

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 1/9/2018  
Agenda Item: 7**

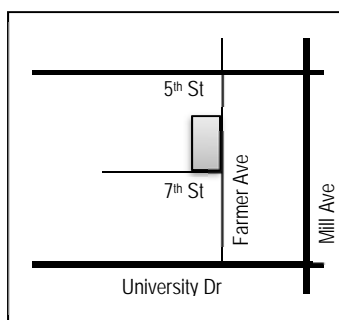
**ACTION:** Request a Zoning Map Amendment from R-3 to R1-PAD with a Planned Area Development Overlay and a Development Plan Review consisting of a new three-story 15-unit attached single-family development for FARMER TOWNHOMES, located at 612 South Farmer Avenue. The applicant is Gammage & Burnham, PLC.

**FISCAL IMPACT:** While this ordinance change does not directly impact revenue, the 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:** FARMER TOWNHOMES (PL170280) is located west of downtown Tempe in the Riverside Neighborhood. Located on the northwest corner of Farmer Avenue and 7<sup>th</sup> Street, the property consists of Lots 14, 15 and 16 which includes two existing houses and a vacant lot. The proposed project would change the site from the R-3 zoning to R-1 PAD zoning to develop a 15-unit attached townhome product with three 3-unit buildings and one 6-unit building. The project would use the Planned Area Development Overlay to define the development standards. An amended subdivision plat will be required to create individual lots. The request includes the following:

1. Zoning Map Amendment from R-3 Multi-family to R-1 PAD Single Family
2. Planned Area Development Overlay to establish development standards, including density of 25.77 dwelling units per acre to allow 15 attached three-story single-family residences with a 37' building height, 39% lot coverage, 31% landscape area, 10' front and street side setbacks, 5' side and rear setbacks, and 33 parking spaces.
3. Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	Niels Kreipke, Dv-Farmers & 7 <sup>th</sup> LLC
Applicant	Manjula Vaz, Gammage & Burnham, PLC
Zoning District (current/proposed)	R-3 multi-family residential / R-1 PAD single-family
Gross / Net site area	.58 acres
Density / Number of Units	25 du/ac / 15 units
Unit Types	15 two bedroom
Total Building Area	21,630 s.f.
Lot Coverage	39.21% or 9,944.83 s.f. (50% maximum in R-3)
Building Height	37' three-story (30' maximum in R-3)
Development Setbacks	10'south front, 5' west side, 10' east street side, 5' north rear (20' 10', 15' 10' in R-3)
Building Setbacks	0' all sides
Landscape area	31% or 7,862.53 s.f.
Vehicle Parking	33 spaces (30 min. required)
Bicycle Parking	19 spaces, 2 per garage plus 4 on site

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Diana Kaminski, Senior Planner (480) 8582391  
 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 on the northwest corner of 7<sup>th</sup> Street and Farmer Avenue west of downtown Tempe in the Riverside Neighborhood Association. The site is .58 acres and is zoned for multi-family residential. The proposed project would change the zoning to single family, with a Planned Area Development to establish unique development standards for an attached townhome product. The proposed zoning amendment complies with the General Plan 2040 designation of residential land use and a medium-high density allowing up to 25 dwelling units per acre. To the north of the site are existing multi-family uses; west of this site are several single-family homes on R-3 zoned properties. To the northwest are a few three-story R1-PAD projects, each developed with unique architectural styles and standards. To the east of the site are four-story MU-4 mixed use development serving as a buffer from downtown Tempe and activating Farmer Avenue. To the south are two-story multi-family apartments and condominiums and commercial uses along University Drive. This request includes the following:

1. Zoning Map Amendment from R-3 Multi-Family to R1-PAD Single-Family Residential.
2. Planned Area Development for density of 25 dwelling units per acre, building height of 37 feet, perimeter setbacks of ten feet on the south (front) and east (street side), and five feet on the north and west (rear and side).
3. Development Plan Review which includes: four 3-story attached townhome buildings with zero lot lines on fee-simple lots. The site plan has three buildings with three units each and one building with six units, landscape is provided on the perimeter of the project and elevations are provided for each building type, with customized doors for individual expression.

The applicant is requesting the Development Review Commission provide recommendations to City Council for the items listed above. For further processing, the applicant will need approval for a Subdivision Plat, to create fifteen individual for-sale lots with common tract landscape, circulation and refuse storage.

## PRELIMINARY SITE PLAN REVIEW

May 24, 2017, the first review was a site plan only. It was reviewed as a multi-family proposal since no property lines were shown. Multi-family would require a different parking ratio than single family, as well as a 6' landscape buffer and 8' cmu wall on the north and west sides adjacent to single family. This impacted the proposed design with garages exiting on the alley to the north, where there was insufficient room for landscape and a wall. The refuse in the first plan did not function as shown.

July 19, 2017, the second review included site plan, landscape plan, elevations, photometrics and renderings. It was reviewed as a single-family development based on new information provided, and the Planned Area Development proposed for new development standards. The Deputy Director determined that the maximum allowable number of units would be no more than 15 units on .58 acres, in order to conform with the General Plan density (up to 25 du/ac). Site plan comments were all standard and technical. Elevation comments required that windows be added to the ends of the units that were left blank. Staff requested that the design provide four-sided architecture with more material interest at the pedestrian level than white stucco on the ground level. Staff asked for privacy screens between balconies on the third floor and that the balconies be large enough to accommodate furnishings, for quality of life of residents.

The original building design was large stucco boxes with little relief, color, texture or façade articulation. As an owner-occupied product staff asked for some method of individuality within the units so that they did not appear apartment-like; this could be achieved by material or color change or use of varied entry and garage doors. Staff requested masonry to be added at the ground floor level for more material variation at the pedestrian level, particularly along the street front. Staff referred to the design criteria for expected standards of quality. Staff indicated where larger shade trees could be added on the west side for buffer to the neighbors and shade to the residents. Staff asked that the landscape islands between drives on the north side of the site be added back (they were removed between submittals). Staff asked for more variation in the landscape colors. The street trees needed to be single trunk form to allow vertical clearance for pedestrians and traffic. The third-floor master bedroom balcony was 36 square feet, including the path to the door. This balcony could be 5' longer, or 66 square feet to accommodate a small patio table and chaise chair, staff recommended expanding the patio and providing a screen wall between master bedroom units. Perforated metal privacy screens were added but patios were not enlarged. August 28, 2017 formal submittal was made. The site plan technical details had been resolved, including fire and refuse. The Planned Area Development for the single-family product provided a 5' west side setback to allow a buffer to the residences to the west. An 8' wall was provided, although not required for a single-family development. The north side provided landscape between garages to soften the alley edge of the building. More color, variety and density of plant material were provided and staff comments regarding landscape were addressed. The elevations were modified to provide a masonry veneer to the

upper floor and at the entries on the first floor. The surrounds were painted a contrasting color and the first floor was painted darker than the upper floor, so the building was not predominantly white stucco. More windows were provided and reveals added to break up the stucco massing. The developer will be providing front door and garage door options to allow home owners to select the doors to individualize the units. The balconies were enlarged per staff recommendation.

### **PUBLIC INPUT**

- A neighborhood meeting was required for this request.
- Neighborhood meeting held: October 3, 2017 from 6:00 p.m. to 7:00 p.m. at Tempe Westside Multi-Generational Center located at 715 W. 5<sup>th</sup> Street, Tempe.
- See attached summary of meeting provided by the applicant.
- Community Development staff attended the meeting.
- At the completion of this report, staff had received no calls of inquiry or concern. The applicant provided one email of support that had been directed to them, which is included in the attachments.

### **DEVELOPMENT REVIEW COMMISSION STUDY SESSION**

October 24, 2017 the applicant presented the proposed project to the Commission for feedback. One commissioner did not like the design, a few asked questions about alley access and site circulation, one was concerned about the proximity of the buildings to each other and there were questions about the size of the balconies, which seemed small and unusable. There were questions about the open space area and what amenities were available to residents. As a result of this meeting, the applicant requested to delay their hearing until January, to allow time to redesign portions of the site and buildings to add larger balconies, larger windows, and a change to the turf area for an outdoor bbq area and more bicycle parking. Masonry was added to the patio walls.

### **PROJECT ANALYSIS**

#### **GENERAL PLAN**

##### **Land Use Element:**

The proposed project conforms to the residential Land Use and medium-high (up to 25 dwelling units per acre) Density designations for this area, and achieves goals and objectives within the plan for revitalization, infill and housing ownership opportunities near employment.

#### **NEIGHBORHOOD CONTEXT**

The diversity of housing styles within Riverside Neighborhood makes an eclectic palette from which to draw new development concepts. The project provides shade along both street frontages, and scales down from the projects to the east to meet single-family character. The plan has livable outdoor areas for residents and balconies sized to accommodate furnishings. The project takes aesthetic cues from the closest buildings on Farmer with a more contemporary architectural form and clean simple lines.

#### **ZONING**

The site is surrounded by a combination of multi-family, mixed-use, and newer single-family PADs with modified development standards that allow attached housing products similar to what is proposed. The existing R-3 zoning would allow 20 dwelling units per acre, or 11 units, the change to R-1 PAD to allow 25 dwelling units per acre in conformance with the General Plan, allowing 15 units. The difference between the R-3 multi-family and R-1 PAD single-family designations is that R-3 would allow apartments, condominiums or townhomes, and could



be for rent or for sale product. The building massing and form, as dictated by the R-3 development standards, would include many architectural forms, including podium parking to meet the parking and setback requirements. R-1 PAD would require fee-simple lots with separated utilities which is a different construction type required for a townhome product. There are several R-1 PAD developments within the area; the density, building height and setbacks are in keeping with the surrounding zoning standards. The applicant has provided a letter of explanation for this request.

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

1. *The proposed zoning amendment is in the public interest.* The existing two single-family homes and many within the area have suffered neglect and code issues such as weeds, dead landscape and parking in the front yard for many years; many homes have virtually no front yard street landscape. The proposed development will stabilize the block, providing street trees along both 7<sup>th</sup> and Farmer for shade to the public. The introduction of fifteen owner-occupied residences with an HOA will assure maintenance of the common landscape areas, as is evidenced by other similar projects in the area, reducing code enforcement demand for individual properties in disrepair. The availability of garaged vehicle parking will be an attraction to new residents who may walk, bike or take the train to work, but need parking for a spouse or for weekend travel, enabling greater lifestyle flexibility and marketability of the units.
2. *The proposed zoning amendment conforms with and facilitates implementation of the General Plan.* The General Plan encourages housing diversity, ownership opportunity, density near transit and employment nodes and the ability for residents to age in place. For neighbors who may wish to downsize from current properties with yards, without losing interior space, the two-bedroom units may be attractive product for those wishing to remain in the area in a newer product. The proposed infill project facilitates redevelopment and continues revitalization of the immediate area.

**PLANNED AREA DEVELOPMENT**

The proposed increase in building height from the allowed 30' to 37' is to provide a taller interior floor to ceiling design, provide sufficient screening of rooftop mounted mechanical equipment, and provide variation in the roof line that would be limited within the 30' top of building height. The proposed height is in character with the surrounding area, which has had many entitlements for PADs in the past decade. For comparison:

• 501 West First	MU-3PAD	20 du/ac	7 units	38' tall	0.33 acres
• 5th Street Lofts	R1-PAD	21 du/ac	7 units	35' tall	0.33 acres
• 525 Town Lake	MU-2PAD	20 du/ac	67 units	36' tall	3.29 acres
• 675 South	R-4PAD	25 du/ac	12 units	51' tall	0.49 acres
• The Brownstone	R1-PAD	18 du/ac	65 units	36' tall	3.24 acres
• Millstone	R1-PAD	19 du/ac	48 units	35' tall	2.47 acres
• The Farmer Arts	MU-4PAD	30-50 du/ac	56 units	60-92'	8.0 acres (renamed The Encore, this is affordable independent senior housing)
• Clarendon	R1-PAD	31 du/ac	24 units	48' tall	0.77 acres (renamed 4 Twenty One West Sixth)

The site is relatively small, and utilizes the existing alley for access to minimize curb cuts and pedestrian conflicts on Farmer Avenue. The primary entrance is on 7<sup>th</sup> Street. The applicant is seeking relief on the setbacks, with a reduction of approximately 50% of the current standards, from 20' to 10' on the front and street side, from 15' to 5' on the rear, and from 10' to 5' on the side. The north and south setback change enables the units to have an internal drive court with garages facing inward between buildings C and B with sufficient circulation for access to the garages. A 23' wide by 77' long turf open space area is provided as the front yard to the interior units adjacent to the alley, creating a second frontage on site and a larger functional open area for residents. If the applicant followed the existing front and rear yard setbacks, this open amenity area would be reduced to a 3' planting strip between sidewalks serving buildings A and B. The east and west setback reductions were necessary to provide driveway and fire access on site with garages not visible at the street front. This reduces vehicle conflicts with street facing garages backing across the sidewalk. Modifying the setbacks and orienting the units to face the street front provides a more pedestrian friendly environment along both street frontages.

## FARMER TOWNHOMES – PAD Overlay

Standard	EXISTING R-3 Multi-family	PROPOSED R1-PAD Single-family	Change
Residential Density (du/ac)	20 du/ac	25 du/ac	Increase
Number of Units	11 units	15 units	Increase
Number of Bedrooms	Determined by product	2 per unit	NA
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	30 ft	37 ft	Increase
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	No	Decrease
Maximum Lot Coverage (% of net site area)	50%	39.21%	Decrease
Minimum Landscape Area (% of net site area)	25%	31%	Increase
Development Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Front (south)	20 ft	10 ft	Decrease
Parking	20 ft	20 ft	
Side (west)	10 ft	5 ft	
Rear (north)	15 ft	5 ft	
Street Side (east)	10 ft	10 ft	
Parking	20 ft	20 ft	
Building Setbacks for individual units	0 ft attached product	5 ft front 0 ft sides and 0 ft rear	NA
Vehicle Parking	2.2 per unit required for 2 bedrooms + guest: 33 spaces	Single family required 2 per unit. Provided 33: (2.2 per unit with 3 on-site guest spaces and 30 in- garage spaces)	No Change
Bicycle Parking	.75 per unit required: 12 spaces	2 per unit in garage plus 4 on-site guest spaces	No Change

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans.*
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.*
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.*

### DEVELOPMENT PLAN REVIEW

The applicant has submitted a letter of explanation outlining the design details of the project.

#### Site Plan

The site plan is oriented with the 72' wide front of three-unit building C and the 30' deep side of six-unit building D facing 7<sup>th</sup> Street. Building D fronts Farmer Avenue with front doors accessed from the public sidewalk. The traditional lot width in this area is 50' wide with homes approximately 30-40' wide across the front, with 20' setbacks. The building massing of this project breaks from the traditional lot configuration but is more in character with the development to the east and other built R1-PAD attached products in the area. The drive access from 7<sup>th</sup> Street accesses a drive court between buildings C and B on the west side with garage doors and back entrances to each unit, and garages on the east side building D. The drive continues north to the three on-site guest parking spaces adjacent to the 1,771 square foot turf amenity area between buildings B and A which face this common open space. The garages for building A are accessed from the north through the existing alley. The refuse are commercial- style gated dumpster for refuse and recycling accessed from the alley, minimizing the street front impacts of individual cans. The site takes into account a pedestrian oriented design with enhanced landscape and reduced driveway crossings. There is no on-street parking allowed on the west side of Farmer Avenue, and the three spaces shown on 7<sup>th</sup> Street are existing and open to the public, not counted or required as part of this development. The site

meets requirements of fire access, solid waste management, storm water retention and traffic engineering.

