual buffer to adjacent properties and shade to the units. Trees and the buildings will provide shade to the paved streets within the development, creating shaded walkways between units throughout the community.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the elevations will be painted stucco with tile roof, energy efficiency is required by current building code, the existing homes are largely brick and slump block with single paned casement glazing, these new homes will provide greater energy efficiency with contemporary construction materials. The new residences will have variation within the façade elevations to delineate between units, to provide individuality in a uniform architectural theme.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the proposed buildings are taller and have larger massing than the residential product in the immediate area. Pepperwood Townhomes to the north uses a larger building massing, similar to this product. The proposed height is within the allowed height for this area, and the units have been set back to reduce impacts to adjacent single story structures.
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 buildings range from four to seven units, turned in two different directions on the site, with garages facing the street front and front doors facing other front doors where possible. The elevations are painted in contrasting neutral tones that accent the planar changes in the façade, defining each unit as a unique home within the building.

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 elevations use mullioned windows that are arched, square and rectangular shapes, the roof has gable and hip structures, details include chamfered corners on the garage doors, decorative tile elements and window pop outs to create visual interest between units. The front of the units have recessed doorways and upper levels have projected windows to break up the vertical massing of the buildings.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the site is located within the heart of an existing neighborhood, but provides a new pedestrian experience on the alley side of La Donna. Residents can walk down La Donna to Kyrene to catch existing bus services, and may bike to nearby park amenities, schools, and employment centers, potentially reducing the daily demand for driving.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* the site provides access for fire and refuse to circulate, with sidewalks provided for interaction between residents. Primary vehicular access is from Wilson Street off of La Donna, and a secondary entrance is available at the west end from Julie Drive.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the proposed development is open to the existing community, there are no walls segregating the alley from the houses, this open landscape provides greater visibility of the general pedestrian area, greater opportunity for interaction and community gatherings and activation of the area.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* the proposed landscape is lush, green and textural, with larger trees planted at the perimeter for shade and buffering. The entryways have larger open areas to provide enhanced landscape.
11. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects;* single family residences are not required to have specific lighting, however, as a PAD, there are conditions to assure that safe lighting is provided within the community without creating glare to adjacent residents.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested 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 design complies with the PAD development standards and increases the landscape area surrounding the site.
4. The proposed project meets the approval criteria for a Development Plan Review.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL

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

All conditions are the same as the original approved design entitlement, unless otherwise noted.

Site Plan

1. The project is approved per the plans submitted (December 2, 2016 updated) to include 39 attached single-family units with no more than 141 bedrooms, depending on floorplan options. (New condition)

2. 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.
3. Provide gates of steel vertical picket. 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.
4. Provide upgraded paving at each drive entrance from the alley consisting of integral colored unit paving. Extend this paving in the driveway from the alley right-of-way line to 20'-0" on site and from curb to curb at the drive edges.
5. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
6. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage).

Floor Plans

7. Garages shall have a minimum interior dimension of 20 feet wide by 20 feet deep.

Building Elevations

8. The materials and colors are approved as presented (October 27, 2016, new):

Roof – Eagle Roofing Concrete 'S' tile – Vallejo Range Capistrano 3606

Faux half pipe decorative details

Carriage lights

Decorative steel accents

Wood shutters (shall not be vinyl or resin product)

Scheme 1:

Stucco Exterior 1– Painted Sherwin Williams Aesthetic White SW7035 (eggshell white)

Stucco Exterior 2– Painted Sherwin Williams Tony Taupe SW7038 (light taupe)

Stucco Exterior 3– Painted Sherwin Williams Virtual Taupe SW7039

Trim – Painted Sherwin Williams Griffen SW7026 (dark taupe)

Accent – Painted Sherwin Williams Rock Garden SW6195 (dark green)

Garage Door - Painted Sherwin Williams Well Bred Brown SW7027 (dark brown)

Scheme 2:

Stucco Exterior 1 – Painted Sherwin Williams Antique White SW6119 (beige white)

Stucco Exterior 2– Painted Sherwin Williams Camelback SW6122 (light tan)

Stucco Exterior 2– Painted Sherwin Williams Cardboard SW6124 (dark tan)

Trim – Painted Sherwin Williams Sable SW6083 (brown)

Accent – Painted Sherwin Williams Terra Brun SW6048 (dark rust brown)

Garage Door - Painted Sherwin Williams Cobble Brown SW6082 (milk chocolate brown)

Scheme 3:

Stucco Exterior 1 – Painted Sherwin Williams Nice White SW6063 (cream)

Stucco Exterior 2 – Painted Sherwin Williams Sand Trap SW6066 (light brown)

Stucco Exterior 3 – Painted Sherwin Williams Mocha SW6067 (medium brown)

Trim – Painted Sherwin Williams French Roast SW6069 (dark coffee brown)

Accent – Painted Sherwin Williams Black Swan SW6279 (black)

Garage Door - Painted Sherwin Williams Cobble Brown SW6082 (milk chocolate brown)

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

9. Provide a third color palette design option, to incorporate more variety in the building facades, create individuality between homes and prevent replication of residences adjacent to each other with the same color palette. (*This prior condition was met with revisions to plans before Council hearing in January 2015*).
10. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
11. Locate electrical service entrance section (S.E.S.) in cabinet or concealed from public view; exposed conduit, piping, or related materials is not permitted (modified for specificity).
12. Upper story windows facing west, along the west side of the property, and north along the north side, shall use clerestory and slot form windows to minimize views into adjacent yards, and maximize privacy to the residents within the new homes.

Lighting

13. Full cut-off, dark sky compliant light fixtures shall be located at each garage entrance, to provide 2 foot candles at the garage door. Fixtures at garage doors shall be on photocell, not controlled by timer or switch, to provide ambient safety lighting to private streets.
14. The alley shall be lit to one (1) foot candle from Julie Drive at the west end to the end of the project at the east end with light fixtures that does not trespass into adjacent residences.
15. Pathways within the development shall be lit to a half (.5) foot candles, use of bollards or pole lights, on photocell fixtures not timers or switches.
16. The pool gate shall be illuminated with five (5) foot candles by a full cutoff photocell fixture.

Landscape

17. The plant palette is approved as proposed and specified on the landscape plan. Trees: *Caesalpinia cacalaco* 'Smoothie', *Dalbergia sissoo*, *Parkinsonia X 'Desert Museum'*, *Quercus virginiana*, *Sophora Secundiflora*, *Ulmus parviflora*, *Phoenix dactylifera*. Vines: *Ficus pumila*, *Macfadyena unguis-cati*. Shrubs: *Bougainvillea 'Royal Purple'*, *Justicia speicigera*, *Myrtus communis*, *Tecoma alata*, *Tecoma stans*. Accents: *Agave Americana* (not to be planted within 8' of walkways), *Agave desmetiana variagata* (not to be planted within 6' of walkways), *Aloe barbedensis*, *Aloe X Blue elf*, *Asclepias subulata*, *Euphorbea antisiphilitica*, *Euphorbia rigida*, *Hesperaloe funifera*. Ground Cover: *Acacia redolens*, *Lantana montevidensis*, *Lantana 'New Gold'*, *Setcreasea pallida*, *Thymophylla pentachaeta*, *Sphagneticola trilobata*. Turf, Express Brown Granite and decorative boulders. No river run rock to be used within the development. Any rip-rap granite shall be less than 2 ½" in diameter. Any additions or modifications may be submitted for review during building plan check process.
18. All perimeter trees on all four sides of the 3.67 acre site shall be planted one tree per 30 linear feet of property length with a minimum 2" caliper non-deciduous shade tree: any trees that fail to thrive along the perimeter shall be replanted with a tree of the same or larger caliper.
19. The landscape on the north side of the alley must be coordinated with property owners to the north, to maintain access to existing gates.
20. Provide vegetation between driveways and garages along the street front of the units, as shown on the color elevations.
21. 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.
22. 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.
23. 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.
24. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines located on-site. 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

25. Provide house address numerals on the building elevation facing the street to which the property is identified.
- a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Composed of 6" high, individual mount, metal characters.
 - 3) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 4) 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.

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 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.

CC&R'S:

- The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site.
- The CC&Rs shall also require that garages be maintained for the use of vehicle storage and may not be obstructed by storage of items which restricts the primary use as parking for the residence.
- The CC&R's shall require storage of recycle and refuse containers inside the garage, when not placed out for

collection and that cans must be stored the same day as when collected.

- The CC&R's shall protect the fire lane and alley by prohibition of on street parking.
- The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

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:

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

FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide signage "Fire Lane No Parking" on drives utilized as fire lane and alley.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- 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.

SOLID WASTE SERVICES: 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.

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/ag/>.

HISTORY & FACTS:

- | | |
|------|---|
| 1930 | Aerial photography indicates this was the original residence of surrounding farm land. |
| 1979 | La Donna Drive was developed with houses and a school was developed to the south. |
| 1984 | Townhomes were developed to the west of the site, the site was developed using a Planned Area Development, which at the time, required variances for all modifications to the zoning. Variances |

were granted for setbacks, lot coverage, lot length and width, vehicle maneuvering and fence height.

