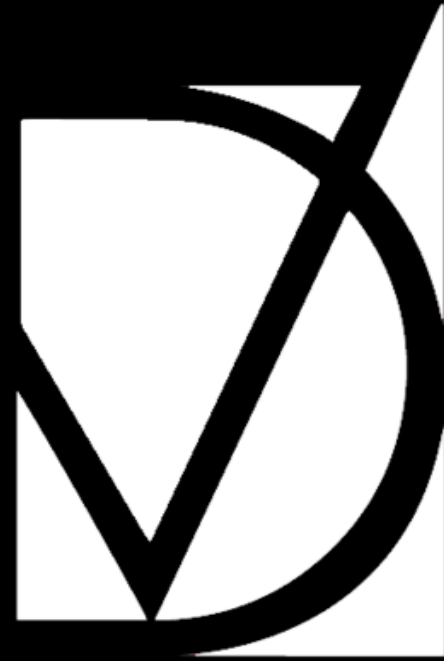


FARMER TOWNHOMES



DEVELOPMENT REVIEW COMMISSION STUDY SESSION
October 24, 2017

DESERT



VIKING

DESERT VIKING PROJECTS

SAN MARCOS TOWNHOMES – DOWNTOWN CHANDLER, AZ





DESERT VIKING PROJECTS CONTD.

GOLD SPOT - ROOSEVELT ROW - PHOENIX, AZ



DESERT VIKING PROJECTS CONTD.
SINGLE FAMILY RESIDENCES – GILBERT, AZ

SITE LOCATION



 Farmer Townhomes Project Site

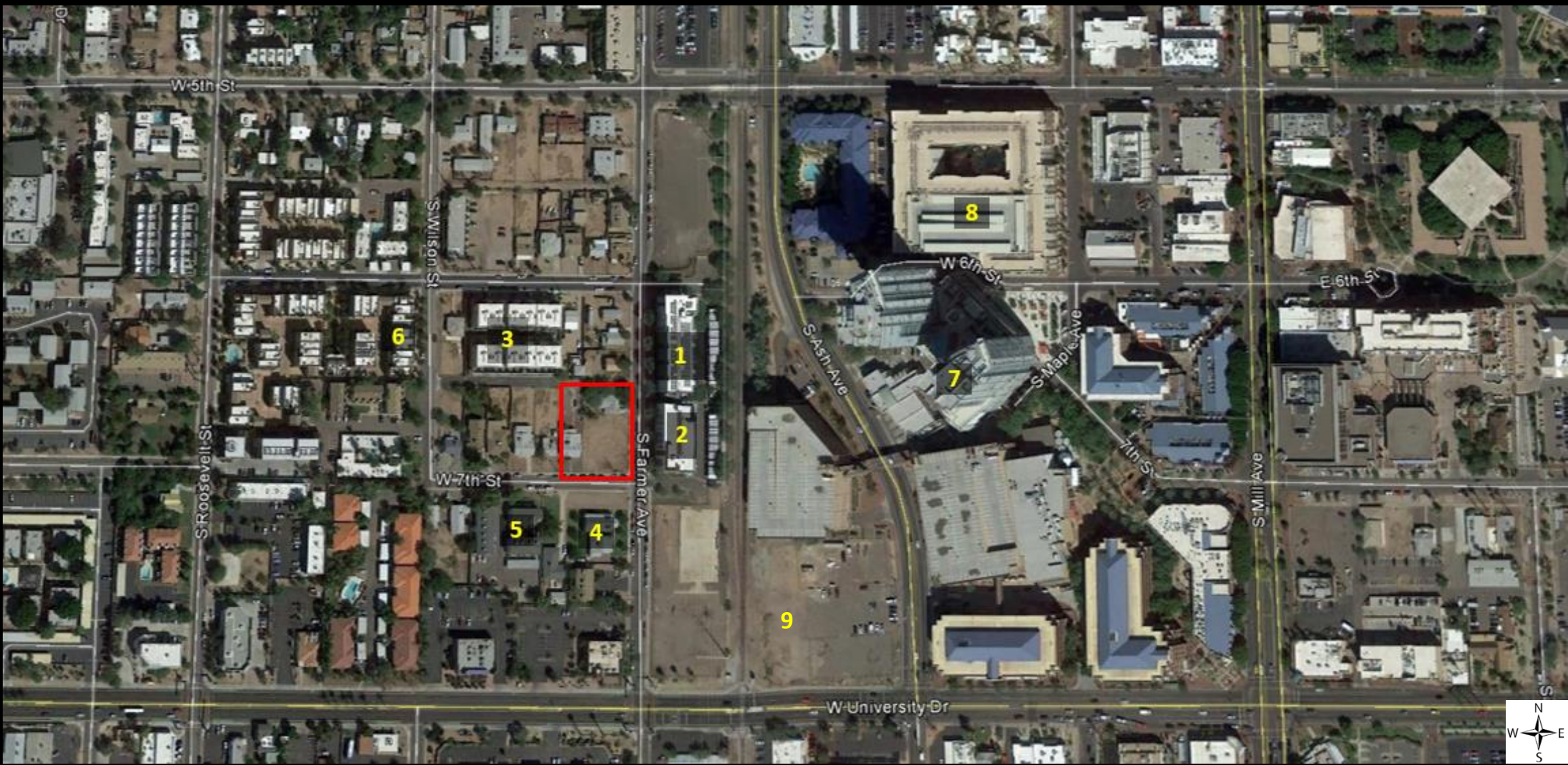
EXISTING SITE CONDITION
LOOKING NW FROM S. FARMER AVE. & W. 7TH St.