### Building Elevations

The overall design is very similar to newer developments approved along Hardy Drive and Roosevelt Street with contemporary box forms broken by projected architectural wraps which create privacy for the balconies and shade for the building. Each home-owner will have a choice of four front door options and three garage door options to provide individuality between units, the doors would all be a flat black for uniformity in overall building appearance. The primary building material is a fine sand smooth finish insulated stucco system painted off-white, light warm grey or medium warm grey. The surface plane is broken by reveals aligned with building elements such as windows. The secondary building material is a brick veneer used within the balcony and patio areas to visually increase the depth of the recesses in the wall plane. The ground floor has entryways recessed front porches next to the entrance with low masonry walls and metal gates separating the private porch from the street front landscape. The second-floor main living area and the third-floor master bedroom have balconies for additional outdoor living area. Window trim is proposed to be bronze and the metal railings are proposed to be black, providing a contrast to the lighter building tones.

### Landscape Plan

The proposed landscape plan has Palo Verde trees along Farmer, continuing the street front character. 7<sup>th</sup> Street has the Pistache as the street tree. Secondary street trees provide a layering of plants, the Desert Willow provides a contrasting pink flowers to the yellow Palo Verde flowers and red Pistache leaves. The west side perimeter is a combination of Arizona Cypress in narrower areas, Chaste trees adjacent to the buildings and Pistache by the turf amenity area, providing fall color and winter sun for the turf. Cascalotes are used as patio trees adjacent to the buildings. Fan, Date and Mediterranean Palms are used as sculptural accents appropriate to the scale and form of the building. Understory plants are densely massed to provide almost full mature coverage of landscape areas with a variety of colors and textures, including dwarf bottle brush with red flowers, purple Muhlenbergia grass, green Regal Mist grass, red Hesperaloe, red and purple Lantana and orange and maroon Tecoma 'sparky' and dark green creeping fig vine.

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 buildings puts three front doors on 7<sup>th</sup> Street and 6 front doors on Farmer Avenue, with variation from front to side facades and a drive breaking the building massing along 7<sup>th</sup> Street. There is limited room for building articulation either horizontally or vertically within the building envelope, balconies and architectural wraps are used to create articulation. The use of door options provides variety at the entrance to each unit and no adjacent units may have the same door to assure differentiation.
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 is designed to meet building code energy standards, smaller windows are used on the south and west elevations, buildings are oriented to maximize north and east lighting inside the units. The layering of plant materials will provide shade to the sidewalks as well as to the buildings, further reducing heat gain.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* Materials are of standard quality, wood frame construction with stucco and veneer finishes is similar to newer developments in the area. Older developments are predominantly masonry within this area, and a few older wood frame or adobe structures may exist. The site hardscape includes integral colored concrete masonry walls and decorative pavers. The proposed materials are compatible with what has been built on the east side of Farmer.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* The design is requesting 7 additional feet in building height, which is shorter than the buildings to the northwest and east of the site, providing a variation in building height within the block. With 37' tall residences and 5-10' setbacks, the trees have been scaled to fit the space available: there is a combination of taller accent palms planted at 18' tall and maturing at 60-70', Cypress and Pistache will reach 30,' Cascalote reaches 15-20' and Vitex grows to 10-15', layering the site with plants appropriately scaled to the site.

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 masses are broken up by windows, recessed patios and balconies, architectural wrap elements and a combination of painted stucco, metal accents and masonry veneer. The architectural detail is primarily on the second and third levels, not at the pedestrian level.*
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; Entryways will have unique front doors within the recessed front patio and different garage doors on different units. The window pattern and size is determined by interior function. Balconies are separated by screening material for private outdoor space.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site provides easy shaded walking access to existing and future modes of transportation and improves the alley to enhance use for through bike and pedestrian movement.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; circulation is restricted to use of the existing alley accessed from Farmer, and one drive (in lieu of 3 from existing lots) off of 7<sup>th</sup> Street, this reduction in driveways and enhancement of the sidewalk and landscape will minimize conflicts and prioritizes pedestrian and bike circulation over vehicular use by capturing all maneuvering within the on-site drive courts to access garages.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; turning the units to face the streets with doors and balconies provides an activated street front, the development is permeable and not gated, encouraging interaction within the site and providing greater surveillance and maintenance of the alley.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; Landscape delineates the driveway entrance and provides separation between garages off of the alley side. Buildings are accented by a variety of planting materials at the base of the building.*
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; and Signs will be addressed by separate permit.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will be appropriate for a single-family residential site, and has been reviewed to prevent glare or excessive lighting levels.*

#### **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 PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
4. The proposed project meets the approval criteria for a Zoning Amendment, Planned Area Development and Development Plan Review.

Based on the information provided and the above analysis, staff recommends approval of the requested Zoning Amendment / Planned Area Development / 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 and PAD approval shall be null and void.
3. The Planned Area Development Overlay for FARMER 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 within sixty (60) days of the date of City Council approval and prior to issuance of building permits.

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

#### **General**

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations and landscape plans submitted December 19, 2017. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. An Amended Subdivision plat is required for this development and shall be recorded prior to issuance of building permits, requiring individual units within its own lot.
3. Construct units for a quality of life conducive to the surrounding environment with interior building walls, ceilings, and floors for the residential units that achieve a minimum sound transmission class of (55). Exterior building walls for the residential units should provide a minimum sound transmission class of (39). Exterior windows for the residential units shall provide a minimum sound transmission class of (28) or more using insulated windows.

#### **Site Plan**

4. Verify height of equipment and mounting base to ensure that parapet wall height is adequate to fully screen the equipment.
5. 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.
6. Provide upgraded paving at each driveway consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
7. 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.



8. 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.

### **Building Elevations**

9. The materials and colors are approved as presented:

Roof – flat with parapet

Primary Building (D) – smooth finished stucco painted Dunn Edwards DE6366 Silver Spoon (light cool grey)

Building box wraps (B) – smooth finished stucco painted Dunn Edwards DE6220 Porous Stone (light tan)

Secondary Building (C) – Modular Brick Veneer Summit Brick "Blueridge" with color variation to match rendered elevations (not monochromatic masonry product).

Building Dividers (I)– smooth finished stucco painted Dunn Edwards DEW382 Faded Gray (cream)

Windows (F) – Western Dark Bronze w/ Low-E glazing

Patio Guardrail (A) – custom perforated metal painted Dunn Edwards DE6372 Black Jack (black)

Awning (E) – Metal painted Dunn Edwards DE6372 Black Jack (black)

Garage Doors (G) – custom dark bronze

Front Doors (H) – painted Dunn Edwards DE6193 Bamboo Screen (medium gold/tan)

Provide 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.

10. Along garage building elevations, provide a wainscot with a minimum of 3' of matching brick veneer at the base of the building in lieu of stucco.
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.) recessed into the building wall and concealed from public view, not mounted to the exterior building frontages.

### **Lighting**

15. This project shall provide no more than 2 foot candles at driveways or garage entrances or within landscape court, no more than 4 foot candles at refuse gates (with shielded fixture to prevent glare to the north) and utilize recessed can fixtures as shown on plans for building illumination at doors.
16. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

### **Landscape**

17. 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 not be exposed.
18. 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.

19. 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.

### **Building Address Numerals**

20. Provide address numbers on the garage and front door sides of the buildings.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 8" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) On multi-story buildings, locate no higher than the second level.
    - 5) Coordinate address signs with architectural details (do not locate over changes of materials or reveals) and with landscape trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 6) 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 all departments on each 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 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 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 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.
- 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.

**TRAFFIC ENGINEERING:**

- Provide 6'-0" wide public sidewalk along both street frontages as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801). Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

**FIRE:**

- Clearly define the fire lane.
- Provide signage for no parking in alley and in private drive.
- 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 lane are subject to Fire Department approval.

**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:**

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- 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:** 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 conditions. but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.

LIGHTING: 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:**

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is determined by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to "applications to move a native plant" to "notice of intent to clear land".

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

- |                   |   |
|-------------------|---|
| 1930-1951         | Agricultural uses on site and surrounding area, annexation occurred in 1938 and a few houses started appearing in the 1950s.  |
| 1959              | Lots were developed with single family homes. It appears that the original subdivision of lots 14, 15, & 16 were not followed when development of the homes occurred, different property lines were created without a subdivision and homes were built in a non-conforming configuration.                             |
| 2014              | Corner lot house was demolished, two other houses remain and no other information available.  |
| January 9, 2018   | Development Review Commission is scheduled to hear a request for a Zoning Map Amendment from R-3 to R1-PAD with a Planned Area Development Overlay and a Development Plan Review consisting of a new three-story 15-unit attached single-family development for FARMER TOWNHOMES, located at 612 South Farmer Avenue. |
| February 8, 2018  | City Council is scheduled for an introduction and first public hearing of this request.   |
| February 22, 2018 | City Council is scheduled for a second and final public hearing of this request.  |

**ZONING AND DEVELOPMENT CODE REFERENCE:**

- Section 6-304, Zoning Map Amendment
- Section 6-305, Planned Area Development (PAD) Overlay districts
- Section 6-306, Development Plan Review



# DEVELOPMENT PROJECT FILE

for

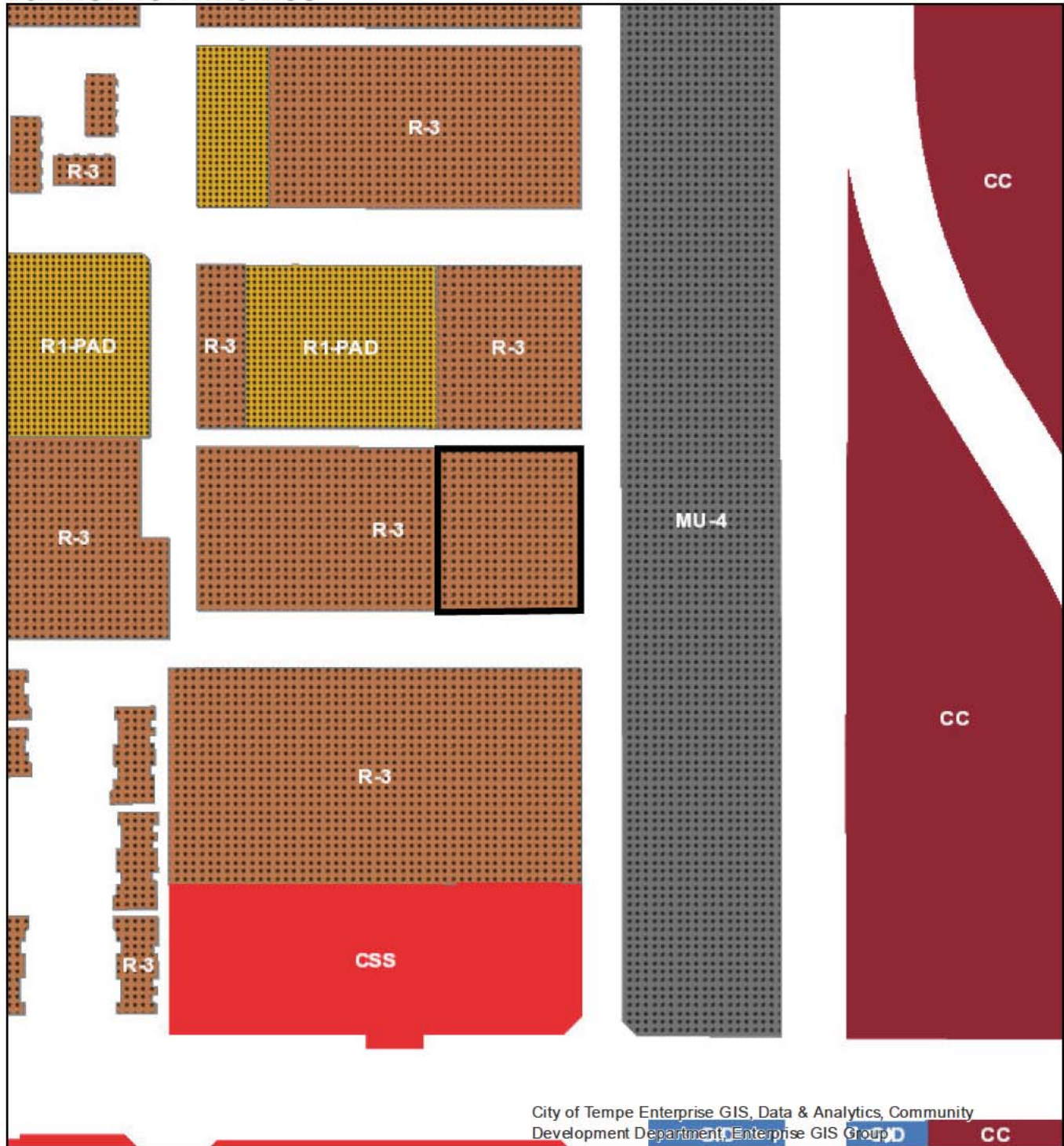
Farmer Townhomes  
(PL170280)

## ATTACHMENTS:

1. Location Map
2. Aerial
- 3-12. Letter of Explanation
- 13-16. Maps and Exhibits
- 17-21. Context Photos
- 22-23. Planned Area Development Cover Sheet and Site Plan
24. Site Plan
25. Landscape Plan
26. Floor Plans
- 27-29. Blackline Building Elevations
30. Building Sections
- 31-33. Color Building Elevations
- 34-35. Street View Perspective Renderings
36. Material Board
- 37-39. Neighborhood Meeting Summary
40. Public Input
- 41-42. Waiver of Rights and Remedies
- 43-44. Legal Description and Exhibit