- 1988 Benedict Sports Complex was developed
- 2004 Single family residences to the east were completed, land locking the original farm house on the remaining 3.67 acre parcel, facing Wilson Street and fronting an alley.
- May 6, 2014 The first neighborhood meeting was held from 6:00 p.m. to 8:00 p.m. at the Tempe South Police Substation 8201 S Hardy Drive.
- September 4, 2014 A second Neighborhood meeting held from 6:00 to 7:00 pm at the Tempe South Police Substation 8201 S Hardy Drive.
- September 23, 2014 Development Review Commission heard and approved PL140042, a Development Plan Review for the site plan, landscape plan and building elevations with conceptual design of the materials and colors for the buildings. The Development Review Commission recommended approval of the requested Zoning Amendment, PAD and Preliminary Subdivision Plat. The vote was five in favor of the request and two dissenting votes.
- October 16, 2014 City Council was scheduled for a first public hearing for this request, the applicant requested a continuance to provide time to conduct a parking study and provide additional information regarding the proposed project.
- November 13, 2014 City Council held a first public hearing for this request. Councilmembers requested an evaluation of trip generation compared with the product and density of the existing development to the east. Council also requested consideration for a reduced number of units and density, and an option for single-story products on this site.
- December 4, 2014 City Council held a second public hearing for this request. After taking public input and with Council discussion, this item was continued to the January 8, 2015 Regular Council Meeting. After the December 4, 2014 public hearing, the applicant: reduced the density from 14.46 du/ac to 11.99 du/ac, decreased the number of units from 53 to 44, increased the open space from 33.79% to 40.54% added additional accent colors to the elevations and varied the roof designs to create more individuality within the unit types.
- January 8, 2015 Per the request of the Council, additional information was provided by the applicant. City Council held a third and final public hearing to adopt an ordinance for a Zoning Map Amendment from AG Agricultural to R1-PAD Single Family with a Planned Area Development Overlay, with an additional condition to remove five units, from 44 townhomes to 39 townhomes for WILSON STREET TOWNHOMES, located at 6101 South Wilson Street. (Ordinance No. O2014.66)
- December 8, 2016 City Council is scheduled for a public hearing for a requested time extension for the Planned Area Development.
- December 13, 2016 Development Review Commission is scheduled for a public meeting for a requested Development Plan Review for the site plan, landscape plan and elevations.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

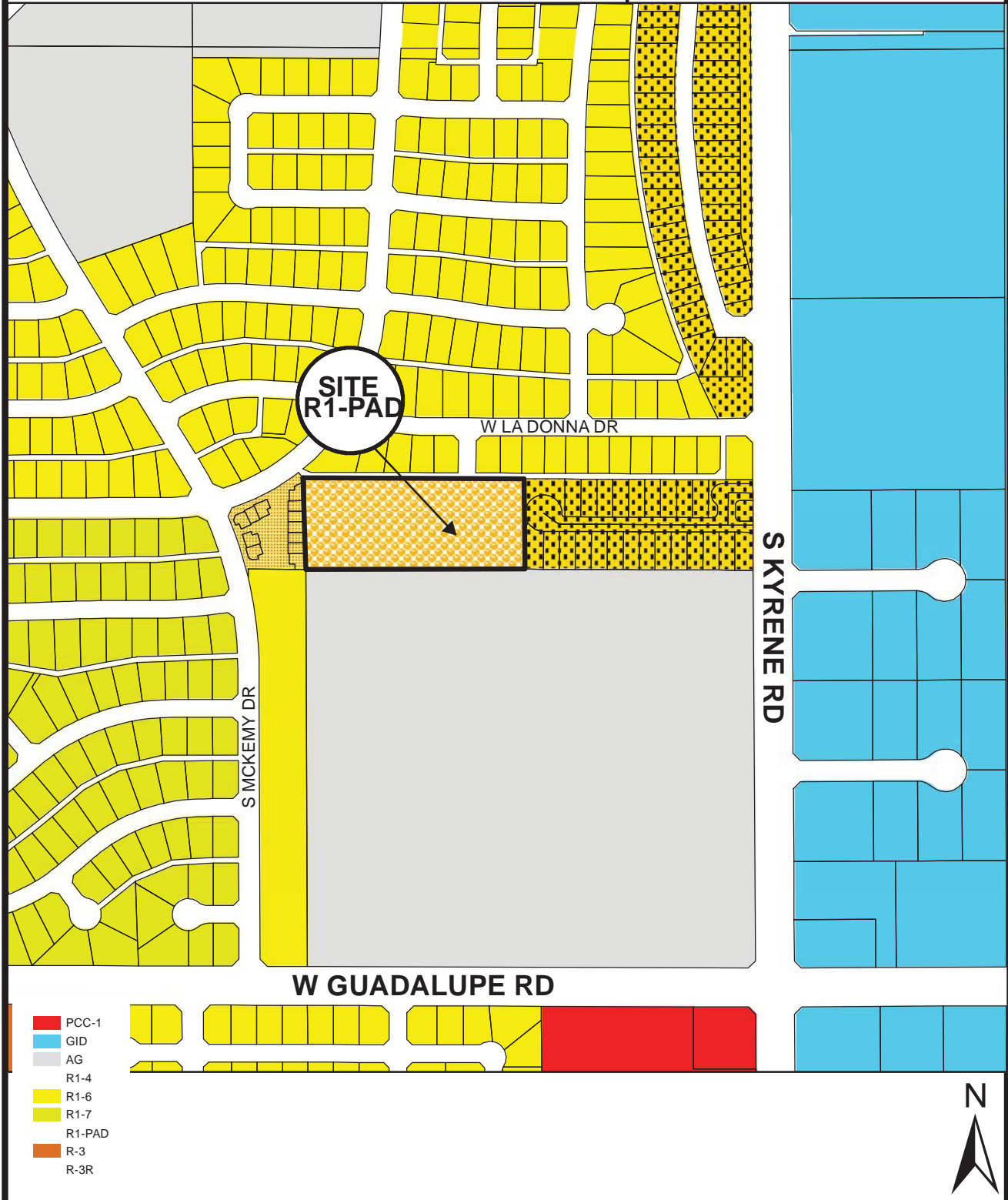
DEVELOPMENT PROJECT FILE
for
WILSON STREET TOWNHOMES
PL160292

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-6. Letter of Explanation
7. Planned Area Development Cover Sheet (for Reference)
8. New Site Plan (after removal of 5 units from original design)
- 9-11. New Floor Plans of Townhome Units
- 12-13. New Floor Plan of Buildings A & B
- 14-15. Blackline Elevations Buildings A & B
- 16-17. Color Elevations of Buildings A & B
18. Material Samples
19. Blank page divider followed by original design entitlements
20. Original Planned Area Development and Site Plan (for Reference)
21. Original Site Plan and Context Photos (for Reference)
22. Original Colored Site Plan with view diagrams (for Reference)
23. Original Approved Colored Landscape Plan (for Reference)
24. Original Approved Colored Elevations (for Reference)

WILSON STREET TOWNHOMES

PL160292



Location Map

WILSON STREET TOWNHOMES

PL160292



Aerial Map

**DEVELOPMENT PLAN REVIEW
LETTER OF EXPLANATION
FOR
*WILSON TOWNHOMES***

Submitted to:
City of Tempe
31 E. 5th Street
Tempe, AZ 85281
480-350-4311

Prepared for:
ZNM Holdings, LLC
5124 E. Palomino Road
Phoenix, AZ 85018
602-677-2641

Prepared by:
Bowman Consulting Group, Ltd.
1295 W. Washington Street, Suite 108
Tempe, Arizona 85281
480-629-8830

Submitted: October 2016

BOWMAN Project No. 9890-03

Bowman Consulting, on behalf of the applicant, is proposing a townhome subdivision located on approximately 3.67 acres of land south of La Donna Street, just east of Julie Drive (Parcel 301-05-005E). The project proposes 39 units. The proposed density for the site is the exact same as the approved Wilson Townhomes PAD and is also in line with the surrounding uses.



This development plan review application will meet all other development standards of the approved Wilson Street Townhomes PAD which was approved under case: PL140042 on 9/23/2014. This project is also proceeding through a Minor Plan Amendment concurrently with the development plan review. The minor amendment is being submitted in order to improve upon the previously approved plan by increasing the setbacks along the property lines and adjusting the building locations and visitor parking locations to provide a more appealing and convenient design in regards to visitor and owner circulation with the site.

	Existing PAD	Proposed PAD
Residential Density (Max)	10.6 du/ acre	10.6 du/ acre
Building Height	30 ft	30 ft
Maximum Lot Coverage	85.0%	85.7%
Minimum Landscape Area	33.8%	43.4%
Building Setbacks:		
North property line	0'	59'
South property line	10'	15'
East & West property line	11'	15'
Interior Lots	0' front, 0' side, 3' rear	0' front, 0' side, 3' rear

This project is again proceeding through the Development Plan Review process due to the previous plan expiring. The new applicant intends to proceed with development on the site utilizing an almost identical layout while keeping the intent of the originally approved plans. The applicant looks to proceed with the development process for the Wilson Townhomes site through construction.

As required of a Development Plan Review request, the development plan will conform to the following Code requirements and standards:

1. The project design and elevations will provide a variety in the streetscape visible from La Donna Street and Julie Drive by offering a unique building form and design accompanied with quality materials for a unique and appealing streetscape.
2. The project is designed to be efficient in space and landscape to group the buildings closer together to provide larger areas of open space and landscaping, also providing shade areas on the interior of the community for the benefit of the residents.
3. The project is utilizing superior building and elevation materials to create a quality project and appealing streetscape. The site will be a positive addition to the surrounding area and street scene with this infill development.
4. The buildings for the site are all scaled the same and all still within the approved 30' tall requirement for the zoning district. Complementary landscaping and project amenities have been planned to reduce the feel of the building mass.
5. The buildings provide unique architecture, which has a variety of window sizes and shapes to compliment the design as well as the mix of building packages and exterior materials to add to the visual appeal and draw the eye upwards.
6. The design provides for a pedestrian streetscape with the landscape design, varying elevation and landscape designs enhance the entrance into the property as well as when walking through the pedestrian trails connecting the site.
7. The site allows easy access to several arterials including: Kyrene and Guadalupe Roads via La Donna Street. The site provides for a pleasant and convenient vehicular connection for public and private transportation connections.
8. Pedestrian conflicts are minimized and circulation eased through the use of the circular loop road dividing the traffic in half through the community while sidewalks and pedestrian access areas travel through the interior open space areas as well as along the internal roadway.
9. The plan takes into account CPTED principals by providing a larger open space area as you enter into the community, allowing you to see through the site to the rear units and other open space areas.
10. Landscape accents within open space, amenity areas and signage clearly define the driveway, pedestrian pathways and homes from each other utilizing decorative pavement, decomposed granite and concrete pathways where appropriate.
11. Entry signage into the community is sized appropriately and does not distract from the project nor is inappropriate for the location. Signage materials and colors keep with the theme of the elevations for the buildings and design and surrounding community; and

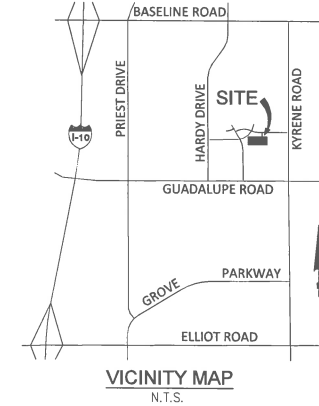
12. Lighting is provided as an accent to the homes and for safety purposes only. There is no light pollution onto surrounding properties from the site and light fixtures are also designed in line with the project elevations to blend.