EXISTING SITE CONDITION
LOOKING NE FROM W. 7TH St.

SURROUNDING USES



- 1. Encore on Farmer (5 stories)
- 2. Residences on Farmer (4 stories)
- 3. 4TwentyOne W. 6th Street Townhomes (3 & 4 stories)
- 4. Tempe Full Gospel Church
- 5. Revival Townhomes Apartments (2 stories)
- 6. The Brownstones at Hyde Park Townhomes (3 stories)
- 7. West 6th Tempe (22 & 30 stories)
- 8. The Hanover Project (6 stories)
- 9. The Foundry (under construction-10 stories)
- Farmer Townhomes Project Site**

SURROUNDING DEVELOPMENT ALONG S. FARMER AVE. – S. OF W. 6TH ST.



A
Encore on Farmer
Senior Housing – 4 Stories



B
Residences on Farmer
Apartments – 4 Stories




C
Revival Townhomes
Apartments – 2 Stories



D
The Foundry (Under Construction)
Mixed Use – 9 Stories



 Farmer Townhomes



Skye 15 Lofts
Condominiums (2 stories)




The Brownstones at Hyde Park
Townhomes (3 stories)



4TwentyOne W. 6th Street
Townhomes (3 & 4 stories)



 Farmer Townhomes

**SURROUNDING DEVELOPMENT
ALONG W. 6TH ST. WEST OF S. FARMER AVE.**



A

Millstone
Townhomes – 3 Stories



B

Farmer Avenue Lofts
Townhomes – 3 Stories



C

Commercial Offices
(Architekton, Zion & Zion, etc.) - 2 & 3 Stories



A

B

C

S Farmer Ave

W 5th St

W 6th St

W 7th St

W University Dr



Farmer Townhomes

**SURROUNDING DEVELOPMENT
ALONG S. FARMER AVE. – N. OF W. 5TH ST.**

Zoning Map Amendment to rezone site from R3 (Multi-Family Residential) District to R1 (Single-Family Residential) PAD (Planned Area Development) District