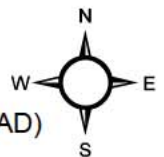
### Farmer Townhomes

PL 170280



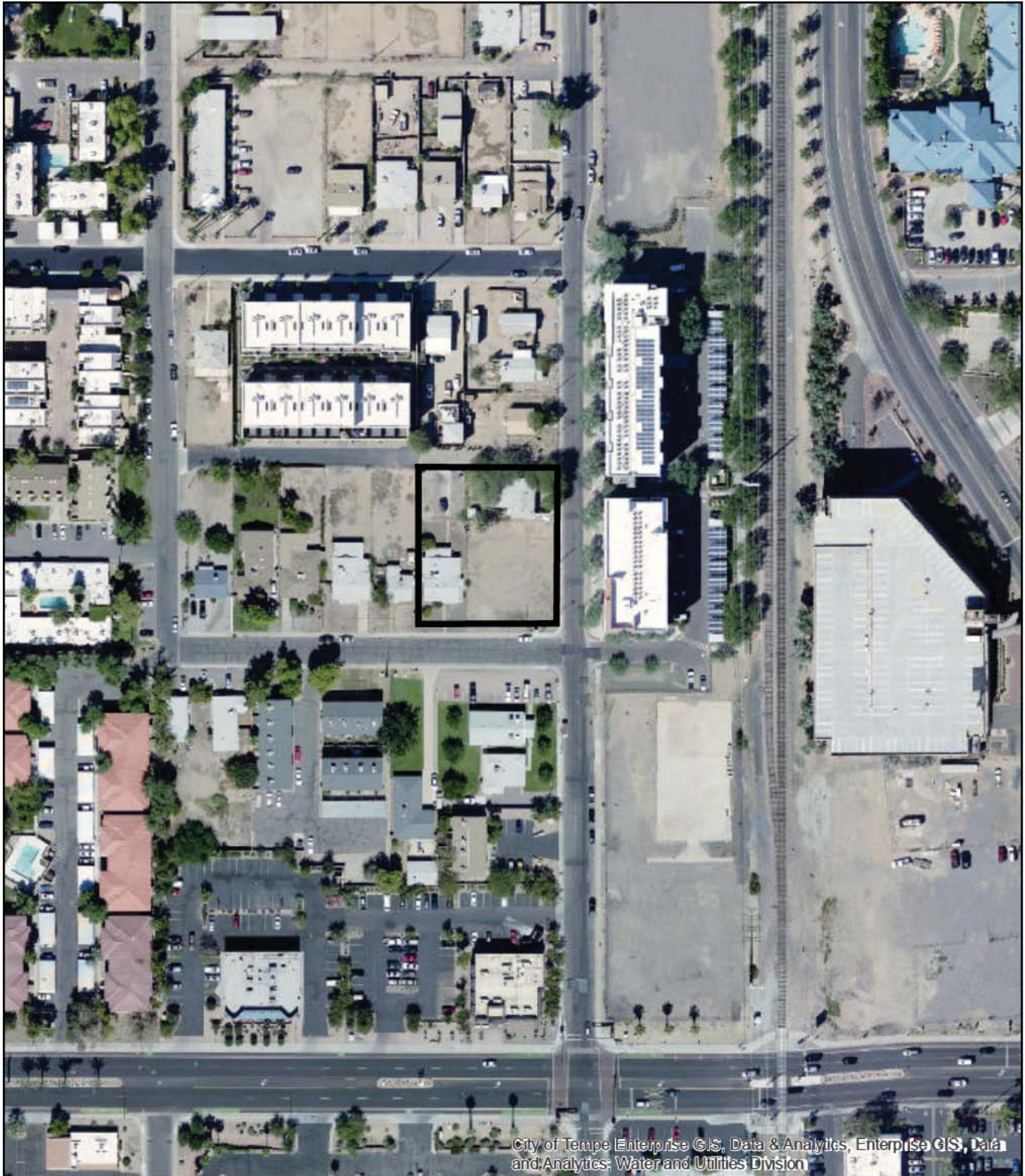
City of Tempe Enterprise GIS, Data & Analytics, Community Development Department, Enterprise GIS Group

- |   |   |
|---|---|
|  General Industrial District (GID) |  Commercial Shopping and Services (CSS)              |
|  City Center (CC)                  |  Single-Family Residential Planned Area Dev (R1-PAD) |
|  Mixed Use High (MU-4)             |  Multi-Family Residential Limited (R-3)              |



# Farmer Townhomes

PL 170280



# Aerial Map



# Farmer Townhomes

## Applicant's Letter of Explanation

### Zoning Map Amendment, PAD Overlay and Dev. Plan Review Applications

Desert Viking Development (“Desert Viking” or the “Applicant”) is proposing to redevelop the approximate 0.6 net acre property located at the northwest corner of S. Farmer Avenue and W. 7<sup>th</sup> Street (the “Site”) in Tempe. The redevelopment proposal consists of 15, three-story single-family attached homes and associated landscape improvements (the “Project”). The Project will expand housing choices in Tempe with a for-sale, single-family attached product. The Site, which is bounded by S. Farmer Avenue to the east, W. 7<sup>th</sup> Street to the south, an existing alley to the north and a single-family residence to the west, is depicted on the aerial photograph provided in **Exhibit A**.

Based in Scottsdale, Arizona, Desert Viking is a leading real estate development firm recognized for investment in the restoration of historic properties, adaptive reuse projects and ground-up construction developments. With a vast array of experience in all facets of real estate, including commercial, retail and residential properties, Desert Viking has solidified its place as an industry leader in the Phoenix metropolitan area real estate market. Renowned for their ability for developing projects that maintain the characteristics that make each neighborhood unique and sought-after, Desert Viking is passionate about weaving community, culture, commerce and consciousness into real estate innovation and place making. Criteria for Desert Viking projects include individuality of purpose (no formulaic solutions), environmental sensitivity and establishment of a permanent base within each locale for a mutually beneficial and long-term relationship.

### Applications

To accommodate the redevelopment of the Site with 15 high-quality, for-sale single-family attached homes and associated landscape and parking improvements, the Applicant is submitting the following (collectively, the “Applications”):

- A zoning map amendment application to rezone the Site from the Multi-Family (“R-3”) Residential District to the Single-Family (“R1”) Planned Area Development (“PAD”) District, including a request for a PAD overlay to establish site specific development standards; and,
- a development plan review application for the Project’s design, including site and landscape plans and building elevations and materials

The Applications are representative of emerging development patterns in Tempe and the private and public investment continuing to occur within Tempe.

As reflected by the enclosed aerial photograph, the Site, which is mostly vacant and largely unimproved, currently accommodates two single-family residences. See **Exhibit A** for an aerial photograph of the Site. The underutilized Site’s proximity to downtown Tempe, Arizona State University’s Tempe campus (the “ASU Campus”) and Tempe Town Lake (“Town Lake”) provides an opportunity to make a statement on S. Farmer Avenue with the introduction of a high-quality,



for-sale single-family residential product. The Project's homes, which are tailored for challenging infill development locations like the Site, are also appropriate for and consistent with the adjoining residential neighborhood.

The goals of the Project are to expand housing choices and add needed diversity to the housing stock within central Tempe, as well as to enhance the streetscape environment along both S. Farmer Avenue and W. 7<sup>th</sup> Street. Based on prior experience, Desert Viking anticipates strong demand for high-quality single-family homes at this location.

### **PAD Development Standards**

The requested R1-PAD zoning does not specify development standards (density, site area, lot dimension, building height, lot coverage, setbacks etc.). Instead, the requested zoning requires a PAD overlay to establish site specific development standards. The general intent of the PAD standards proposed for the Site is to accommodate the development of a for-sale, single-family residential product on the Site while, at the same time, ensuring the Project establishes appropriate relationships with street frontages and adjoin and nearby uses. As reflected by the site plan included as part of the Applications package, the proposed standards are both appropriate for and consistent with development patterns typically found on challenging infill sites within urban environments. Considering the small size of the infill Site, as well as the need for diversifying new stock housing options within central Tempe with for-sale, single-family residential product, we strongly believe that the proposed standards are both reasonable and appropriate for the Site and area.

### **Site Area**

The Site is comprised of four parcels located at the northwest corner of S. Farmer Avenue and W. 7<sup>th</sup> Street in Tempe, Arizona. The Site is approximately 0.6 net acres in size. The formal address is 650 S. Farmer Avenue, Tempe. A full legal description is included in the Applications submittal package.

### **Area Context**

As indicated above, the Site is located at the northwest corner of S. Farmer Avenue and W. 7<sup>th</sup> Street in central Tempe. As expected for a pre-dominantly residential area, uses surrounding the Site largely consist of a mix of single-family and multi-family homes of varying heights. Immediate surrounding uses include:

- the four-story senior living development known as Encore on Farmer to the east across S. Farmer Avenue;
- the three and four-stories townhomes development known as 4TwentyOne W. 6<sup>th</sup> Street to the northwest across a public alley;
- the Full Gospel Church to the south across W. 7<sup>th</sup> Street;
- vacant property owned by the City to the southeast across S. Farmer Avenue and W. 7<sup>th</sup> Street;
- one and two-story residences to the north across a public alley;
- a one-story residence to the west;

- the two-story Revival Townhomes apartments complex to the southeast across W. 7<sup>th</sup> Street;
- the three-story townhomes development know as Brownstone at Hyde Park at the southwest and northwest corners of S. Wilson and W. 6<sup>th</sup> Streets; and,
- downtown Tempe with building heights up to 346 feet to the east beyond the rail tracks

Other surrounding uses and features within approximately two miles of the Site include:

- Town Lake;
- the ASU Campus;
- Papago Park;
- Sky Harbor International Airport; and,
- the Loop 202 (Red Mountain) freeway

See **Exhibit B** for an aerial photograph depicting the location of uses in the surrounding area. The Applicant envisions that the Project will enhance the area’s residential environment and serve as a catalyst for similar redevelopment opportunities in Tempe in the future.

## **Planning Context**

### **General Plan 2040**

The Project is consistent with both the land use and residential density projected for the Site by General Plan 2040. The provision of for-sale, single-family homes will also both expand housing choices and add needed diversity to new housing stock within central Tempe. As reflected by the enclosed elevations, the Project is a high-quality design that will appropriately reflect the aesthetic of homes within the surrounding area while being distinguishable at the same time.

As shown by the land use and density maps provided in **Exhibits C and D**, General Plan 2040 projects the Site for residential development with densities up to 25 units per acre. According to General Plan 2040, the residential land use category is intended to accommodate many types of housing, including single-family homes. The Project, which will provide 15 single-family attached homes within a predominant residential area, will add to the mix of residential uses envisioned for the area by General Plan 2040. The Applicant is proposing high-quality, single-family homes with accompanying landscaping improvements that will significantly improve and underutilized infill property and enhance the streetscape along both S. Farmer Avenue and W. 7<sup>th</sup> Street. The Project, in combination with the employment, commercial, entertainment, recreational and educational uses located throughout central Tempe will provide opportunities to live, work, learn, dine, shop, and play in one area.

### **Character Area 3 - *DRAFT* Downtown Tempe, Rio Salado, ASU and NW Neighborhoods Character Area Plan**

In order to further the goals and implement General Plan 2040, the City of Tempe has drafted a character area plan for the Downtown Tempe, Rio Salado, ASU and Northwest Neighborhoods areas (the “Draft Character Plan”). The Site is located within the Draft Character Plan’s boundaries. The general vision of the Draft Character Plan is to create a seamless patchwork

of destinations that meld Downtown Tempe, the Rio Salado corridor / Town Lake, Arizona State University / Novus Innovation Corridor, and Tempe's Northwest Neighborhoods by connecting people to places through active, walkable, and transit-oriented environments. The Project has been designed within the context of the Draft Character Plan's design guidelines and place-making principles. Specifically, the Project will further the following performance measurable associated with the Draft Character Plan's design guidelines and place-making principles:

- Improve the quality, accessibility, and connectivity of redevelopment and infill projects;
- Help protect property values; and,
- Support human health, economic development, and livability through the creation of a walkable, bikeable and transit-oriented environment

The Project will also further the following neighborhood scale guidelines specified by the Draft Character Plan:

- New projects help define a collective neighborhood form, either by fitting in or standing out;
- Frontage types face the street to increase neighborhood visibility and safety;
- Promote safe design and creative parking solutions through the active alley use;
- Use a compatible plant palette for front yard, side yard, and alley landscape treatments;
- Provide both visual open spaces and usable private open spaces with site amenities;
- Provide usable outdoor spaces large enough for dining / entertaining for each dwelling unit;
- Use natural, human-scaled materials [brick, stone, concrete block, metal, wood, etc.];
- Use diverse vegetation which adds texture, color, and plant density along frontages; and,
- Provide ample bike parking, area(s) for recycling, and outdoor spaces for kids and dog

And, the Project will further following Draft Character Plan's housing and transition policies for northwest neighborhoods:

- Encourage the development of a diverse range of housing types, sizes, price, and styles;
- Encourage home ownership opportunities and for-sale housing products;
- Support developments which are compatible with the existing context of the surrounding neighborhood, street, and block character;
- Support development applications which compatibly transition within the existing context of its surrounding neighborhood, street, and block character; and,
- Use landscape treatments including trees and green walls to soften transitions, provide noise barriers, and increase privacy

## **Zoning**

The Site is currently zoned for multi-family residential use. To accommodate the redevelopment of the Site with 15 single-family attached homes and associated landscaping enhancements, the Applicant is requesting to rezone the Site to the R1-PAD District. The

Applicant is also requesting the approval of a PAD overlay for the Site to allow the Project to establish its own unique standards based on the development proposal. See **Exhibit E** for a zoning map illustrating the respective locations of zoning classifications for the area. According to the Zoning and Development Code, residential zoning districts, including the requested R1-PAD District, are designed to provide neighborhoods with a range of housing densities and residential habitation options to support the varying lifestyles of Tempe's residents. The Applicant's proposal for redeveloping the infill Site will add needed diversity to the housing stock within central Tempe. The Project will provide high-quality, single-family attached homes that are appropriate for the area within the context of the four-story Encore on Farmer development immediately east of the Site across S. Farmer Avenue, the three and four-stories 4TwentyOne W. 6<sup>th</sup> Street townhomes development immediately northeast of the Site across a public alley, the two-story Revival Townhomes apartments located southeast of the Site across W. 7<sup>th</sup> Street, and the three-story Brownstone at Hyde Park development at the southwest and northwest corners of S. Wilson and W. 6<sup>th</sup> Streets.

## **Project Description**

The Site's proximity to downtown Tempe, as well as its proximity to Tempe Town Lake and the ASU Campus, provides an opportunity to make a statement in central Tempe with the introduction of a high-quality for-sale single-family residential product. The purpose of the Applications is to diversify the single-family housing stock within central Tempe and to enhance the streetscape environment along both S. Farmer Avenue and W. 7<sup>th</sup> Street. The Project is designed to primarily appeal to professionals, young families and empty nesters who want to live, work, dine, shop and play within a vibrant urban environment. The Site's location at the intersection of S. Farmer Avenue and W. 7<sup>th</sup> Street provides a unique opportunity to enhance two street frontages, to enhance pedestrian corridors along both Famer Avenue and 7<sup>th</sup> Street and to add to the residential mix within central Tempe. In consideration of the Site's proximity to downtown Tempe, Town Lake and the ASU Campus, Desert Viking strongly believes that the Project will have a strong appeal to those seeking single-family product ownership opportunities within a vibrant and convenient urban setting.

Specifically, the Applicant is proposing 15, three-story single-family attached homes with a livable floor area of 1,442 square feet. Each home will feature a two-car garage, flex room and entry porch on the ground floor, a kitchen, dining room, living room, powder room, utility room and balcony on the second floor, and two bedroom suites and a balcony on the third floor. The provision of three on-site parking spaces combined with retention of existing on-street parking along W. 7<sup>th</sup> Street will ensure that there is ample parking for guests.

Considering the Site's proximity to downtown Tempe, the light rail station at S. Mill Avenue and W. 3<sup>rd</sup> Street being within approx. one-quarter mile of the Site, and the Site's general proximity to both the ASU Campus and Town Lake, both S. Farmer Avenue and W. 7<sup>th</sup> Street are likely to see increases in pedestrian traffic in the future. Therefore, the Applicant strongly believes that it is imperative that redevelopment of the Site enhance the pedestrian environment along both S. Farmer Avenue and W. 7<sup>th</sup> Street. The provision of substantial landscape improvements along both street frontages combined with the Project's high-quality and area appropriate architecture will successfully enhance the pedestrian environment along both street frontages.

## **Market Demand for Single-Family Residential Product**

In recent years, Tempe and other communities have experienced an influx of projects, including residential developments in infill areas. The primary driving forces behind this increase in new housing units in Tempe is a result of pent-up demand and a shift in residential market demand brought on by changing consumer preferences for housing types that offer a lifestyle of greater independence and proximity to amenities. For example, single-family attached homes provide persons with home ownership opportunities in urban locations that are closer to work, entertainment, educational and recreation opportunities, as well as alternative modes of transportation.

High-quality single-family attached homes, such as those being proposed, are an appealing option for those desiring a lifestyle of greater independence and home ownership opportunity within a vibrant and convenient urban setting like central Tempe. Single-family attached homes within infill areas are also growing segment of the residential market, as young professionals, young families and empty nesters are trading land area for proximity to work, entertainment and a more flexible lifestyle.