The proposal is for the development of five 7-plexes and one 4-plex townhouse buildings, each with an enclosed, attached 2 car garage serving each individual unit, on an approximately 3.67 acre infill site just south of La Donna Street and just east of Julie Drive. The proposal is a positive addition to the streetscape and neighborhood and presents a quality project on this infill site.

Charles Wurl, PE
Project Engineer
Bowman Consulting
480-629-8830

PLANNED AREA DEVELOPMENT OVERLAY FOR WILSON TOWNHOMES

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



ACKNOWLEDGEMENT

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

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

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

BY: _____ OWNER DATE _____

ITS: _____

OWNER/DEVELOPER

ZNM HOLDINGS, LLC
5124 E. PALOMINO ROAD
PHOENIX, ARIZONA 85016
PHONE: (602) 677-2641
CONTACT: MICHAEL ZERBIB

CIVIL ENGINEER

BOWMAN CONSULTING
14100 NORTH 83RD AVENUE
SUITE 250
PEORIA, ARIZONA 85381
PHONE: (623) 299-8983
CONTACT: CHARLES WURL

PROJECT DATA

PAD	
STANDARD	R1-PAD SINGLE FAMILY
GENERAL PLAN LAND USE	MEDIUM DENSITY
GENERAL PLAN DENSITY	15/DU AC
SITE AREA	3.67 AC (GROSS)
# OF LOTS/TRACTS	39 LOTS/3 TRACTS
DENSITY	10.6 DU/AC
BUILDING HEIGHT	30 FT
MAXIMUM LOT COVERAGE OF DEVELOPMENT	34.3%
MAXIMUM INDIVIDUAL LOT COVERAGE	85.7%
TOTAL MAX # OF BEDROOMS	141*
SITE LANDSCAPE COVERAGE	43.4%
OVERALL DEVELOPMENT SETBACKS	
NORTH	59 FT
EAST & WEST	15 FT
SOUTH	15 FT
INDIVIDUAL LOT SETBACKS	
FRONT	0 FT
SIDE	0 FT
REAR	3 FT
VEHICLE PARKING	78 (2 PER GARAGE) +32 GUEST = 110 PARKING SPACES
BICYCLE PARKING	IN UNITS

*NOTE: SEE BEDROOM COUNT SUMMARY TABLE ON SHEET 2

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4, TOWNSHIP 1
SOUTH, RANGE 4 EAST, SAID POINT BEING A BRASS CAP IN A HANDHOLE;

THENCE NORTH 89 DEGREES 42 MINUTES 11 SECONDS WEST ALONG THE EAST-WEST
MID SECTION LINE (BASIS OF BEARINGS), A DISTANCE OF 1315.26 FEET TO A POINT
LYING SOUTH 89 DEGREES 42 MINUTES 11 SECONDS EAST, 3945.50 FEET FROM THE
WEST QUARTER CORNER;

THENCE SOUTH 00 DEGREES 15 MINUTES 17 SECONDS EAST, 1213.25 FEET TO THE
POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 45 MINUTES 12 SECONDS EAST PARALLEL WITH AND
110.00 FEET NORTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SAID SECTION 4, 616.86 FEET TO THE WEST LINE OF THE
EAST 700 FEET OF THE SOUTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 19 MINUTES 57 SECONDS EAST, 259.40 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST, 617.22 FEET TO A
POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SAID SECTION 4;

THENCE NORTH 00 DEGREES 15 MINUTES 17 SECONDS WEST ALONG SAID WEST LINE
258.19 FEET TO THE POINT OF BEGINNING.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF
TEMPE ON THIS _____ DAY OF _____, 20____.

CONDITIONS OF APPROVAL: PAD14011

ZON14008 (ORDINANCE NO. 02014.65) - ZONING MAP AMENDMENT FROM AG,
AGRICULTURAL TO R1-PAD, SINGLE FAMILY RESIDENTIAL.

PAD14011 (ORDINANCE NO. 02014.65) - PLANNED AREA DEVELOPMENT OVERLAY FOR
DEVELOPMENT STANDARDS FOR BUILDING HEIGHT, SETBACKS, LOT COVERAGE, LANDSCAPE
AREA AND PARKING FOR 39 SINGLE-FAMILY ATTACHED TOWNHOMES IN 8 TWO-STORY
BUILDINGS, FOR A DENSITY OF 10.63 DWELLING UNITS PER ACRE, AND MODIFICATIONS TO
THE SITE PLAN, LANDSCAPE PLAN, AND ELEVATIONS (WITH CHANGES TO COLORS AND
ROOFLINES) AS PRESENTED AT THE COUNCIL HEARING.

THE APPROVAL IS SUBJECT TO THE ATTACHED CONDITIONS.

- A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE JANUARY 8, 2016,
OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF
APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A
ZONING MAP AMENDMENT.
- 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 FEBRUARY 8, 2015, OR
THE ZONING MAP AMENDMENT AND PAD APPROVAL SHALL BE NULL AND VOID.
- AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT
PRIOR TO SUBMITTAL OF CONSTRUCTION DOCUMENTS FOR BUILDING PERMIT.
- A RIGHT OF WAY MAINTENANCE AGREEMENT AND ACCESS EASEMENT MUST BE RECORDED
WITH THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE PLANNED AREA DEVELOPMENT OVERLAY FOR WILSON STREET TOWNHOMES SHALL
BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS
AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT
PRIOR TO ISSUANCE OF BUILDING PERMITS.
- AN AMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE
RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE SUBDIVISION PLAT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH
APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY
RECORDERS OFFICE THROUGH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT
DEPARTMENT ON OR BEFORE JANUARY 8, 2016. FAILURE TO RECORD THE PLAT WITHIN
ONE YEAR OF CITY COUNCIL APPROVAL SHALL MAKE THE PLAT NULL AND VOID.
- ALL PROPERTY CORNERS SHALL BE SET AND VERIFIED WITH STAFF UPON FINAL
RECORDATION OF THE SUBDIVISION PLAT. NO LATER THAN THREE (3) MONTHS FROM
THE DATE OF COUNTY RECORDATION OR AS DETERMINED BY STAFF.
- THE OWNER(S) SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND
RESTRICTION FOR ALL DESIGNATED PARKING TO BE MAINTAINED FOR PARKING SPACES.
GARAGES SHALL NOT BE USED FOR STORAGE THAT IMPEDES USE AS VEHICLE
PARKING. CC&RS SHALL BE DRAFTED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THIS ITEM WAS ADOPTED WITH FURTHER MODIFICATIONS TO THE SITE PLAN,
LANDSCAPE PLAN AND ELEVATIONS; SUPPORTING MATERIALS ARE TO BE SUBMITTED
TO STAFF FOR FINAL APPROVAL.

REC14033

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
14100 North 83rd Avenue Ste 250
Peoria, Arizona 85381
Phone: (602) 628-8989
www.bowmanconsulting.com
© Bowman Consulting Group, Inc.

PAD14011

PLANNED AREA DEVELOPMENT OVERLAY
WILSON TOWNHOMES
6101 S. WILSON STREET
MARICOPA COUNTY
TEMPE, ARIZONA



PROJECT NUMBER	

PLAN STATUS	

DATE	DESCRIPTION

SCALE	H:

JOB No. 8890-01-002
DATE: 1/27/16

PAD1
SHEET 1 OF 2

DS140110

PAD14011

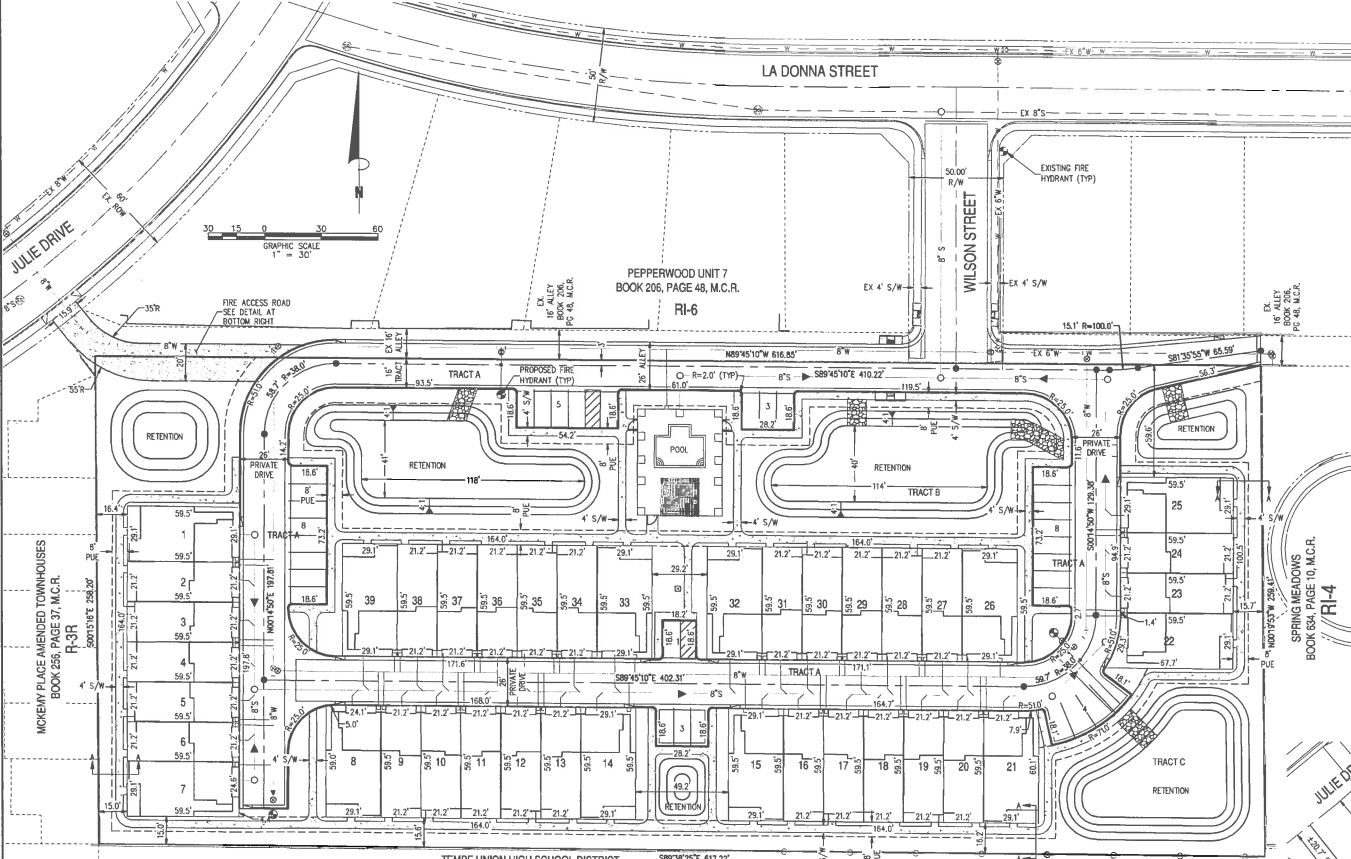
REC14033

PLANNED AREA DEVELOPMENT OVERLAY FOR WILSON TOWNHOMES SITE PLAN

Bedroom (BR) Count Summary - Existing PAD			
Unit Type	Lot Size	Total Units	Total Bedrooms
Interior Units (3BR)	21'x56'	23	69
Exterior Units (4BR)	25'x56'	16	64
Totals		39	133