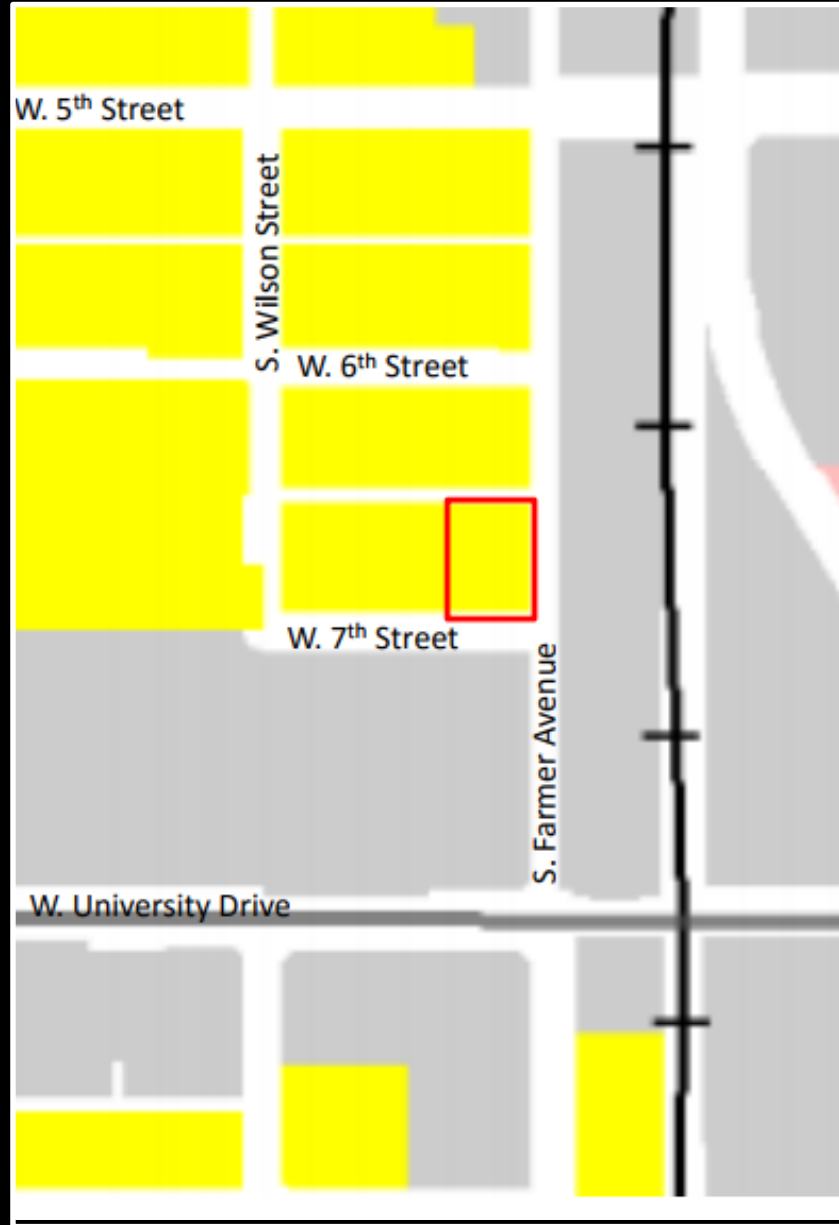
Development Plan Review for site and landscape plans and building elevations and materials approval

REQUESTS

Development Standards Comparison Chart

Standard	R-3 Zoning (current)	R-1 PAD (Proposed)
Density (DU/acre)	20	25.77
Min. Lot Area per Dwelling Unit	2,180 sf	1,690 sf
Max. Building Height	30 ft.	37 ft.
Max Lot Coverage	50%	39.21%
Minimum Landscape Area	20%	31%
Setback Requirements (Building)		
Front	20 ft.	10 ft.
Side	15 ft.	5 ft.
Street Side	10 ft.	10 ft.
Rear	15 ft.	5 ft.