## **Project Design**

This 15-unit townhome project is designed with a modern-transitional aesthetic utilizing traditional and contemporary styling and materials to create a design that will complement existing buildings in the surrounding area. The contemporary building-form includes articulation to segregate the massing and includes private entry courts and exterior balconies to extend the living spaces to the exterior of the building. The exterior design features a combination of brick, smooth-stucco and custom steel trim and metalwork to provide a variety in materials and textures.

The townhomes are organized with street-facing entry courts and ground floor flex-space (home office, rec/play room, etc.) for homeowners. The second floor is home to the living spaces, including: living room, kitchen, dining room, laundry room and powder room. The third floor has two bedrooms with ensuite bathrooms and walk-in-closets. Balconies are provided at both the second and third level.

The project site and layout is designed to activate the street level by locating unit entries and living spaces on the street-side of adjacent S. Farmer Avenue and W. 7<sup>th</sup> Street, promoting walkable neighborhood design principles. Vehicle access drives are interior to the site, utilizing W. 7<sup>th</sup> Street and the adjoining alley for vehicle circulation and trash pick-up.

The Project's design is addressed in greater detail in the below section pertaining to the approval criteria for DPR application.

## **Landscape Design**

As reflected by the landscape plan included in the Applications submittal package, the Project will provide a substantial amount of landscape coverage for an infill development. The proposed landscape palette along S. Farmer Avenue and W. 7<sup>th</sup> Street will establish a pedestrian friendly environment along both street frontages. The selected tree species for the street frontages will provide ample shade for pedestrians. Appropriate landscape and hardscape materials for

creating an aesthetically pleasing and comfortable environment will also be provided along pedestrian walkways.

### **Site Circulation and Parking**

As reflected by the site and landscape plans included in the Applications package, the Project's homes will be accessed via a private drive with ingress and egress points on W. 7<sup>th</sup> Street and the adjoining public alley. Each of the Project's 15 homes will provide a two-car garage. In addition, to further serve the parking needs of guests, three parking spaces will be provided on-site and existing on-street parking along W. 7<sup>th</sup> Street will be retained. And, to further encourage the use of alternative modes of transportation, each home's private and secured garage will offer ample space for the safekeeping of bikes.

### **Planned Area Development Overlay Approval Criteria**

Pursuant to Zoning and Development Code ("ZDC") Section 6-305, the Applicant is requesting a PAD overlay to establish site specific development standards to accommodate the development of the Project. As discussed above, the Project is the exact type of residential development envisioned by General Plan 2040 for the Site. Furthermore, the Project's residential use and proposed density are appropriate in the context of the medium to high residential density development projected for the Site by General Plan 2040, as well as the existing townhome and senior living uses in proximity to the Site.

As discussed below, the Project satisfies the formal PAD overlay approval criteria specified by ZDC Section 6-305.D.

1. *The allowable land uses in Part 3 of the ZDC*

The Project's single-family residential use is allowed by the R1-PAD District zoning being requested for the Site.

2. *The development standards as established as part of the PAD Overlay District process, as well as, the standards allowed by use permit in Part 4 of the ZDC*

If approved, the request R1-PAD zoning will establish development standards applicable to the Site through the PAD overlay process. Use permit approval is not required for any of the standards proposed for the Project.

3. *Any applicable overlay district provisions in Part 5 of the ZDC*

The Site is not located within an overlay district.

4. *The decision-making body may impose reasonable conditions to ensure conformance with these provisions*

The Applicant acknowledges the authority of the decision-making body to impose reasonable conditions.

## Development Plan Review Approval Criteria

Pursuant to Zoning and Development Code 6-306, the Applicant is requesting Development Plan Review approval for the Project's architectural drawings, including site and landscape plans, building elevations and building materials. As discussed below, the Project is an appropriately scaled and aesthetically pleasing design that will encourage, protect, and enhance the functional and attractive appearance of the Site and surrounding area.

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape

The buildings are located to reinforce the street-edge while activating the streets by providing physical access to individual units directly from the streets and visual access to the streets. The building form is articulated to segregate the massing and includes private entry courts and exterior balconies to extend the living spaces to the exterior of the building.

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 façades have been designed to incorporate recessed areas and unit balconies to protect and minimize window openings from solar exposure. In addition to wall cavity insulation, the exterior wall system is wrapped with a continuous barrier of exterior insulation and light-colored finishes to reduce heat conductivity. The light-colored roofing system with high reflectivity will also reduce heat conductivity, providing a more-efficient and comfortable home.

The landscape design includes a variety of street-facing trees to enhance the streetscape while providing shade to pedestrians and adjacent building fenestration. With the exception of a small turf area at the interior of the site, xeriscape planted areas and permeable decomposed granite will be utilized to minimize water run-off and increase human comfort.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings

The buildings' exterior design features a combination of brick, smooth-stucco and custom steel trim and metalwork to provide a variety in materials and textures. The site improvements include integral color concrete masonry walls and a combination of concrete and decorative pavers for sidewalks and drive-lanes.

4. 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 contemporary building-form includes articulation to segregate the massing and includes private entry courts and exterior balconies to extend the living spaces to the exterior of the building. In addition to massing and planar variation,

the exterior design features a combination of brick, smooth-stucco and custom steel trim and metalwork to provide a variety in materials and textures.

5. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*

The Site is located within an urban environment that pre-dominantly consists of a mix of single-family and multi-family homes of varying heights and the employment and entertainment center of downtown Tempe in the immediate surrounding area and the ASU Campus, recreational and cultural amenities, and regional transportation uses in the larger surrounding area. The Project's building and landscape elements have been designed with the context of the area in mind. In the context of the four-story Encore on Farmer senior living development to the east across S. Farmer Avenue, the three and four-stories TwentyOne W. 6<sup>th</sup> Street townhomes development to the northwest, the two-story Revival Townhomes apartments complex to the southeast across W. 7<sup>th</sup> Street, and three-story Brownstone at Hyde Park townhomes development at the southwest and northwest corners of S. Wilson and W. 6<sup>th</sup> Streets, the Project's proposed three-story attached homes are of an appropriate scale for the area.

The provision of the substantial amount of landscape coverage within the Site is more than appropriate for an infill property within an urban environment. The proposed landscape palette along S. Farmer Avenue and W. 7<sup>th</sup> Street will also further establish and contribute to a pedestrian friendly environment along street frontages within central Tempe.

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 facades incorporate a variety of form articulation, enhanced building materials and custom metal components to contribute variation and material quality to the streetscape. Fenestration operation, scale and placement is a result of interior function – designed to balance human comfort, light harvesting, privacy and connection of interior and exterior spaces.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;*

The goals of the Applications are to diversify the for-sale, single-family housing stock within central Tempe, as well as to enhance the streetscape environment along both S. Farmer Avenue and W. 7<sup>th</sup> Street. There is an existing bus stop located within approximately 500 feet of the Site near the northwest corner of S. Farmer Avenue and W. University Drive. There are also multiple bus stops within approximately 1,000 feet of the Site along W. 5<sup>th</sup> Street between S. Ash and S. Mill Avenues. In addition, both University Drive and 5<sup>th</sup> Street feature bike lanes in both directions. And, the Site is located within approximately one-half mile of



the multitude of public transportation options available at the Tempe Transportation Center at the northwest corner of S. College Avenue and E. 5<sup>th</sup> Street

Considering the Site's proximity to downtown Tempe and multiple bus stops, as well as the Site's general proximity to the ASU Campus, Town Lake, and the light rail station at W. 3<sup>rd</sup> Street and S. Mill Avenue, S. Farmer Avenue and W. 7<sup>th</sup> Street are likely to see increases in both pedestrian traffic and the use of alternative modes of transportation in the future. The redevelopment of the Site will enhance the pedestrian environment along S. Farmer Avenue and W. 7<sup>th</sup> Street through the provision of substantial landscape improvements along both frontages. To further encourage the use of the array of transportation options available within central Tempe, each of the Project's homes will also feature a private and secured garage for the safekeeping of bikes.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*

The Project's vehicular circulation has been designed to minimize conflicts between pedestrian and vehicle movements to the extent possible. The movement of pedestrians is a major element of the Project. As reflected by the site and landscape plans included as part of the Applications package, the Project will retain walkways along both S. Farmer Avenue and W. 7<sup>th</sup> Street. The Project will also entirely be accessed via the adjoining public alley to the north and W. 7<sup>th</sup> Street, which will eliminate the need for any curb cuts along the Site's S. Farmer Avenue frontage. Furthermore, vehicular access to each of the Project's homes will occur via internal private drives, which will eliminate the need for the provision of any driveways along S. Farmer Avenue and will limit the number of driveways needed along W. 7<sup>th</sup> Street to just one.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*

The development plan is organized to have strong visibility and natural surveillance from the homes at and above street-level. As reflected by the elevations included as part of the Applications package, all homes will feature multiple windows, two balconies and an entry porch oriented towards either the street frontage or on-site pedestrian walkways that will provide new "eyes on the street". Each home's provision of an entry porch and two balconies combined with noted provision of multiple windows on each floor will ensure the provision of additional eyes on the Site's perimeter along both S. Farmer Avenue and W. 7<sup>th</sup> Street. Furthermore, the Project's design features rear-loaded garages. This design feature will ensure that activated areas of the homes are predominant along the streetscape, as well as create transparency from within the homes to outdoor spaces along street frontages.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways

The proposed landscape and/or hardscape improvements along S. Farmer Avenue, W. 7<sup>th</sup> Street, the public alley adjoining the Site, and the Project's interior drives and walkways will provide delineation from parking areas, driveways and walkways. In addition, appropriate trees and enhanced landscaping will be utilized along the Site's frontages to further distinguish pedestrian areas from vehicular maneuvering areas. The selected landscape materials will also create an aesthetically pleasing and comfortable environment for pedestrians passing by and/or walking through the Site.

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

The Project's signage plan is not included as part of the Applications submittal. A signage plan will be prepared and processed for the Project at later date. The signage plan will ensure that the design, scale, proportions, location and color of any signage to be provided on the Site is compatible with the Project's design and residential use, as well as adjoining and nearby uses.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects

As detailed by the lighting plan included as part of the Applications package, the Project's lighting will be compatible with the proposed residential use, as well as adjoining and nearby homes and buildings. The lighting will not adversely impact residences within the Project or adjoining and nearby uses.

## **Conclusion**

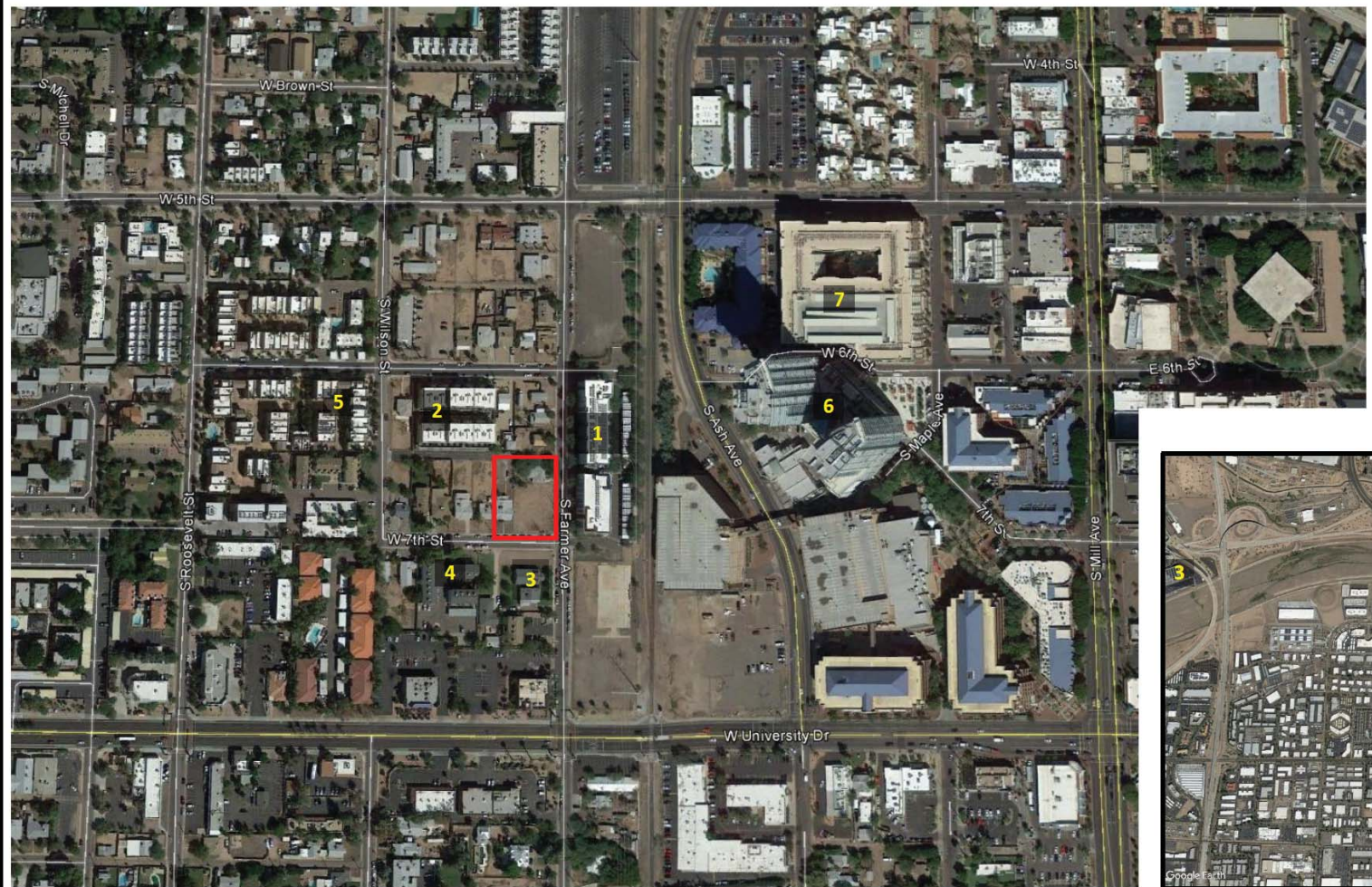
The Applicant is proposing to redevelop and underutilized infill property with high-quality single-family homes that will add needed diversity to the housing stock within central Tempe. As discussed in detail above, the Project will establish appropriate relationships with adjoining and nearby properties and the street environment. The Project within the context of the use and residential density envisioned for the Site is consistent with General Plan 2040 and the surrounding neighborhood. The Project will contribute to and/or further establish the residential use mix envisioned for central Tempe, as well serve as a catalyst for future redevelopment opportunities that will continue to enhance the development environment and experience envisioned by the City for the area. We look forward to discussing the requests with you in the near future and respectfully request your approval.