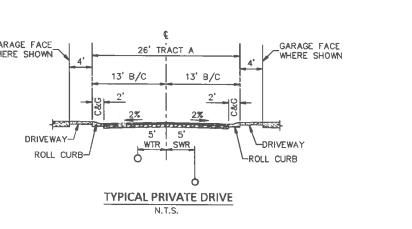
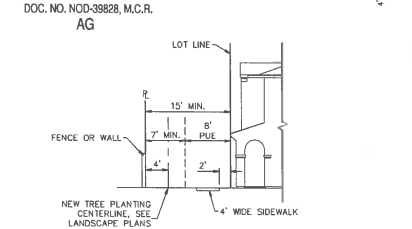
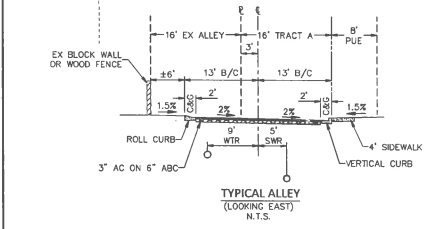
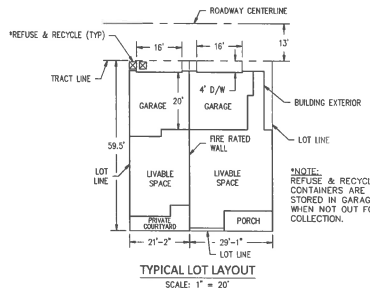
(Up to 10% Increase to 146 bedrooms allowed by minor amendment)

Bedroom (BR) Count Summary - Proposed PAD			
Unit Type	Lot Size	Total Units	Total Bedrooms
Interior Units (3BR)	21'x56'	27	81
Exterior Units (4BR)	25'x56'	12	48
Totals (No SBR Option)		39	129
Exterior Units (5BR Option)	25'x56'	N/A	12
Totals (incl. 5BR Option)		39	141



	EXISTING PAD	PROPOSED PAD
STANDARD	R1-PAD SINGLE FAMILY	R1-PAD SINGLE FAMILY
GENERAL PLAN LAND USE	MEDIUM DENSITY	MEDIUM DENSITY
GENERAL PLAN DENSITY	15 DU/AC	15/DU AC
SITE AREA	3.67 AC (GROSS)	3.67 AC (GROSS)
# OF LOTS/TRACT	39 LOTS/3 TRACTS	39 LOTS/3 TRACTS
DENSITY	10.6 DU/AC	10.6 DU/AC
BUILDING HEIGHT	30 FT	30 FT
MAXIMUM LOT COVERAGE OF DEVELOPMENT	34.8%	34.3%
MAXIMUM INDIVIDUAL LOT COVERAGE	85.0%	85.7%
TOTAL MAX # OF BEDROOMS	133*	141*
SITE LANDSCAPE COVERAGE	33.8%	43.4%
OVERALL DEVELOPMENT SETBACKS		
NORTH	0 FT	59 FT
EAST & WEST	11 FT	15 FT
SOUTH	10 FT	15 FT
INDIVIDUAL LOT SETBACKS		
FRONT	0 FT	0 FT
SIDE	0 FT	0 FT
REAR	3 FT	3 FT
VEHICLE PARKING	78 (2 PER GARAGE) +32 GUEST = 110 PARKING SPACES	78 (2 PER GARAGE) +32 GUEST = 110 PARKING SPACES
BICYCLE PARKING	IN UNITS	IN UNITS

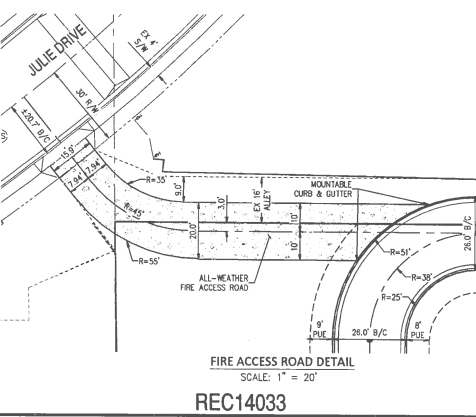
*NOTE: SEE BEDROOM COUNT SUMMARY TABLE ON THIS SHEET



DS140110

PAD14011

REC14033



REC14033

CAD FILE NAME: P:\9890 - 6101 S. Wilson Street\9890-01-002 (END)Engineering\Exhibits\PAD\9890-PAD Overlay Exhibit.dwg 12/02/2016

REC14033

PAD14011

DS140110

PROJECT NUMBER

PLAN STATUS

DATE DESCRIPTION

KE NP CW

DESIGN DRANN CHKD

SCALE H: 1" = 30'

V: 1" = 20'

JOB NO. 9890-01-002

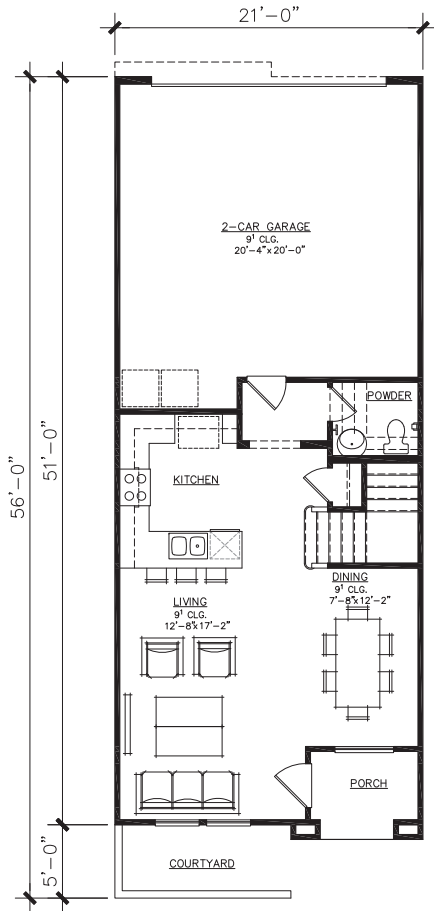
DATE: 10/27/18

PAD2

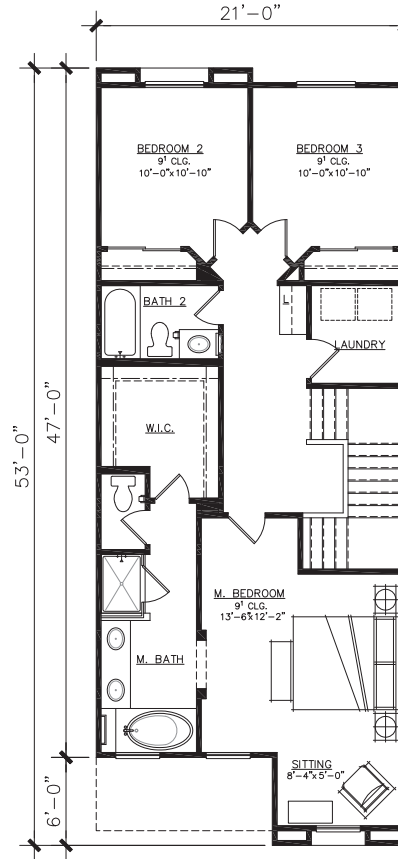
SHEET 2 OF 2

Bowman Consulting Group, Ltd.
Professional Engineers License No. 250
Phone: (480) 932-8889
www.bowmanconsulting.com
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PLANNED AREA DEVELOPMENT OVERLAY
WILSON TOWNHOMES
6101 S. WILSON
MARIPOA COUNTY
TEMPE, ARIZONA



First Floor Plan - 584 Sq. Ft.



Second Floor Plan - 941 Sq. Ft.

Plan 1 - Floor Plan 1,525 Sq. Ft.

Wilson Street Townhomes

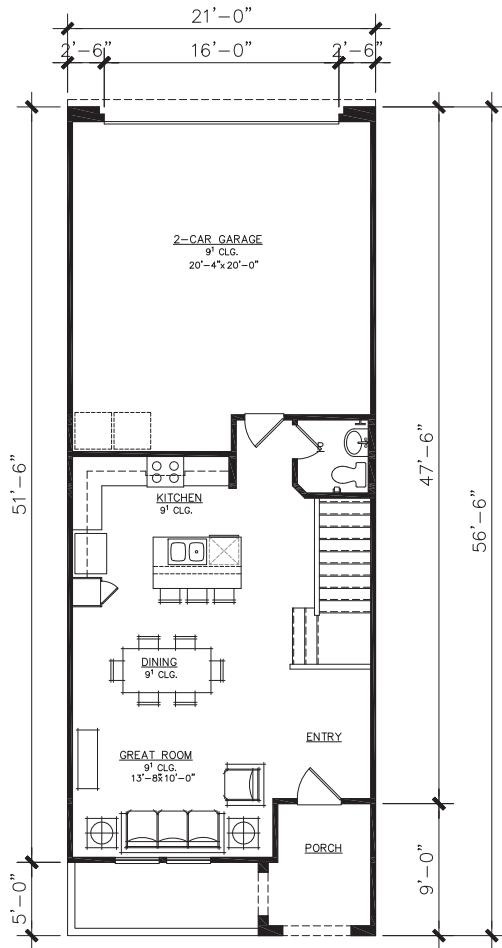
Tempe, Arizona



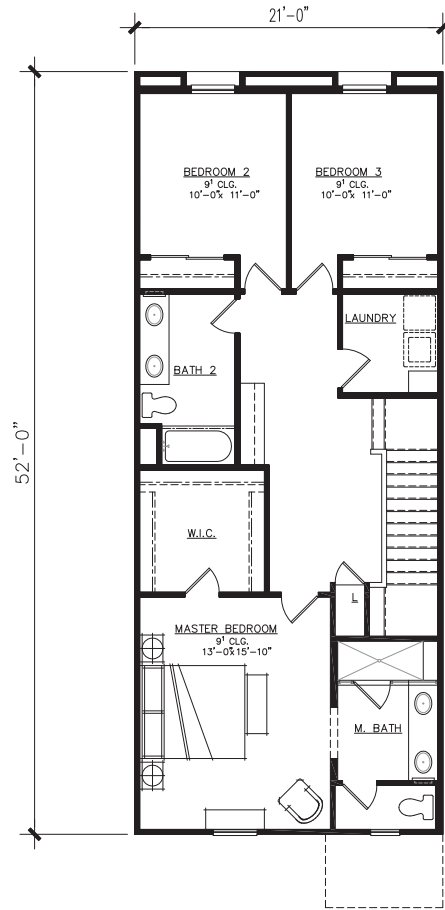
BB LIVING

Design &
ID33
Planning
PH: 949.230.4537

PROJECT NO. 201600XX
10-24-2016



First Floor Plan - 586 Sq. Ft.