PROJECTED LAND USE



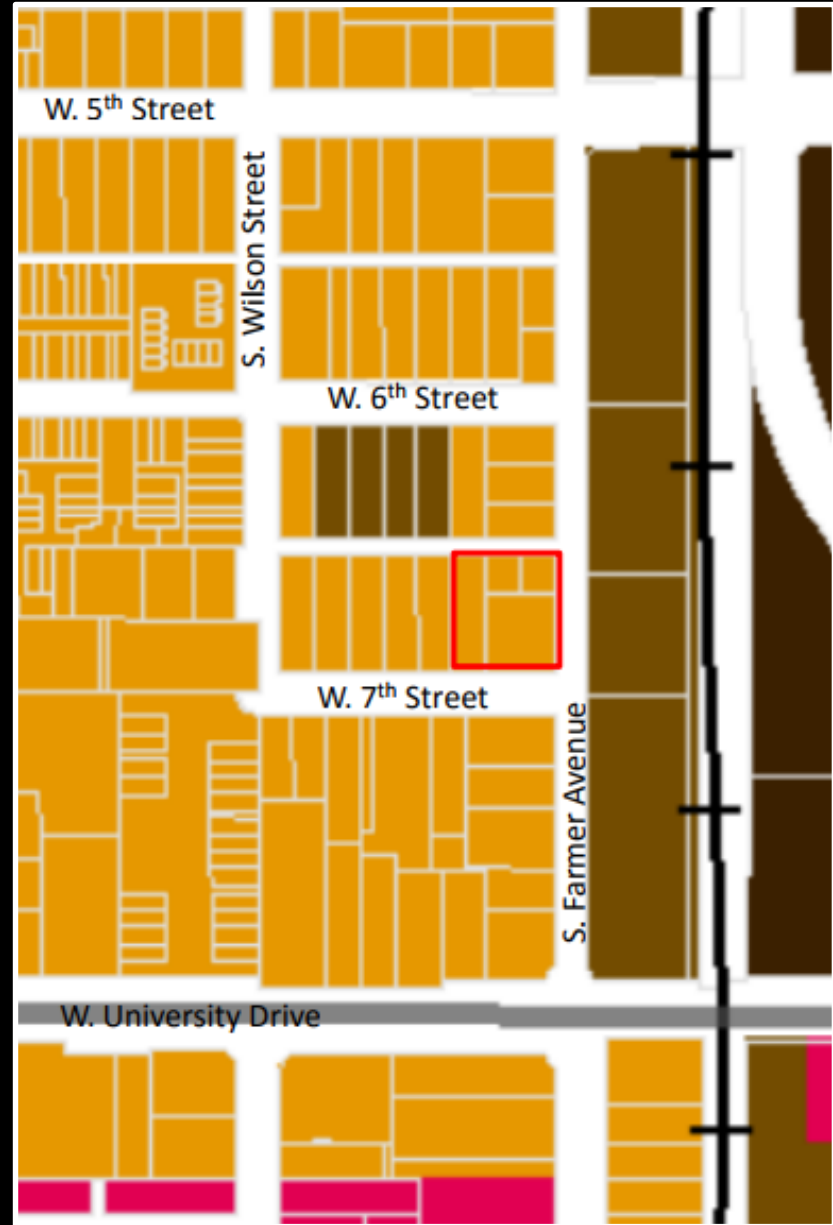
Projected Land Use
City of Tempe
2040
general plan

legend

- Residential
- Commercial
- Mixed-Use
- Industrial
- Civic
- Educational
- Public Open Space
- Water
- Private Open Space
- Public Recreational / Cultural

Farmer Townhomes Project Site

PROJECTED DENSITY



Projected Density
City of Tempe
2040
general plan

legend

- Low Density (up to 3 du/ac)
- Low to Moderate Density (up to 9 du/ac)
- Medium Density (up to 15 du/ac)
- Medium to High Density (up to 25 du/ac)
- High Density (up to 65 du/ac)
- High Density-Urban Core (more than 65 du/ac)
- Cultural Resource Area

Farmer Townhomes Project Site

15, three-story single-family attached homes featuring:

- Two bedrooms with flex space for home office or rec/play room
- Livable floor area of 1,442 square feet
- Private and secured two-car garage
- Private entry courts and exterior balconies on 2nd and 3rd floors

Enhanced pedestrian streetscape and landscaping

Internal/rear loaded garages

Three on-site parking spaces for guests use

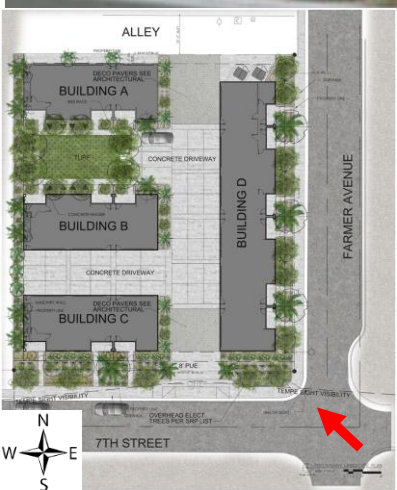
Retention of on-street parking along W. 7th Street



SITE / LANDSCAPE PLAN



RENDERING
LOOKING NW FROM S. FARMER AVE. & W. 7TH ST.



RENDERING

LOOKING SOUTHWEST FROM S. FARMER AVENUE



RENDERING
LOOKING NORTHEAST FROM W. 7TH STREET



FARMER TOWNHOMES



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