# Aerial Photo Exhibit



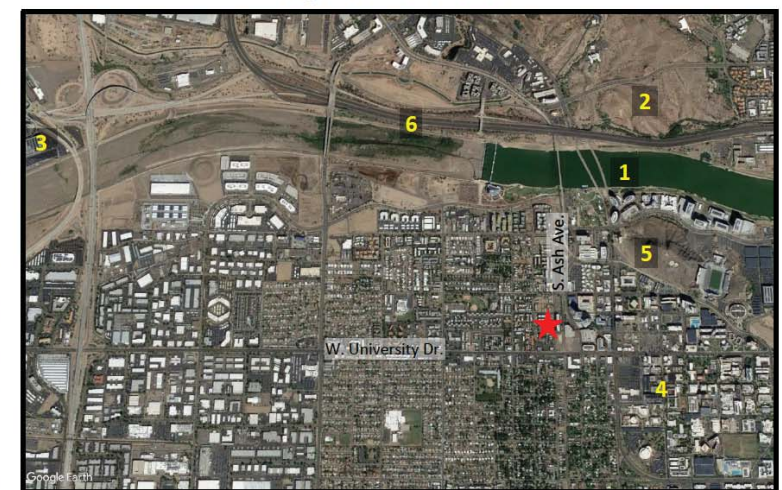
**EXHIBIT B**

**Surrounding Area Uses and Building Heights**



- 1. Encore on Farmer (4 stories)
- 2. 4TwentyOne W. 6<sup>th</sup> Street Townhomes (3 & 4 stories)
- 3. Tempe Full Gospel Church
- 4. Revival Townhomes Apartments (2 stories)
- 5. The Brownstones at Hyde Park Townhomes (3 stories)
- 6. West 6<sup>th</sup> Tempe (22 & 30 stories)
- 7. The Hanover Project (6 stories)
- Farmer Townhomes Project Site

**Regional Context**



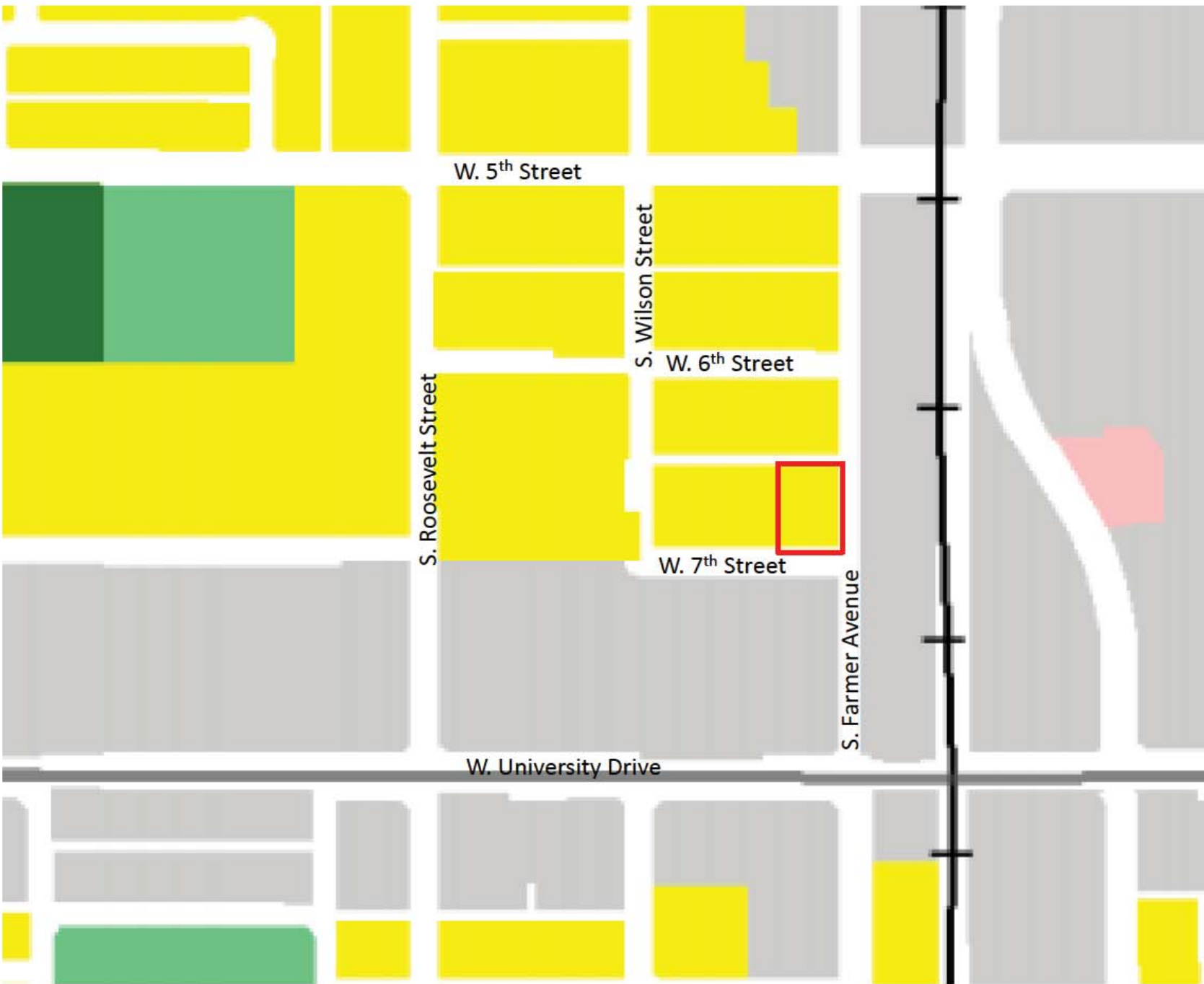
- 1. Tempe Town Lake
- 2. Papago Park
- 3. Sky Harbor International Airport
- 4. Arizona State University Tempe Campus
- 5. Tempe Hayden Butte
- 6. Loop 202/ Red Mountain Freeway
- ★ Farmer Townhomes Project Site



# General Plan 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**











# General Plan 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

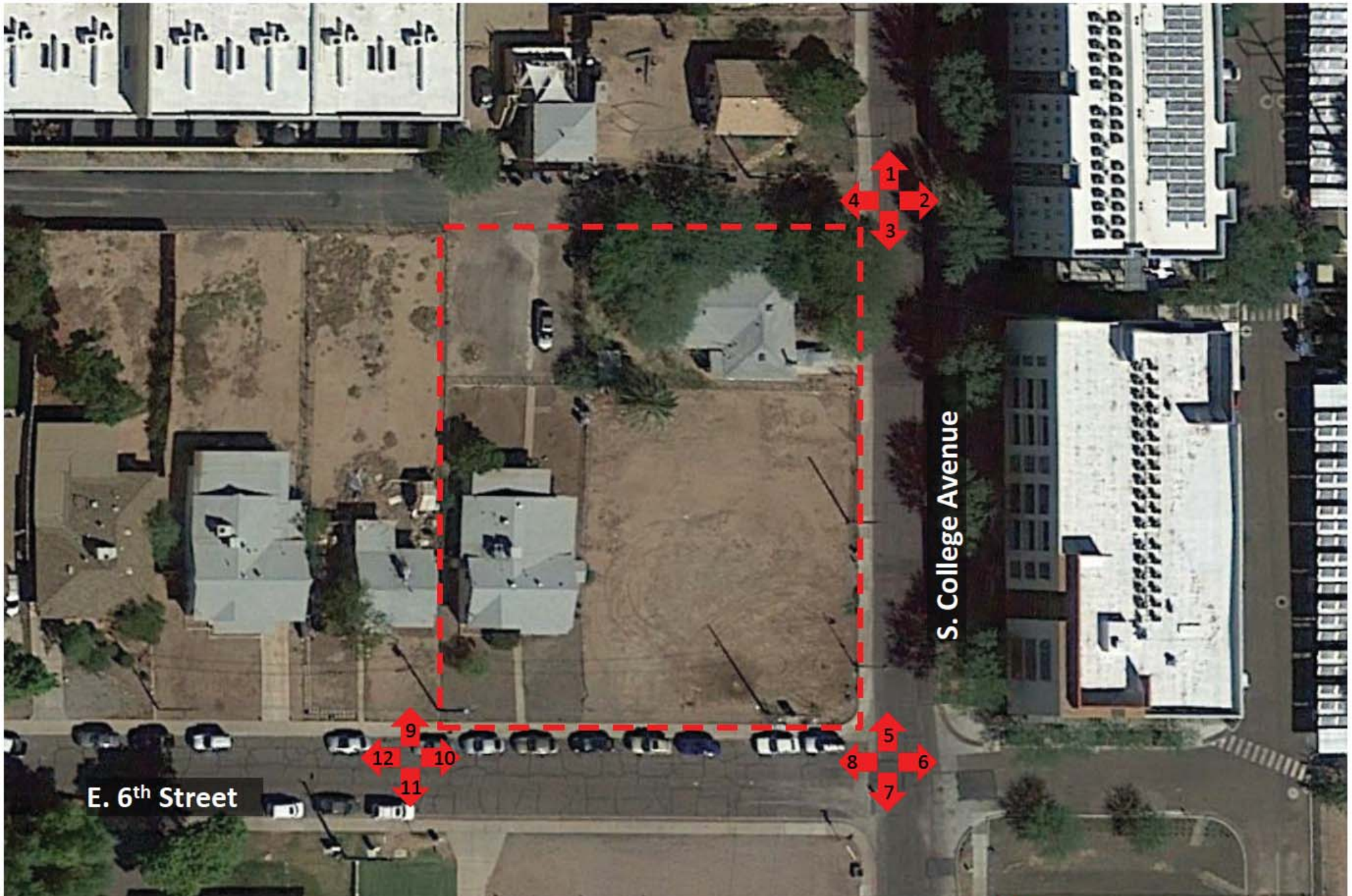


# Zoning Map Exhibit



- Light Industrial District (LID)
  - General Industrial District (GID)
  - Heavy Industrial District (HID)
  - City Center (CC)
  - Mixed Use Med (MU-2)
  - Mixed Use Med-High (MU-3)
  - Mixed Use High (MU-4)
  - Mixed Use Educational (MU-ED)
  - Commercial Shopping and Services (CSS)
  - Planned Commercial Center Neighborhood (PCC-1)
  - Planned Commercial Center General (PCC-2)
  - Regional Commercial Center (RCC)
  - Residential/Office (RO)
  - Agricultural (AG)
  - Single-Family Residential (R1-15)
  - Single-Family Residential (R1-10)
  - Single-Family Residential (R1-8)
  - Single-Family Residential (R1-7)
  - Single-Family Residential (R1-6)
  - Single-Family Residential (R1-5)
  - Single-Family Residential (R1-4)
  - Single-Family Residential Planned Area Dev (R1-PAD)
  - Multi-Family Residential (R-2)
  - Multi-Family Residential Restricted (R-3R)
  - Multi-Family Residential Limited (R-3)
  - Multi-Family Residential General (R-4)
  - Multi-Family Residential High (R-5)
  - Mobile Home Residence (RMH)
  - Trailer Park (TP)
- 
- Farmer Townhomes Project Site**
- 
-

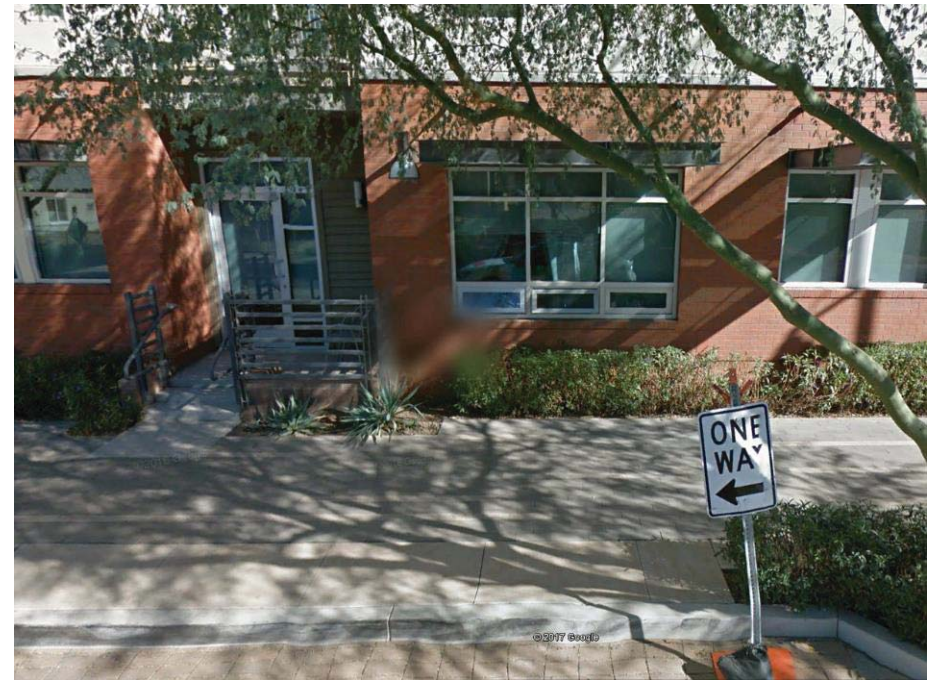
# Site Context Photos



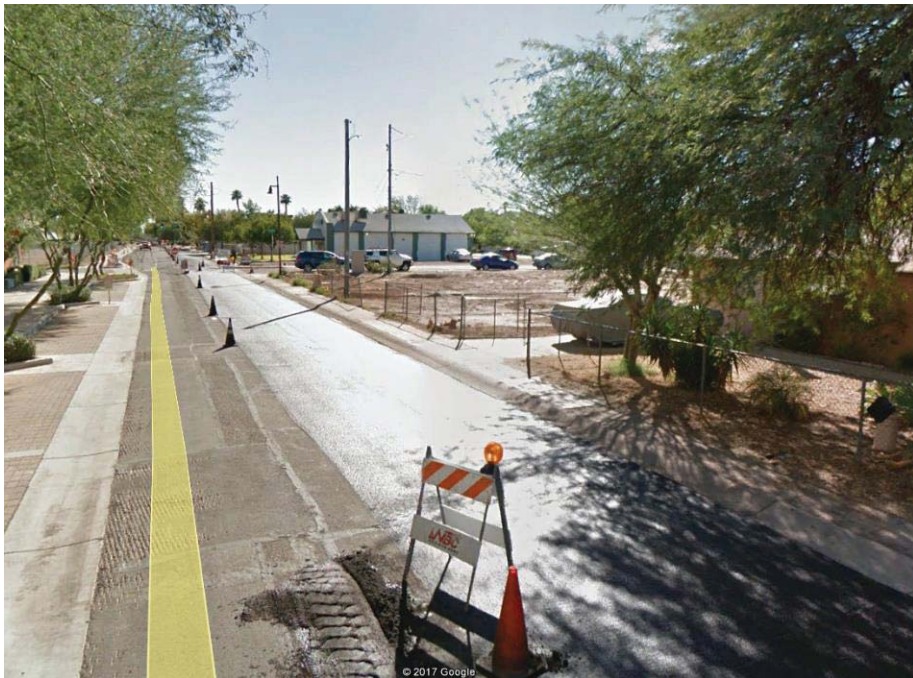




1. NORTHEAST CORNER LOOKING NORTH



2. NORTHEAST CORNER LOOKING EAST



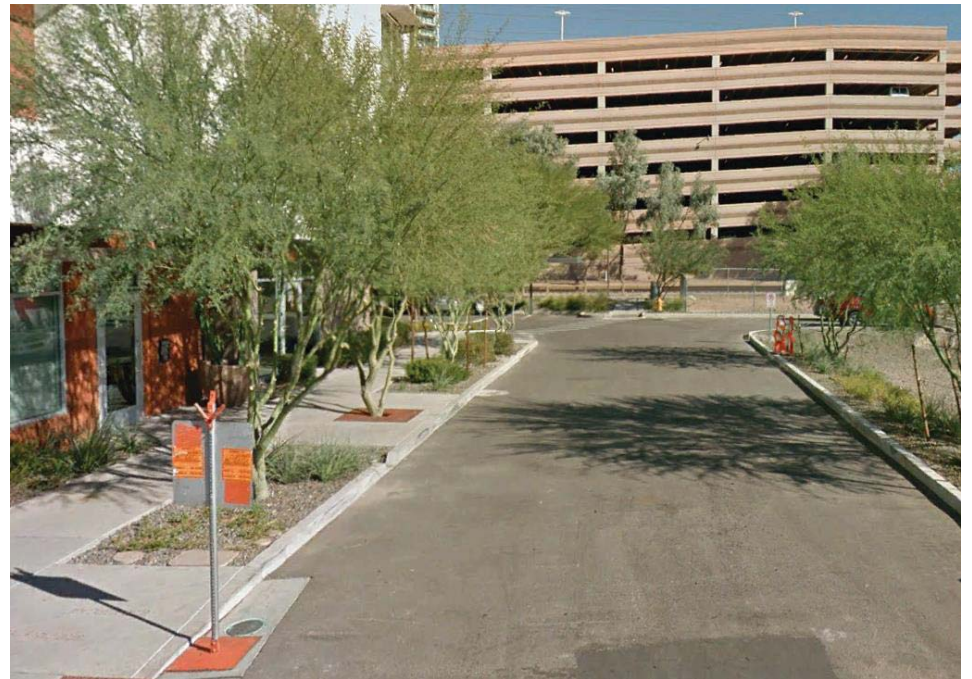
3. NORTHEAST CORNER LOOKING SOUTH



4. NORTHEAST CORNER LOOKING WEST



5. SOUTHEAST CORNER LOOKING NORTH



6. SOUTHEAST CORNER LOOKING EAST



7. SOUTHEAST CORNER LOOKING SOUTH



8. SOUTHEAST CORNER LOOKING WEST



9. SOUTHWEST CORNER LOOKING NORTH



10. SOUTHWEST CORNER LOOKING EAST



11. SOUTHWEST CORNER LOOKING SOUTH



12. SOUTHWEST CORNER LOOKING WEST

# PLANNED AREA DEVELOPMENT OVERLAY FOR FARMER TOWNHOMES

A PORTION OF SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA.