Second Floor Plan - 1,001 Sq. Ft.

Plan 2 - Floor Plan 1,587 Sq. Ft.

Wilson Street Townhomes

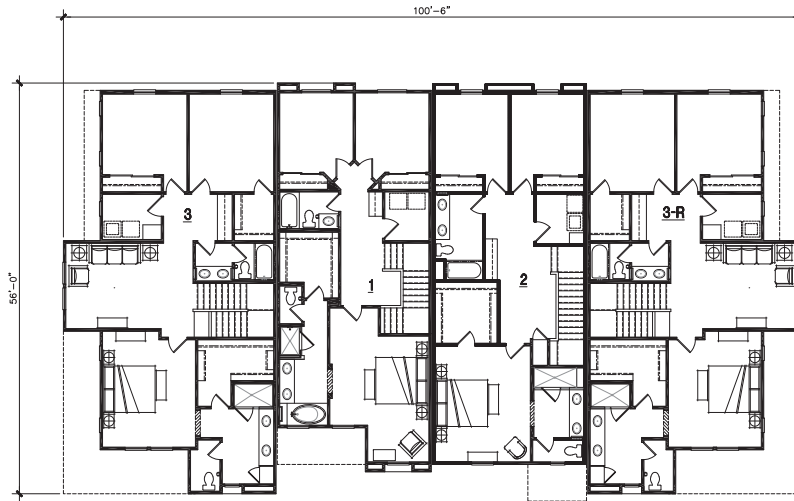
Tempe, Arizona



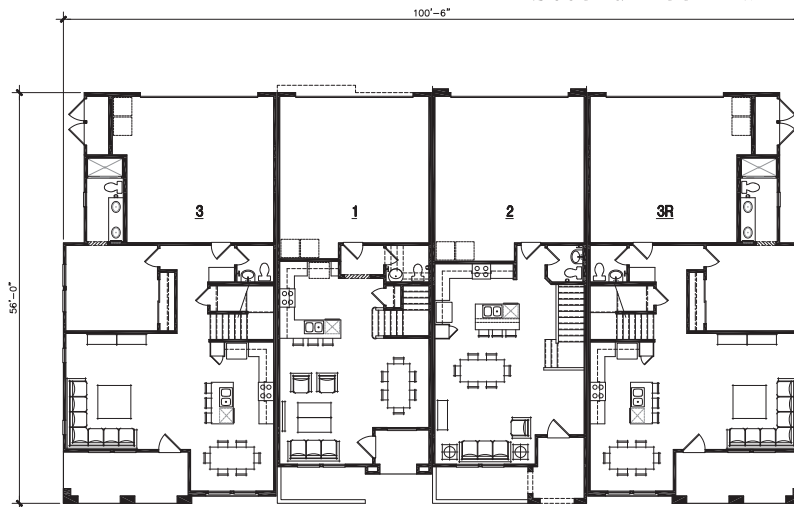
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PH: 949.230.4537

PROJECT NO. 201600XX
10-24-2016



Second Floor Plan



First Floor Plan

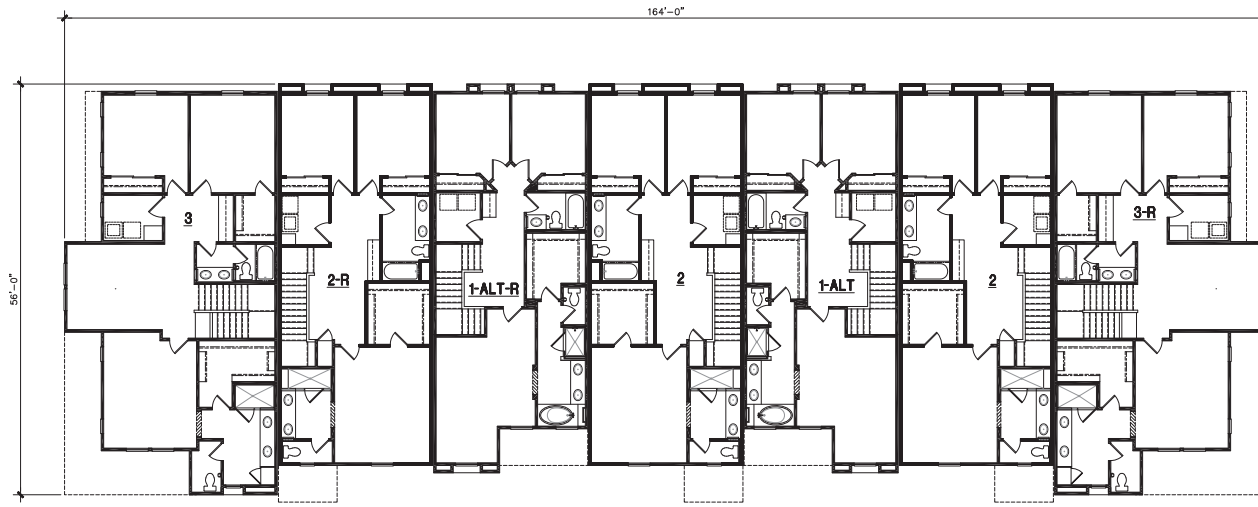
Building Composite - Building 'A'

Wilson Street Townhomes

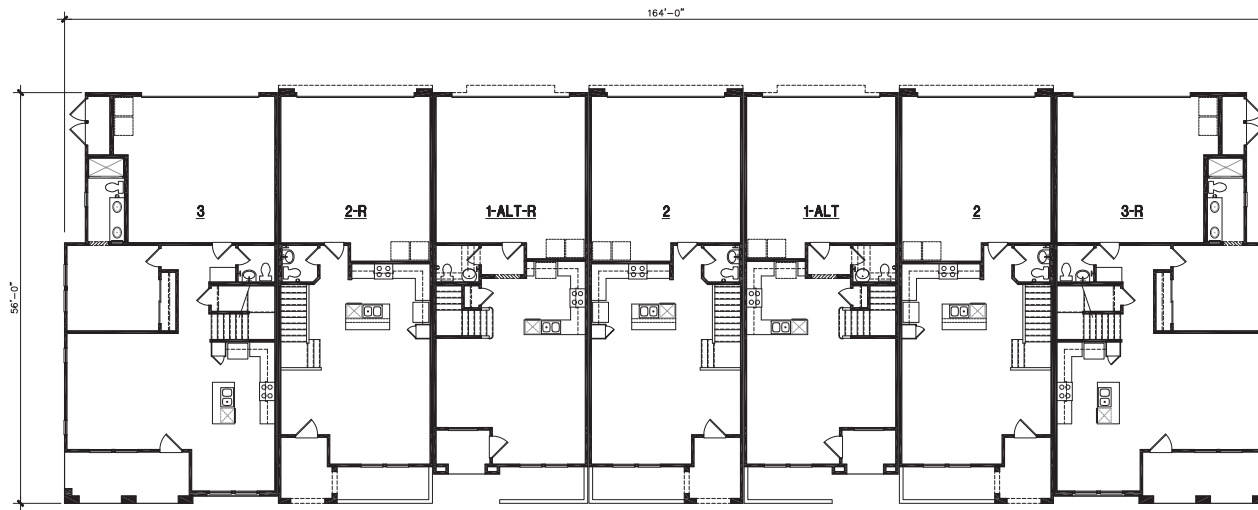
Tempe, Arizona



PROJECT NO. 201600XX
10-24-2016



Second Floor Plan



First Floor Plan

Building Composite - Building 'B'

Wilson Street Townhomes

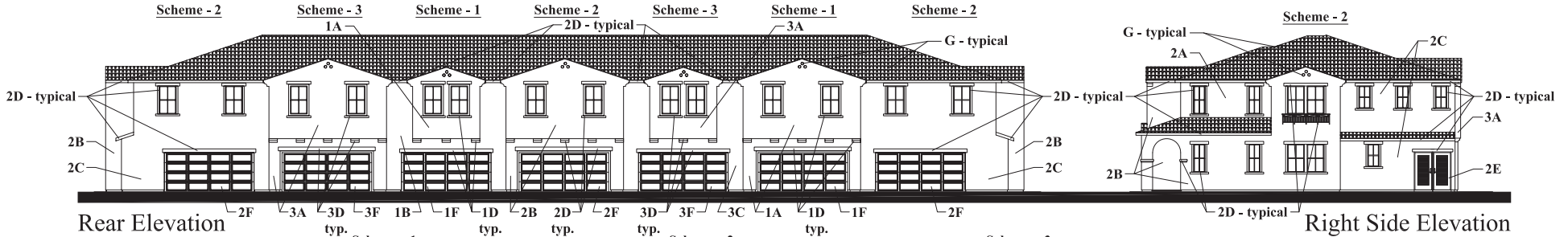
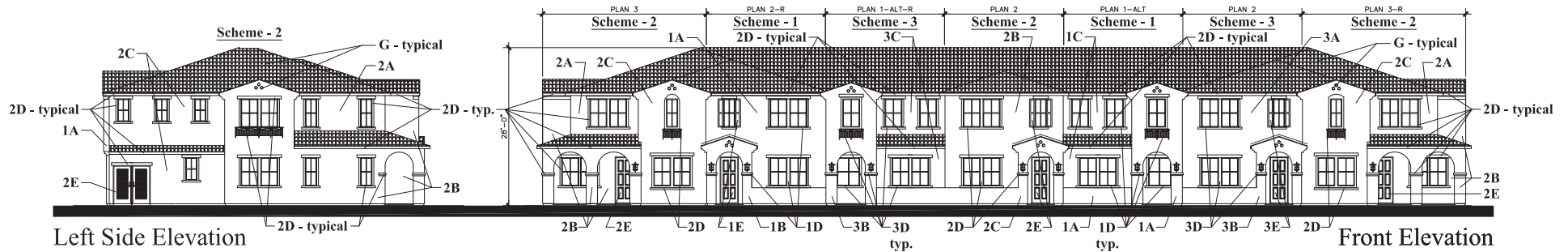
Tempe, Arizona