## OWNER AUTHORIZATION

DV-FARMERS AND 7TH, LLC, AN ARIZONA LIABILITY COMPANY

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE

ITS: \_\_\_\_\_

## ACKNOWLEDGEMENT:

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED KATLYN MULHOLLAN, WHO ACKNOWLEDGED HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT OF THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

## LEGAL DESCRIPTION

LOTS 14, 15 AND 16 OF BLOCK 2 OF ORTH SUBDIVISION, ACCORDING TO THE PLAT OF RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 33 OF MAPS, PAGE 40

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

## OWNER/DEVELOPER

DV-FARMERS AND 7TH, LLC  
3250 N HAYDEN RD. SUITE 200  
SCOTTSDALE, AZ 85251  
KATLYN MULHOLLAN  
(480) 999-4935 (O)  
(480) 662-4439 (M)  
KATLYN@DESERT-WINKS.COM • MAIL TO KATLYN@DESERT-WINKS.COM

## SITE VICINITY MAP



## PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) TABLE	PAD PROVIDED
4-202B	
GENERAL PLAN LAND USE	RESIDENTIAL
GENERAL PLAN DENSITY	MEDIUM DENSITY (UP TO 25 UNITS/ACRE)
SITE AREA (IN SQUARE FEET AND ACRES)	25,363
DWELLING QUANTITY	15
DENSITY	25.77
DWELLING QUANTITY/ACRE (BY AREA)	
BUILDING HEIGHT	37'-0"
MAXIMUM ALLOWED BASED ON BUILDING ELEVATION AND SECTION HEADINGS - MEASURES FROM TOP OF CURB AT CORNER OF FRONT FACE LINE (REF. SUPPLEMENTAL ZDC SEC. 7-103 AND SEC. 2-108)	
BUILDING LOT COVERAGE	39.21% (3,000 SF)
BUILDING FOOTPRINT AREA/NET SITE AREA (MAXIMUM ALLOWED BY ZDC SECTIONS 7-113 AND SECTION 4-202) AS A PERCENTAGE	
SITE LANDSCAPE COVERAGE	31% (7,862 SF)
LANDSCAPE AREA (NET SITE AREA) (MAXIMUM ALLOWED BY ZDC SEC. 7-113 AND SEC. 4-202) AS A PERCENTAGE	
DEVELOPMENT SITE	
THREE AND WINDING/WATERWAYS FROM PROPERTY LINES	
FRONT	10'-0"
SIDE	5'-0"
REAR	5'-0"
STREET SIDE	10'-0"
BUILDING SETBACKS	
SIDE	5'-0"
REAR	5'-0"
FRONT	5'-0"
VEHICLE PARKING QUANTITY	
PARKING SPACES REQUIRED, BROKEN OUT BY SQUARE FOOT OF EACH USE (BY BUILDING TENANTS OR A SINGLE USE, EXCLUDING TENANT AREAS FOR TOTAL S.F. OF THAT USE)	15X206 15X3,240.6
IF PROPOSED MODIFICATION TO RATES, PROVIDE BREAK OUT OF RATES PER USE	
BICYCLE PARKING QUANTITY	
	15X3,240.6 15X3,240.6
USES	SINGLE-FAMILY ATTACHED 151,142 S.F. 21,630 S.F. TOTAL
LIST ANY USES PROHIBITED BY THE PAD	N/A

DS170140

PL170280

REC17161

REC17161

PL170280

DS170140

FORM THIRD  
DESIGN-BUILD



TOMECAK  
DESIGN  
4388 NORTH G.W. CENTER PLAZA SUITE 205  
SCOTTSDALE, AZ 85251  
TEL: 602.855.7750  
FAX: 480.778.8367



FARMER TOWNHOMES  
850 SOUTH FARMER AVENUE  
TOWNSHIP 1 NORTH, RANGE 4 EAST

DATE:

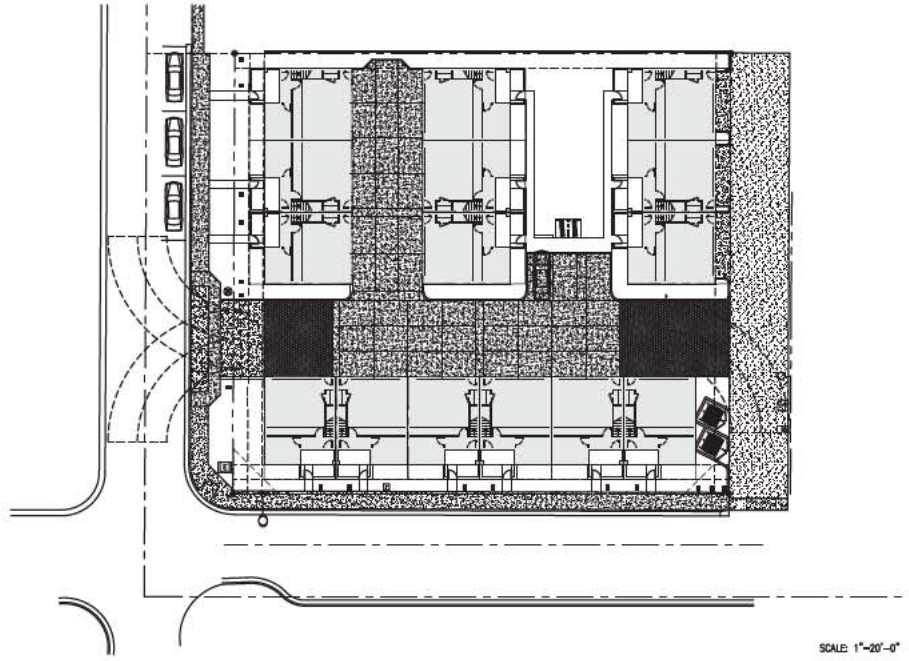
JOB #:

DATE:

SCALE:

DATE:

# PLANNED AREA DEVELOPMENT OVERLAY FOR FARMER TOWN HOMES SITE PLAN



SCALE: 1"=20'-0"

THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE WITH THE PLANNED AREA DEVELOPMENT, BASED ON THE DESIGN PRESENTED WITHIN THIS PLAN DATED, JUNE, 2017.

ZONING DISTRICT(S) AND OVERLAY(S) TABLE	ZDC STANDARDS FOR EXISTING R-3 DISTRICT	R-1 PAD PROPOSED
GENERAL PLAN LAND USE	RESIDENTIAL (R-3)	RESIDENTIAL
GENERAL PLAN DENSITY		MEDIUM TO HIGH DENSITY (UP TO 25 DU/ACRE)
SITE AREA (IN SQUARE FEET AND ACRES)	25,363	25,363
DWELLING QUANTITY	12	15
DENSITY (Dwelling Quantity/Gross Site Area (Acres))	20	25.77
BUILDING HEIGHT	10'-0"	17'-0"
MAXIMUM ALLOWED BASED ON ADJACENT ELEVATION AND SECTIONS * MEASURE FROM TOP OF CURB AT CENTER OF FRONT FROM LANE (REF. DIMENSIONS ZDC Sec. 7403 AND Sec. 7408)		
BUILDING LOT COVERAGE	50%	35.21%
BUILDING FOOTPRINT AREA (PER SET) AND MAXIMUM ALLOWED (REF. ZDC SECTION 7403 AND SECTION 4-202) AS A PERCENTAGE		
SITE LANDSCAPE COVERAGE	25%	31%
LANDSCAPE AREA (NET SITE AREA MINIMUM ALLOWED (REF. ZDC Sec. 7403 AND Sec. 4-202) AS A PERCENTAGE)		
BUILDING SETBACKS THREE AND MINIMUM 5' FROM PROPERTY LINE		
SOUTH	20'-0"	10'-0"
WEST	10'-0"	5'-0"
NORTH	15'-0"	5'-0"
EAST	10'-0"	10'-0"
BUILDING SETBACKS		
SIDE		0'-0"
REAR		0'-0"
FRONT		5'-0"
VEHICLE PARKING QUANTITY		
PARKING SPACES REQUIRED, DIVIDED BY SQUARE FOOT OF EXPOSURE (MULTIPLY TENANTS OF A SINGLE USE. COMBINE TENANT AREAS FOR TOTAL S.F. OF THAT USE)	12320/4 3180/2.4	1520/3 1520/3.0
IF PROPOSED MODIFICATION TO PATIOS, PROVIDE BREAK OUT OF PATIOS FOR USE		
TOTAL REQUIRED	28.4	33
TOTAL PROVIDED		33
BICYCLE PARKING QUANTITY		
TOTAL REQUIRED	12320/4 3180/2.4	1520/7.5 1520/3.0
TOTAL PROVIDED	8.4	11
USES		
	SINGLE FAMILY ATTACHED 1151442 S.F.	SINGLE FAMILY ATTACHED 1151442 S.F.
	26,520 S.F. TOTAL	26,520 S.F. TOTAL

DS170140

PL170280

REC17161

REC17161

PL170280

DS170140

FORM THIRD  
DESIGN BUILD



TOMECAK  
DESIGN  
4388 NORTH OWE CENTER PLAZA SUITE 205  
SCOTTSDALE, AZ 85251  
TEL: 602.855.7750  
FAX: 480.719.8367



PROJECT: FARMER TOWNHOMES  
890 S. 75th FARMER AVENUE  
TOWNE, ARIZONA 85278

DATE: 1/12  
JOB #: 1374.2017

04/01/18

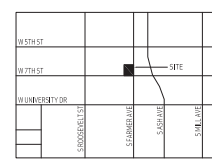
**GENERAL NOTES:**

- A. SLOPE ALL SIDEWALKS AWAY FROM BUILDING.
- B. PROVIDE FRICTION AND NOT TO EXCEED 2% MAXIMUM.
- C. PROVIDE FIRE LANE SERVICE AT LOCATIONS REQUIRED BY THE FIRE MARSHAL AND NOTED BY INSPECTOR.

**SITE PLAN NOTES:**

1. PROPERTY LINE.
2. LANDSCAPE AREA.
3. NEW 6" HIGH CMU WALL SMOOTH STUCCO AND PAINT. PAINT COLOR TBD.
4. GUEST PARKING.
5. 36" FIRE LANE NO PARKING.
6. NEW FIRE HYDRANT.
7. PROPOSED THREE (3) UNITS BUILDING.
8. PROPOSED ONE (1) UNITS BUILDING.
9. NEW DRIVEWAY PER CITY OF TEMPE STANDARD DETAIL 12-210.
10. 8" X 4" HIGH CMU REFUSE ENCLOSURE, COT DETAIL D516.
11. 20" X 4" X 30" SIGHT TRIANGLE.
12. NEW 6" CURB.
13. FINISH CONCRETE PAVI.
14. NEW BKE RACK.
15. PERMANENT LOCATION OF 4 YARD TRASH BIN. TYPICAL ROLL INTO ALLEY ON COLLECTION DAY AND RETURN TO GATED AREA AFTER COLLECTION.
16. NEW 3" CONCRETE SIDEWALK.
17. FIRE TRUCK TURNING RADIUS.
18. WATER METER, TYPICAL.
19. INTEGRAL COLOR DECORATIVE PAVERS PER C.D.T. STANDARDS.
20. CONCRETE DRIVE BLE.
21. EXISTING LOT FLOT TO REMAIN.
22. CENTER LINE OF STREET.
23. ON STREET PARKING.
24. TRASH ENCLOSURE GATE.
25. NEW 4" X 6" WIRE SIDEWALK.
26. 32" HIGH PAI TO CMU WALL WITH STUCCO PAINT COLOR TO BE DETERMINED FOR MORE DETAIL. DARK BRONZE IS TYPICAL.
27. RECESSED ELECTRICAL METER WITH PANEL IN GARAGE.
28. PAVE ALLEY PER MULTIFAMILY STANDARD DESIGN.
29. PAINT CURBS RED FOR FIRE LANE.
30. 36" HIGH FENCE TO MATCH BUILDING PATIO RAILING. TYPICAL.
31. 36" WIDE GATE, TYPICAL.
32. EXISTING SIDEWALK TO REMAIN.
33. MAIL BOXES.
34. LOCATION OF REFUSE BIN. REFUSE TRUCK TO PICK UP BINS STORED IN TRASH ENCLOSURE THROUGH THE ALLEY.
35. ADA RAMP SHALL BE PER CITY STANDARD DETAIL 12-214.
36. BUIL-FOR SEATING AND BBQ.
37. TURF AREA.
38. DECOMPOSED GRANITE.

**VICINITY MAP**



**PROJECT TEAM**

**OWNER:** DV-FARMERS AND 7TH LLC  
542 WEST CHANDLER BOULEVARD  
CHANDLER, ARIZONA 85225  
PHONE: 480.659.3840  
CONTACT: DAN ROMA

**ARCHITECT:** TOMCEK DESIGN, P.C.  
4368 NORTH CIVIC CENTER PLAZA, SUITE 201  
SCOTTSDALE, ARIZONA 85251  
PHONE: 602.619.7751  
CONTACT: MARK TOMCEK

**FORM THIRD:**  
610 NORTH 3RD STREET  
PHOENIX, ARIZONA 85004  
PHONE: 602.492.7345  
CONTACT: ROBERT DES ROSSIERS

**CODE REVIEW**

**AUTHORITY:** CITY OF TEMPE, ARIZONA  
**CODE:** 2012 INTERNATIONAL RESIDENTIAL CODE  
**OCCUPANCY USE:** SEPARATED  
**OCCUPANCY:** R-3  
**CONSTRUCTION TYPE:** V-4B

**SCOPE OF WORK**

REDEVELOPMENT OF AN EXISTING R-3 ZONED PROPERTY INTO FIFTEEN (15) STORY TOWNHOMES WITH ATTACHED GARAGES, HOME OFFICE OR FLEX ROOM AT THE GROUND FLOOR, THE BRUSH ROOM, LINEN CLOSET, KIT, BATH AND POWDER ROOM WILL OCCUPY THE SECOND FLOOR, THE THIRD FLOOR WILL HOUSE THE TWO BEDROOMS AND TWO BATHROOMS. THE FLOOR PLAN WILL INCLUDE A GENTRY PORCH AT THE GROUND FLOOR AND BALCONIES AT THE SECOND AND THIRD FLOOR.

**PROJECT DATA**

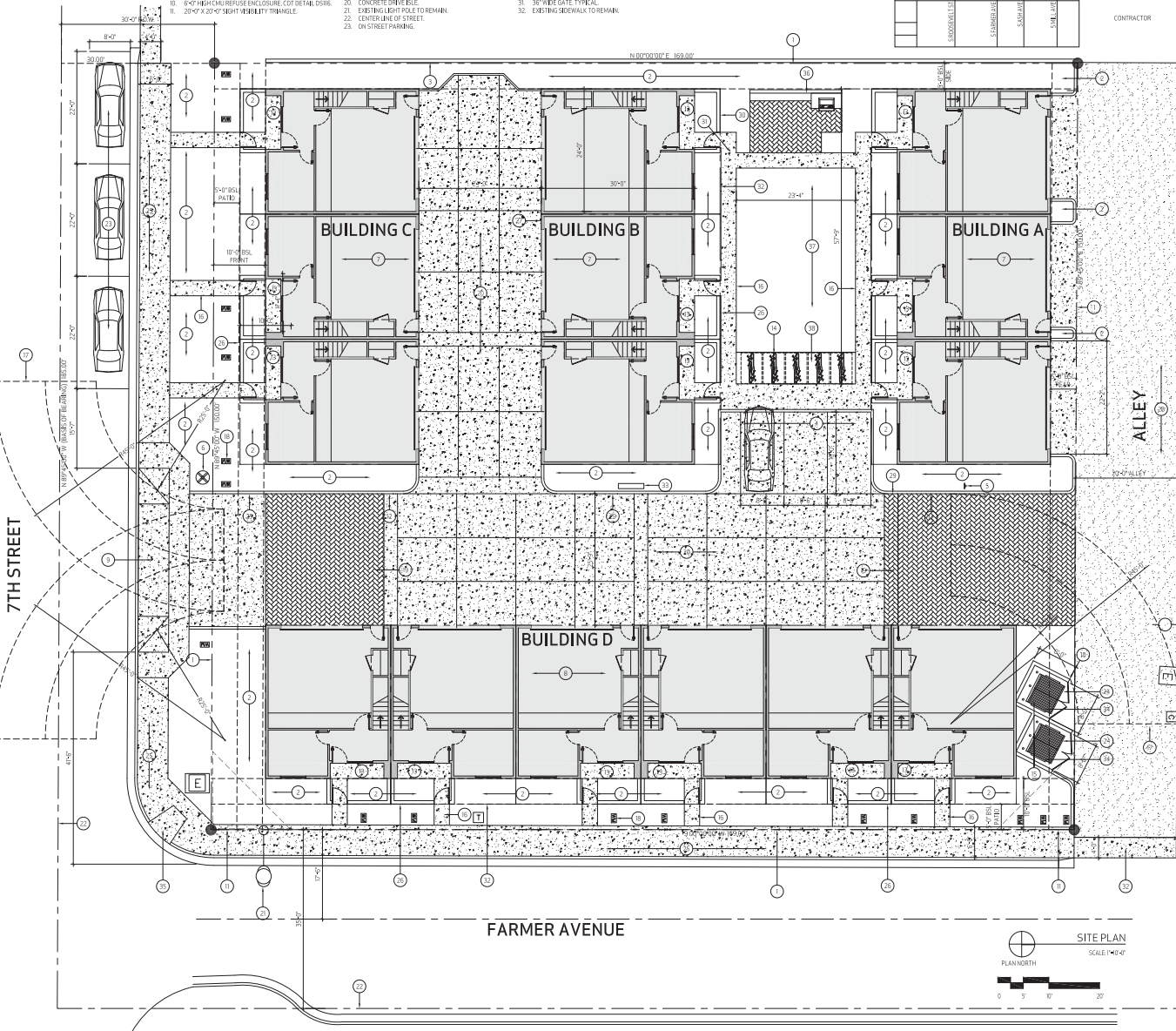
<b>PROJECT NAME:</b>	FARMER TOWNHOMES
<b>ADDRESS:</b>	650 SOUTH FARMER AVENUE TEMPE, ARIZONA 85281
<b>PROJECT SITE AREA:</b>	25,350 S.F. (0.58 ACRES)
<b>ASSESSOR'S PARCEL:</b>	124-03-002, 124-03-033, 124-03-034 AND 124-03-035
<b>TOWN HOME:</b>	
<b>PROPOSED USE:</b>	TOWN HOME
<b>BUILDING AREA:</b>	
(3) BUILDING A:	5,967 S.F.
BUILDING B:	3,978 S.F.
<b>TOTAL:</b>	9,945 S.F.
<b>GENERAL PLAN/PROJECTED USE:</b>	RESIDENTIAL
<b>EXISTING ZONING:</b>	R-3 MULTIFAMILY RESIDENTIAL (NO OVERLAY DISTRICT)
<b>PROPOSED ZONING:</b>	R1-PAD
<b>DENSITY:</b>	
ALLOWABLE DENSITY:	25 DWELLING UNITS/ACRE
PROPOSED DENSITY:	25.72 DWELLING UNITS/PER ACRE
<b>TOTAL UNITS PROPOSED:</b>	(15) TWO BEDROOM TOWNHOMES
<b>TOTAL FOOTPRINT AREA:</b>	9,945 S.F.
<b>LOT COVERAGE:</b>	
MAXIMUM ALLOWABLE:	60.00 %
ACTUAL SITE COVERAGE:	39.21 %
<b>STORIES:</b>	THREE
<b>SPRINKLERS:</b>	NO
<b>LANDSCAPE STANDARDS:</b>	
LANDSCAPE AREA REQUIRED:	6,340 S.F. (MIN 25%)
LANDSCAPE AREA PROVIDED:	8,087 S.F.
<b>BUILDING SETBACKS:</b>	
FRONT (SOUTH):	10'-0"
STREET SIDE (EAST):	10'-0"
SIDE (WEST):	5'-0"
REAR (NORTH):	5'-0"
<b>LOT SETBACKS:</b>	PROVIDED:
FRONT:	5'-0"
STREET SIDE:	0'-0"
SIDE:	0'-0"
REAR:	0'-0"
<b>BUILDING HEIGHT:</b>	
ALLOWABLE BUILDING HEIGHT:	40'-0"
ACTUAL BUILDING HEIGHT:	38'-0"
<b>FRONT:</b>	(1) 4 YRD TRASH AND (1) 4 YRD RECYCLE

**LEGAL DESCRIPTION**

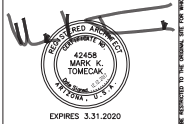
LOTS 14, 15 AND 16 OF BLOCK 2 OF 08TH SUBDIVISION, ACCORDING TO THE PLAT OF RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 33 OF MAPS, PAGE 40

**PARKING CALCULATIONS**

<b>PARKING REQUIRED:</b>		
2 BEDROOM UNITS (2.0 PER UNIT) 15X2	30 SPACES	
GUEST PARKING (0.2 PER UNIT) 15X2	3 SPACES	
<b>TOTAL PARKING REQUIRED:</b>	33 SPACES	
<b>PARKING PROVIDED:</b>		
GARAGES (2-CAR PER UNIT)	30 SPACES	
GUEST PARKING (ON SITE)	3 SPACES	
<b>TOTAL PARKING PROVIDED:</b>	33 SPACES	
<b>BICYCLE PARKING REQUIRED:</b>		
2 BEDROOM UNITS (0.5 PER UNIT) 15X3	7.5 SPACES	
GUEST PARKING (0.2 PER UNIT) 15X2	3 SPACES	
<b>TOTAL BICYCLE PARKING REQUIRED:</b>	10.5 SPACES	
<b>BICYCLE PARKING PROVIDED:</b>		
GARAGES (0.5 BICYCLE PER UNIT)	15 SPACES	
GUEST BICYCLE PARKING	4 SPACES	
<b>TOTAL BICYCLE PARKING PROVIDED:</b>	19 SPACES	



**TOMCEK DESIGN**  
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Scottsdale, Arizona 85251  
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F 480.778.8387  
E [info@tomcekd.com](mailto:info@tomcekd.com)

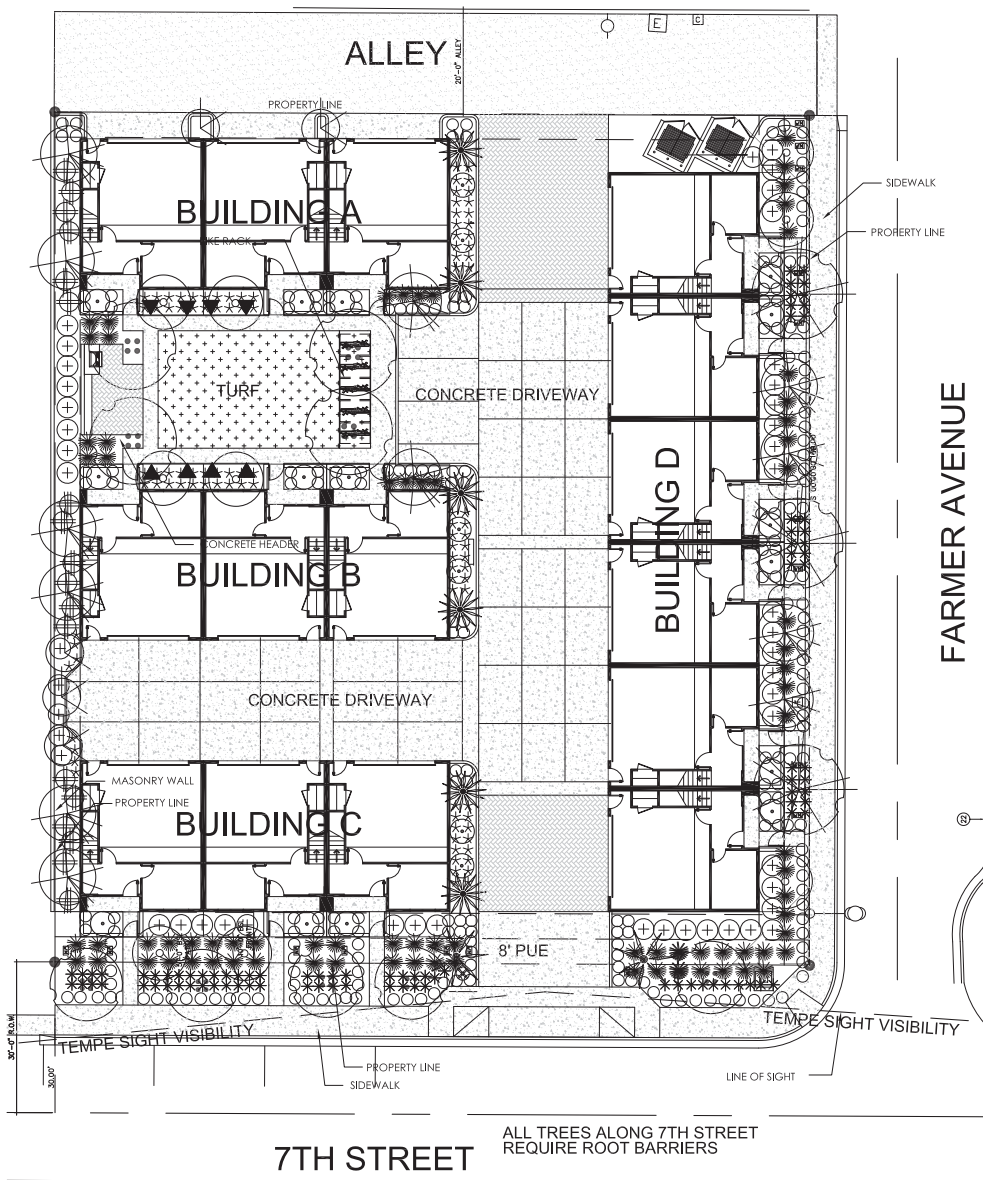


**PROJECT:** FARMER TOWNHOMES  
650 SOUTH FARMER AVENUE  
TEMPE, ARIZONA 85281

**REVISIONS:**

**JOB #:** 1712  
**DATE:** 12.12.2017  
**CONTENTS:** SITE PLAN

**SHEET No:** A 100



# LANDSCAPE LEGEND

- CERCIDIUM PRAECOX
- PALO BREA (SINGLE TRUNK)  
2.5" CALIPER Min. Standard
- CHILOPSIS LINIARIS  
DESERT WILLOW  
1.5" CALIPER Min.
- CAESALPINIA CACALACO  
CASCALOTE  
1.5" CALIPER Min.
- PISTACIA X RED PUSH  
RED PUSH PISTACHE  
2.5" CALIPER Min.
- WASHINGTONIA ROBUSTA  
MEXICAN FAN PALM  
18" Ht, SKINNED, MATCHING
- PHOENIX CANARIENSIS  
CANARY ISLAND DATE PALM  
18" Ht, SKINNED, MATCHING
- CHAMAEROPS HUMILIS  
MEDITERRANEAN FAN PALM  
36" BOX (3 x 3 Min.)
- MID-IRON  
TURF  
SOD
- 6" EXTRUDED CURB  
CONCRETE HEADER  
SEE DETAIL
- CUPRESSUS ARIZONICA  
ARIZONA CYPRESS  
1.0" CALIPER Min.
- CALLISTEMON VIMINALIS  
BETTER JOHNS  
5 GALLON
- MUHLENBERGIA RIDGIDA NASHVILLE  
PURPLE MUHLEY  
5 GALLON
- MUHLENBERGIA 'REGAL MIST'  
REGAL MIST DEER GRASS  
5 GALLON
- HESPERALOE PARVIFLORA PERPA  
CRIMSON YUCCA PP#21729  
5 GALLON
- LANTANA MONTEVIDENSIS  
DALLAS RED / PURPLE TRAILING  
5 GALLON - 50% MIXTURE
- TECOMA STANS 'SPARKY'  
SPARKY TECOMA  
5 GALLON
- FICUS PUMILA  
CREEPING FIG  
5 GALLON
- 1/2" WASHED MADISON GOLD  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

## HARDSCAPE:

SEE ARCHITECTURAL SITE PLAN FOR ALL HARDSCAPE MATERIALS, COLORS AND FINISHES.