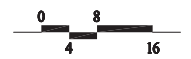
BB LIVING

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ID33
Planning
PH: 949.230.4537

PROJECT NO. 201600XX
10-24-2016



- | | | |
|--|--|---|
| <p>Scheme - 1</p> <p>(1A) Stucco - 1: SW 7035 - Aesthetic White
 (1B) Stucco - 2: SW 7038 - Tony Taupe
 (1C) Stucco - 3: SW 7039 - Virtual Taupe
 (1D) Trim: SW 7026 - Griffen
 (1E) Accent: SW 6195 - Rock Garden
 (1F) Garage Door: SW 7027 - Well-Bred Brown</p> | <p>Scheme - 2</p> <p>(2A) Stucco - 1: SW 6119 - Antique White
 (2B) Stucco - 2: SW 6122 - Camelback
 (2C) Stucco - 3: SW 6124 - Cardboard
 (2D) Fascia / Trim: SW 6083 - Sable
 (2E) Accent: SW 6048 - Terra Brun
 (2F) Garage Door: SW 6082 - Cobble Brown
 (G) Roof Tile: 3606 - Vallejo Range (Capistrano)</p> | <p>Scheme - 3</p> <p>(3A) Stucco - 1: SW 6063 - Nice White
 (3B) Stucco - 2: SW 6066 - Sand Trap
 (3C) Stucco - 3: SW 6067 - Mocha
 (3D) Trim: SW 6069 - French Roast
 (3E) Accent: SW 6279 - Black Swan
 (3F) Garage Door: SW 6069 - French Roast</p> |
|--|--|---|



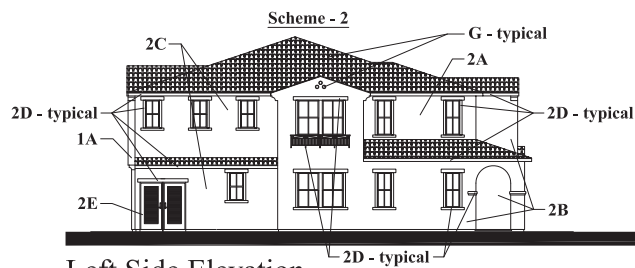
Conceptual Elevations - Building 'B'

Wilson Street Townhomes

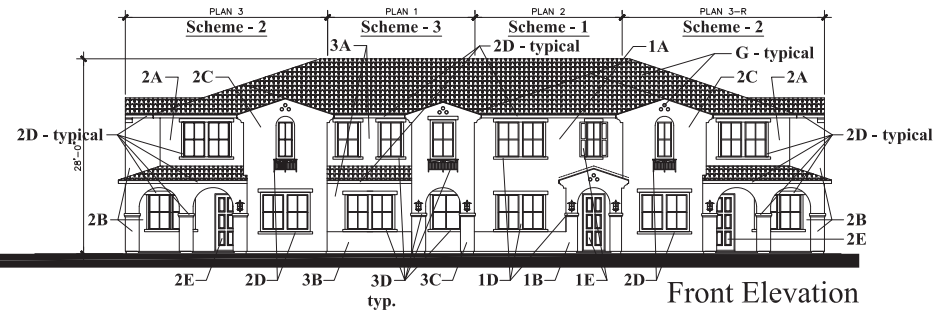


Tempe, Arizona

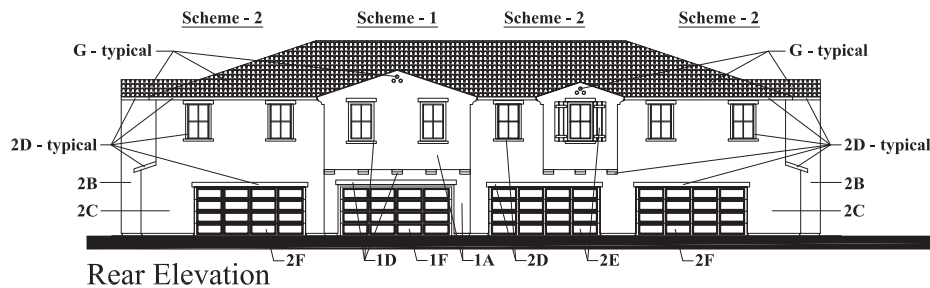
PROJECT NO. 201600XX
10-24-2016



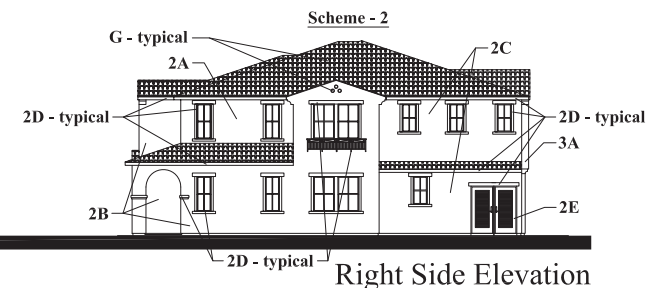
Left Side Elevation



Front Elevation



Rear Elevation



Right Side Elevation

- Scheme - 1**
 (1A) Stucco - 1: SW 7035 - Aesthetic White
 (1B) Stucco - 2: SW 7038 - Tony Taupe
 (1C) Stucco - 3: SW 7039 - Virtual Taupe
 (1D) Trim: SW 7026 - Griffen
 (1E) Accent: SW 6195 - Rock Garden
 (1F) Garage Door: SW 7027 - Well-Bred Brown

- Scheme - 2**
 (2A) Stucco - 1: SW 6119 - Antique White
 (2B) Stucco - 2: SW 6122 - Camelback
 (2C) Stucco - 3: SW 6124 - Cardboard
 (2D) Fascia / Trim: SW 6083 - Sable
 (2E) Accent: SW 6048 - Terra Brun
 (2F) Garage Door: SW 6082 - Cobble Brown
 (G) Roof Tile: 3606 - Vallejo Range (Capistrano)

- Scheme - 3**
 (3A) Stucco - 1: SW 6063 - Nice White
 (3B) Stucco - 2: SW 6066 - Sand Trap
 (3C) Stucco - 3: SW 6067 - Mocha
 (3D) Trim: SW 6069 - French Roast
 (3E) Accent: SW 6279 - Black Swan
 (3F) Garage Door: SW 6069 - French Roast

Conceptual Elevations - Building 'A'

Wilson Street Townhomes

Tempe, Arizona



PH: 949.230.4537

PROJECT NO. 201600XX
 10-24-2016



Left Side Elevation



Front Elevation

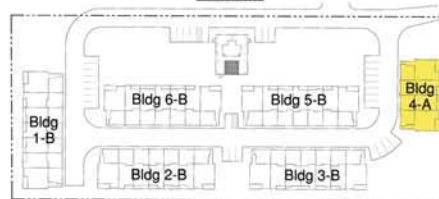


Rear Elevation



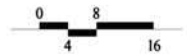
Right Side Elevation

Site KEY



Elevation Legend

- Concrete S-tile roof
- Stucco exterior
- Stucco columns
- Decorative steel accents
- Stucco over foam trim/pop-outs
- Decorative faux half-pipe details
- Decorative stucco over foam corbels
- Wood-like shutters
- Roll-up garage doors
- Carriage lights



Conceptual Elevations - Building 'A'

Wilson Street Townhomes

Tempe, Arizona



PROJECT NO. 201600XX
10-24-2016



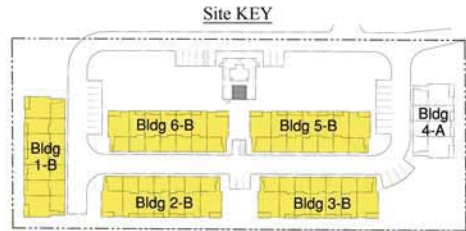
Left Side Elevation

Front Elevation

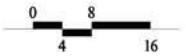


Rear Elevation

Right Side Elevation



- Elevation Legend**
- Concrete S-tile roof
 - Stucco exterior
 - Stucco columns
 - Decorative steel accents
 - Stucco over foam trim/pop-outs
 - Decorative faux half-pipe details
 - Decorative stucco over foam corbels
 - Wood-like shutters
 - Roll-up garage doors
 - Carriage lights



Conceptual Elevations - Building 'B'

Wilson Street Townhomes

Tempe, Arizona

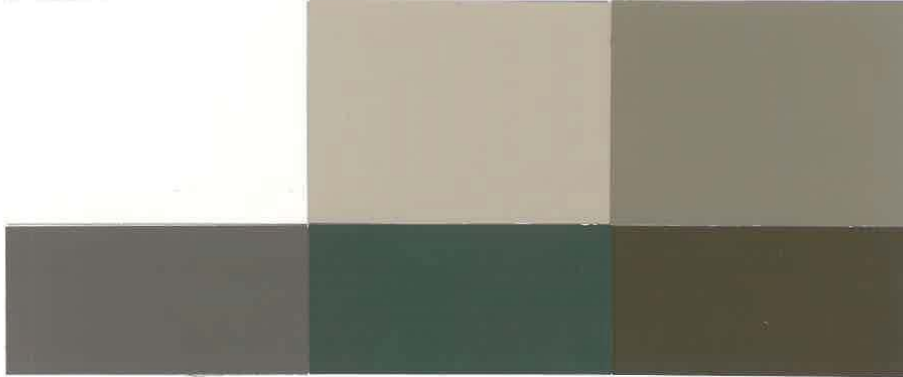


PROJECT NO. 201600XX
10-24-2016

Wilson Street

Scheme - 1

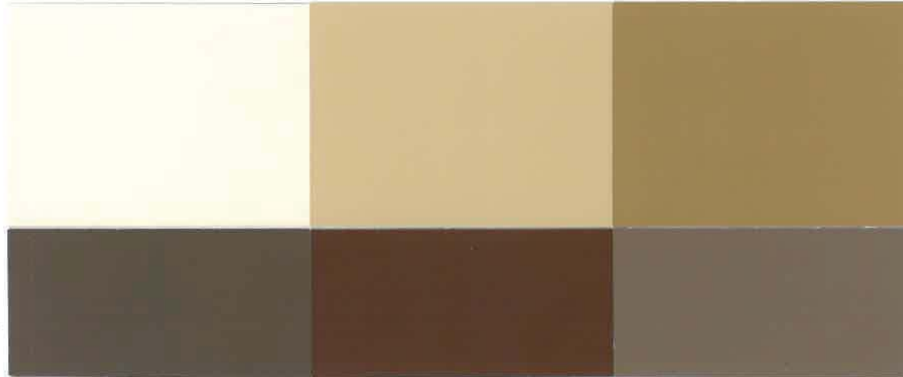
Stucco - 1 SW 7035 - Aesthetic White Stucco - 2 SW 7038 - Tony Taupe Stucco - 3 SW 7039 - Virtual Taupe



Trim SW 7026 - Griffen Accent SW 6195 - Rock Garden Garage Door SW 7027 - Well-Bred Brown

Stucco - 1 SW 6119 - Antique White Stucco - 2 SW 6122 - Camelback Stucco - 3 SW 6124 - Cardboard

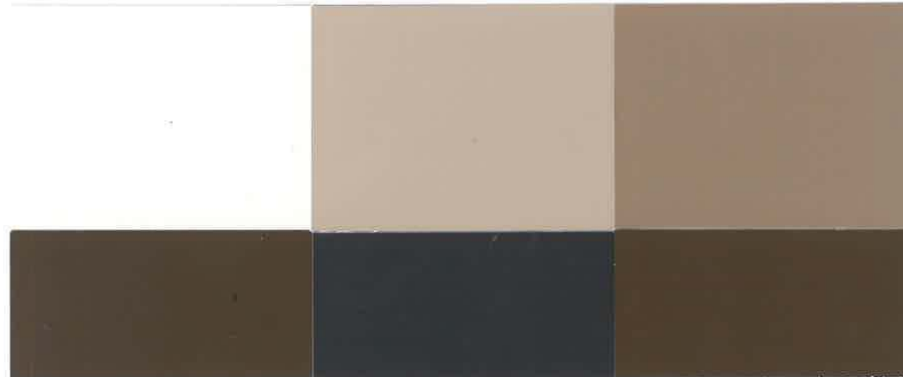
Scheme - 2



Fascia / Trim SW 6083 - Sable Accent SW 6048 - Terra Brun Garage Door SW 6082 - Cobble Brown

Stucco - 1 SW 6063 - Nice White Stucco - 2 SW 6066 - Sand Trap Stucco - 3 SW 6067 - Mocha

Scheme - 3



Trim SW 6069 - French Roast Accent SW 6279 - Black Swan Garage Door SW 6069 - French Roast



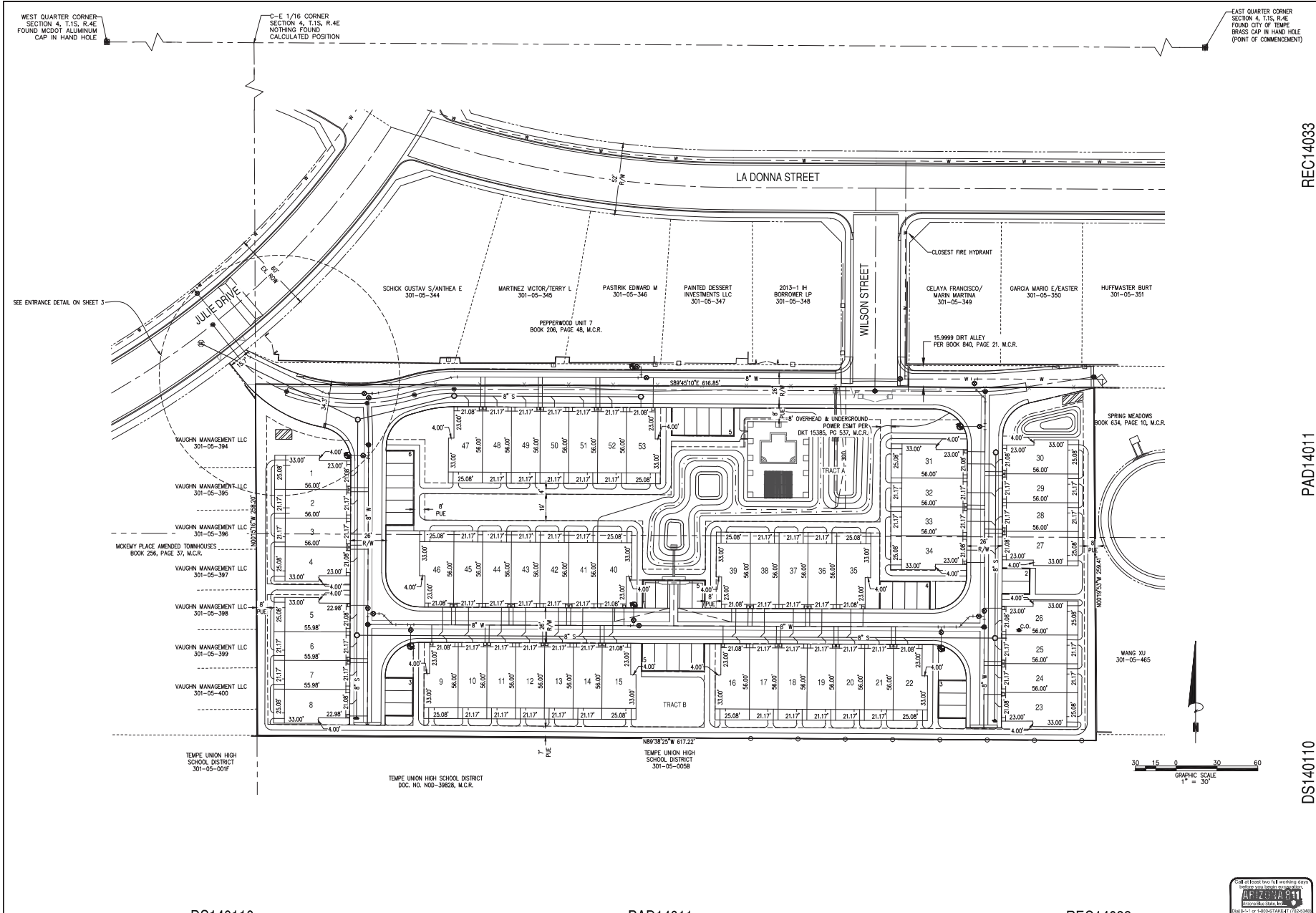
Roof Tile
3606 - Vallejo Range
Capistrano

ZNM HOLDINGS, LLC

PAINT MANUFACTURER: Sherwin Williams
ROOFING MANUFACTURER: Eagle Roofing
ATTACHMENT 18

Design &
DD33
Planning

**THE FOLLOWING DOCUMENTS WERE PART OF THE ORIGINAL
SUBMITTAL AND ARE PROVIDED FOR REFERENCE ONLY.**



WEST QUARTER CORNER
SECTION 4, T.1S, R.4E
FOUND MCOOT ALUMINUM
CAP IN HAND HOLE

C-E 1/16 CORNER
SECTION 4, T.1S, R.4E
NOTHING FOUND
CALCULATED POSITION

EAST QUARTER CORNER
SECTION 4, T.1S, R.4E
FOUND CITY OF TEMPE
BRASS CAP W/ HAND HOLE
(POINT OF COMMENCEMENT)

SEE ENTRANCE DETAIL ON SHEET 3

DS140110

PAD14011

REC14033

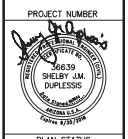
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ATTACHMENT 21

Bowman
CONSULTING

Bowman Consulting Group, LLC
1000 West McDowell Avenue, Suite 200
Phoenix, Arizona 85001
Phone: (480) 954-8890
www.bowmanconsulting.com
© Bowman Consulting Group, LLC

PLANNED AREA DEVELOPMENT OVERLAY
WILSON TOWNHOMES
6101 S. WILSON



DATE	DESCRIPTION
09/08/14	DESIGN DRAIN CHKD
	SCALE H: 1" = 30'
	V: 1" = 30'
	JOB No.
	DATE : 09/08/14
	2
	SHEET 2 OF 3



REC14033

PAD14011

DS140110

MARICOPA COUNTY
TEMPE, ARIZONA

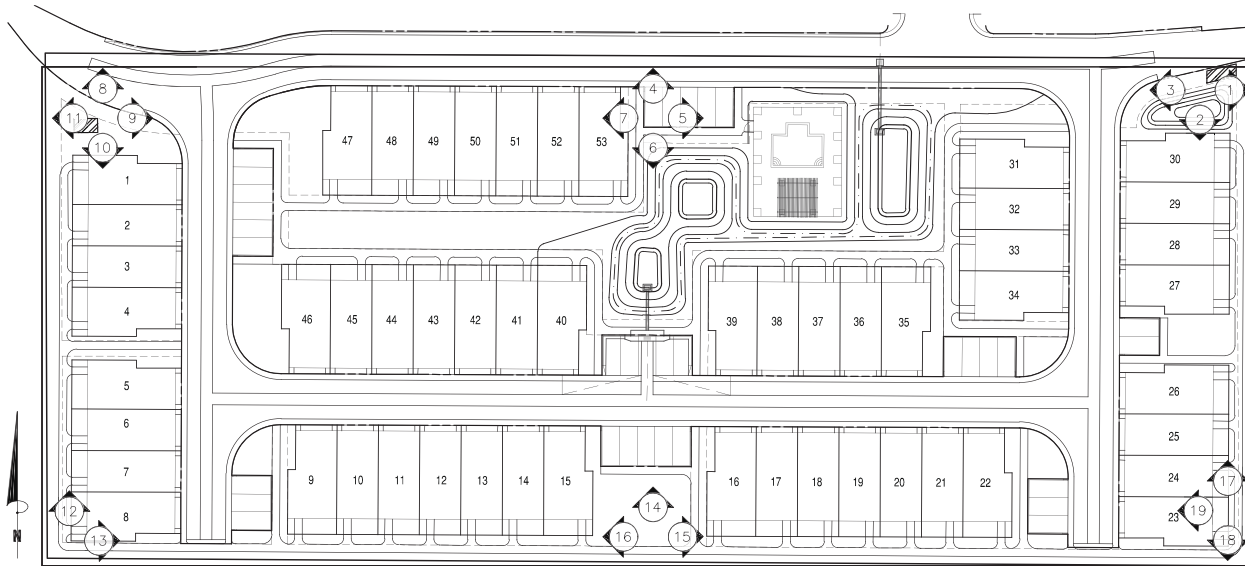


PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16



PHOTO 17



PHOTO 18



PHOTO 19

Bowman
CONSULTING

Bowman Consulting Group, Inc.
14100 North East Avenue, Suite 250
Peoria, Arizona 85381
Phone: (480) 526-9800
www.bowmanconsulting.com
© Bowman Consulting Group, Inc.

EXHIBIT 8: CONTEXT PLAN AND SITE PHOTOS
WILSON TOWNHOMES

MARICOPA COUNTY

TEMPE, ARIZONA

PROJECT NUMBER



PLAN STATUS

DATE DESCRIPTION

DESIGN DRAWN CHKD

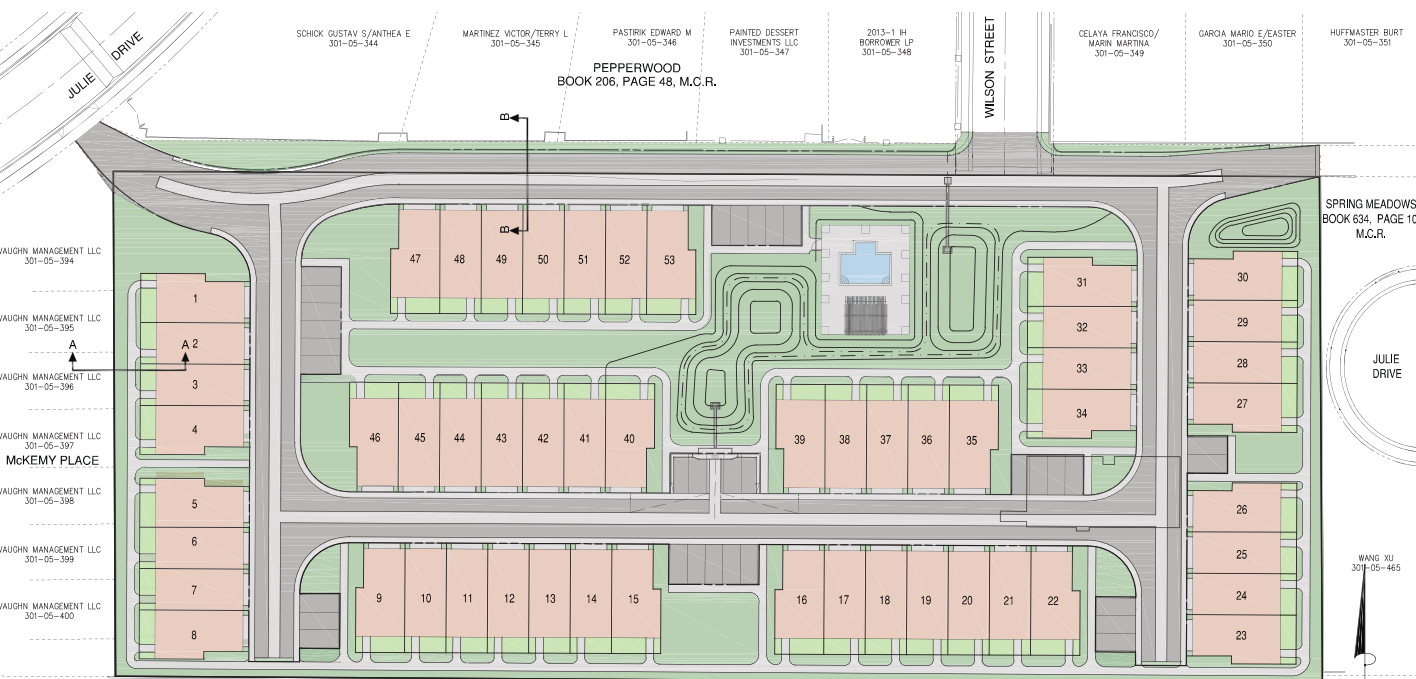
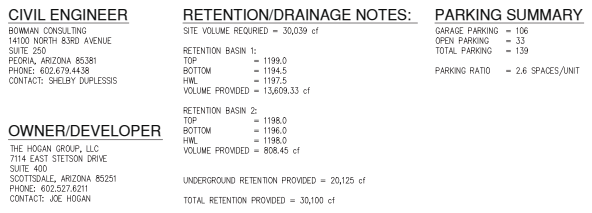
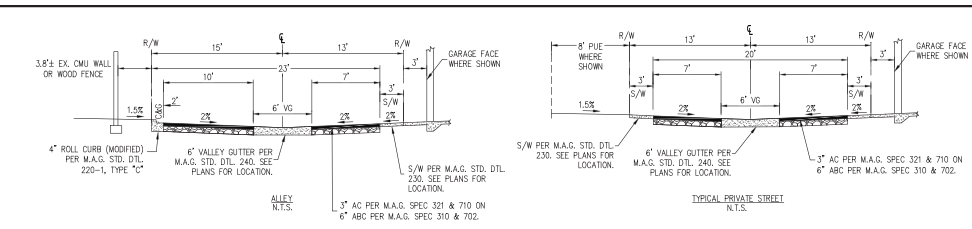
SCALE HC V:

JOB No.:

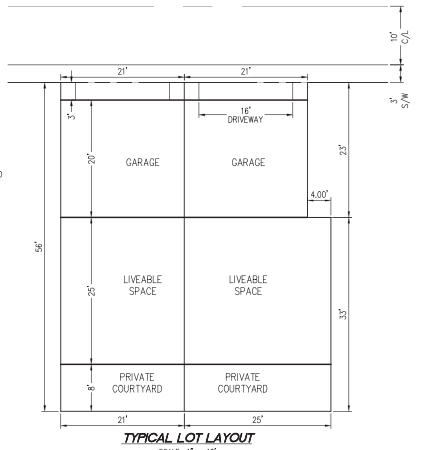
DATE : 08/08/14

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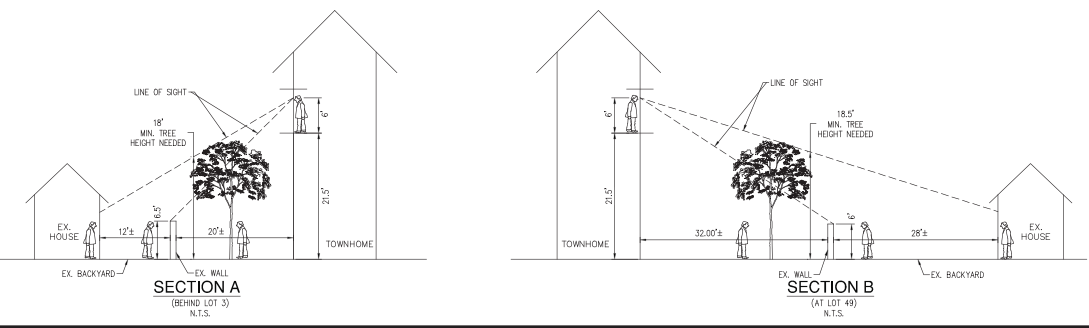
SHEET 1 OF 1



PROJECT DATA		
CURRENT/PROPOSED ZONING	AG AGRICULTURAL	R1-PAD SINGLE FAMILY
GROSS/NET SITE AREA	3.67 ACRES OR 159,684 S.F.	3.67 AC/2.74 AC
DENSITY	1 PER ACRE	14.46 PER ACRE
NUMBER OF DWELLING UNITS	3	53
TOTAL BUILDING AREA	3,848 S.F.	80,718 S.F.
TOTAL DEVELOPMENT LOT COVERAGE	25% MAXIMUM	
INDIVIDUAL LOT COVERAGE	N/A	85% / 1,007.23 S.F.
BUILDING HEIGHT	30 FT.	30 FT.
BUILDING SETBACKS:		
NORTH PROPERTY SETBACK	40' FRONT	16' TO PROPERTY LOT LINE
WEST PROPERTY SETBACK	20' SIDE	11' TO PROPERTY LOT LINE
SOUTH PROPERTY SETBACK	35' REAR	10' TO PROPERTY LOT LINE
EAST PROPERTY SETBACK	20' SIDE	11' TO PROPERTY LOT LINE
INTERIOR LOT SETBACKS	N/A	0' FRONT, 0' SIDE, 3' REAR
LANDSCAPE AREA	N/A	33.57% / 53,603.62 S.F.
VEHICLE PARKING	2 PER UNIT	106 (TWO PER GARAGE) + 33 GUEST = 139 IN UNITS
BICYCLE PARKING	N/A	



SITE DATA	
GROSS AREA	159,684.45 SF 3.67 AC
LOT SUMMARY	
LOT TOTAL	53
TOTAL LOT AREA	65,367.94 SF 1.50 AC
AVG. LOT AREA	1,233.36 SF 0.03 AC
MIN. LOT AREA	1,184.98 SF 0.03 AC
MAX. LOT AREA	1,312.66 SF 0.03 AC
LOT %	40.94%
PROPOSED DENSITY	14.46 DU/AC
OPEN SPACE SUMMARY	
TOTAL OPEN SPACE AREA	53,603.62 SF 1.23 AC
OPEN SPACE %	33.57%
RIGHT-OF-WAY SUMMARY	
RIGHT-OF-WAY AREA	42,712.89 SF 0.93 AC
RIGHT-OF-WAY %	25.50%





WILSON TOWNHOMES 6101 SOUTH WILSON
 SITE PLAN



Front Elevation



Left Side Elevation

Right Side Elevation



Rear Elevation

Conceptual Elevations

Wilson Townhomes

Tempe, Arizona



TRUST & ASSOCIATES, INC.
ARCHITECTS & INTERIORS, INC.
1000 N. GILBERT AVENUE, SUITE 100
MESA, ARIZONA 85203
PH: 480.948.8800
WWW.TRUSTANDASSOCIATES.COM

IDK31
PH: 349.230.4537

PROJECT NO. 20130080
05-06-2014