### PROJECT TEAM

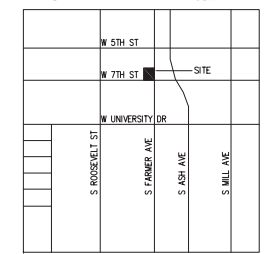
**CONTRACTOR**  
FORM THIRD  
820 NORTH 3RD STREET  
PHOENIX, ARIZONA 85004  
PHONE: 602.492.7545  
CONTACT: ROBERT DES ROSIERS

**ARCHITECT**  
TOMECAK DESIGN, P.C.  
4368 NORTH CIVIC CENTER  
PLAZA SUITE 201  
SCOTTSDALE, ARIZONA 85251  
PHONE: 602.619.7751  
CONTACT: MARK TOMECAK

**OWNER**  
DV-FARMERS AND 7TH, LLC  
542 WEST CHANDLER  
BOULEVARD  
CHANDLER, ARIZONA 85225  
PHONE: 480.659.3840  
CONTACT: DAN NOMA

**LANDSCAPE ARCHITECT**  
T.J. McQUEEN AND ASSOCIATES INC.  
8433 EAST CHOLLA STREET  
SUITE 101  
SCOTTSDALE, ARIZONA 85260  
PHONE: 602.265.0320  
CONTACT: TIM McQUEEN

### VICINITY MAP

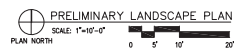


### CITY OF TEMPE CLEAR VISION REQUIREMENTS

- Street Intersections and Driveway Entrances: Except as otherwise approved in writing by the Public Works Director, a wall, building, landscape, or other visual obstruction exceeding two (2) feet in height (measured from street curb, see Appendix B for a list of recommended shrubs) shall not be placed within a "clear vision triangle", including street intersections in single-family. Reference the "Corner Site Distance at Intersections" from the Public Works, Transportation Division. There shall be an exception for a reasonable number of trees pruned high enough to permit unobstructed vision.
- Pathways: Groundcovers and shrubs within six (6) feet of pathways shall not exceed two (2) feet in height at maturity. Between six (6) feet and twelve (12) feet of the edge of pathways, groundcovers and shrubs shall not exceed three (3) feet in height at maturity. See Appendix B and C for a list of recommended plants. There shall be an exception for a reasonable number of trees pruned high enough to permit unobstructed vision.

### T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
8433 East Cholla St., Suite 101  
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P. (602) 265-0320 F. (602) 266-6619  
EMAIL: tmmcqueen@tjma.net



project: FARMER TOWNHOMES  
850 SOUTH FARMER AVENUE  
TEMPE, ARIZONA 85281

contents: PRELIMINARY LANDSCAPE PLAN

job #: 1712

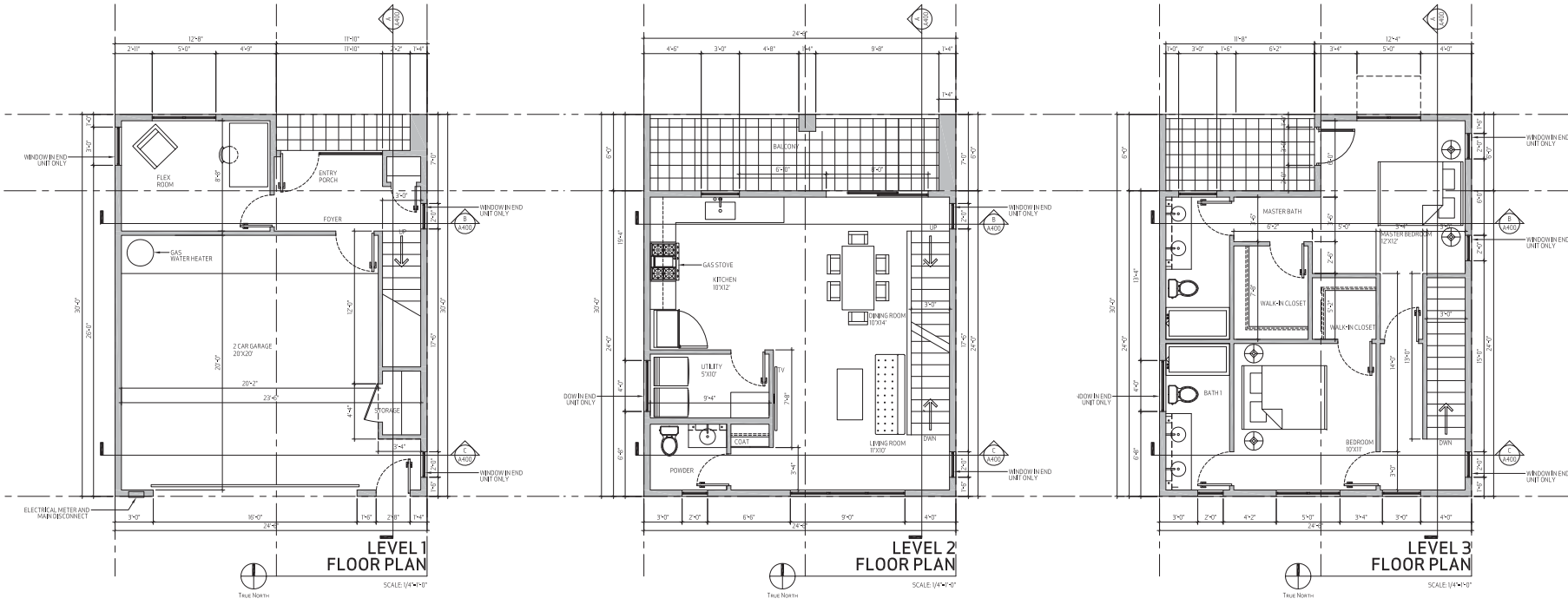
date: 12.11.17

revised:



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EXPIRES 3.31.2020

**PROJECT:**  
FARMER TOWNHOMES

650 SOUTH FARMER AVENUE  
TEMPE, ARIZONA 85281

**REVISIONS:**

**JOB #:** 1712

**DATE:** 12.12.2017

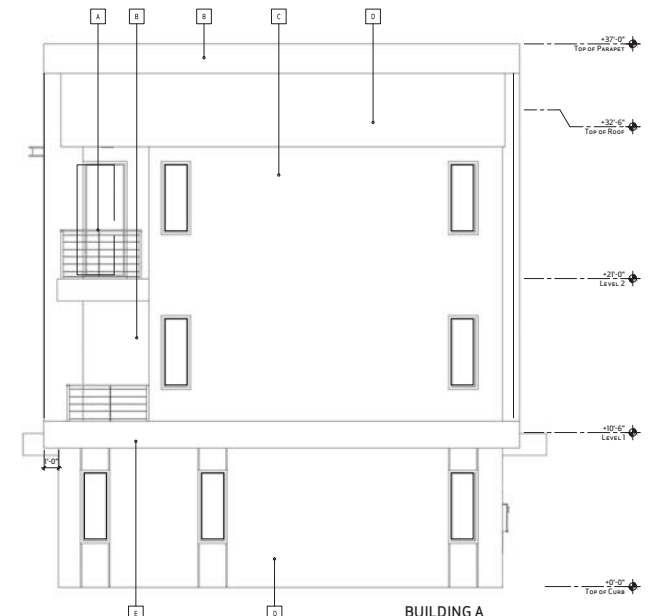
**CONTENTS:** UNIT FLOOR PLAN

**SHEET NO.:** A500

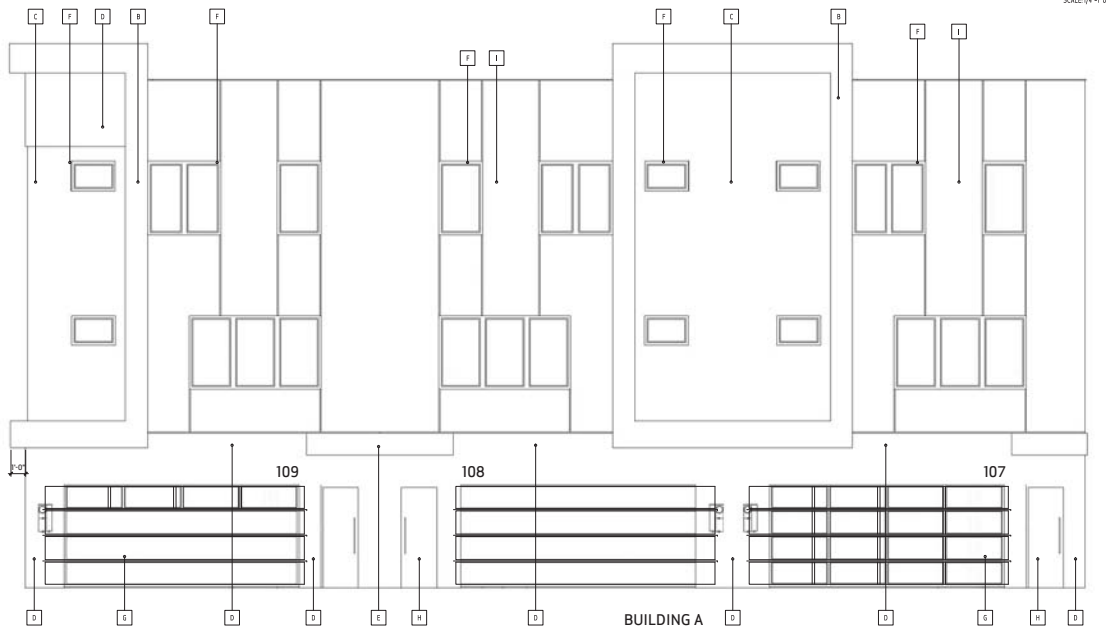




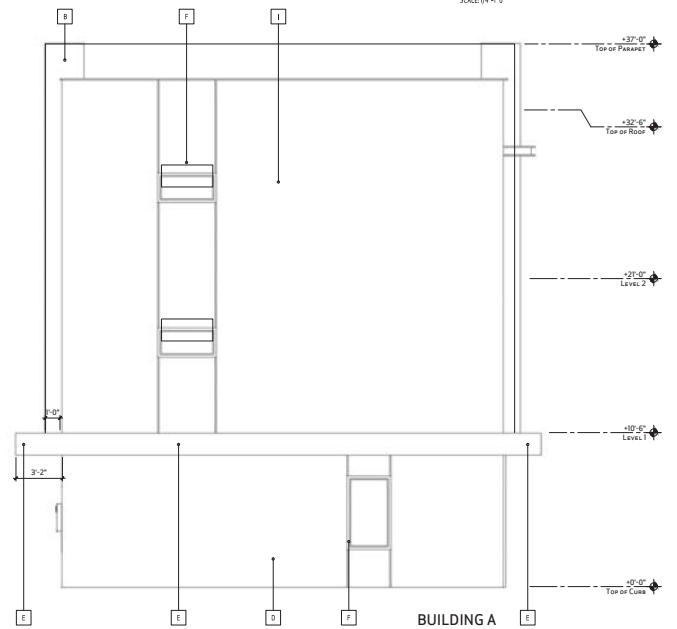
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SCALE: 1/4"=1'-0"



2 BUILDING A SIDE ELEVATION  
SCALE: 1/4"=1'-0"



3 BUILDING A REAR ELEVATION  
SCALE: 1/4"=1'-0"



4 BUILDING A SIDE ELEVATION  
SCALE: 1/4"=1'-0"

**FORMTHIRD**  
DESIGN-BUILD

**TOMECAK DESIGN**  
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F 480.718.8367  
E [info@tomecakdesign.com](mailto:info@tomecakdesign.com)

**MATERIAL SCHEDULE**

MATERIAL	DESCRIPTION
(A)	GUARDRAIL DUNN EDWARDS DE 6370 BLACK JACK
(B)	PAINTED STUCCO WESTERN NOTE DE 6230 CENTER RIDGE
(C)	MODULAR BRICK VENEER SUMMIT BRICK (7 1/2" x 2 1/4" x 3 1/4") W/ 1/2" GROUT (FORD RUNNING BRICK) COLOR: BLUE/WHITE
(D)	PAINTED STUCCO DUNN EDWARDS DE 6228 PLAY ON GRAY
(E)	AWNING METAL DUNN EDWARDS DE 6371 BLACK JACK
(F)	WINDOW/DOOR (LOWE) WESTERN DARK BRONZE
(G)	GARAGE DOOR CUSTOM DARK BRONZE
(H)	FRONT DOOR DUNN EDWARDS DARK BRONZE
(I)	PAINTED STUCCO DUNN EDWARDS DE 6230 FOOD DAY

- ALL ROOF TOP DRAINS SHALL BE INTERNALLY PIPED.
- ROOF ACCESS WILL BE PROVIDED FROM INTERIOR OF BUILDING. ROOF ACCESS WILL NOT BE EXPOSED TO PUBLIC VIEW.

**42458 MARK H. TOMECAK**  
REGISTERED ARCHITECT  
STATE OF ARIZONA  
EXPIRES 3.31.2020

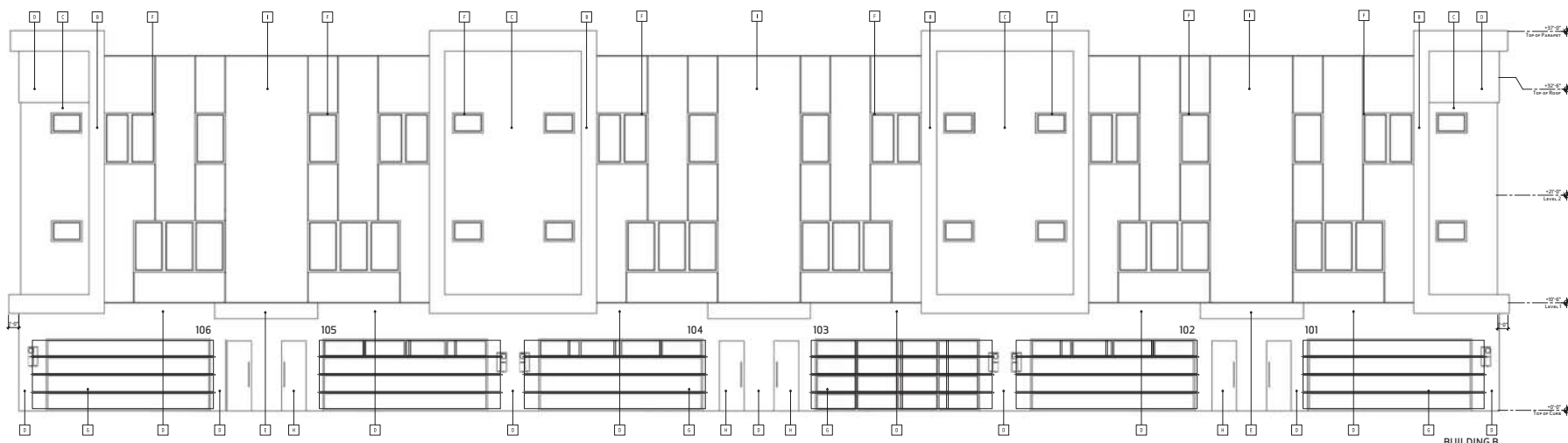
PROJECT:  
**FARMER TOWNHOMES**  
650 SOUTH FARMER AVENUE  
TEMPE, ARIZONA 85281

REVISED:  
JOB #:  
DATE:  
CONTENTS: BUILDING ELEVATIONS

SHEET NO: **A 300**



**BUILDING B  
EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING B  
WEST ELEVATION**  
SCALE: 1/8"=1'-0"



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E [info@tomecakdesign.com](mailto:info@tomecakdesign.com)

**MATERIAL SCHEDULE**

MATERIAL	
(A) GUARDRAIL DUNN EDWARDS DE 6371 BLACK JACK	
(B) PAINTED STUCCO WESTERN NOTE DE 6230 CENTER RIDGE	
(C) MODULAR BRICK VENER SUMMIT BRICK (2 1/2" x 7 1/2" x 3 1/2") W/ 3/8" GROUT (FORD FINISH) BRND. COLOR: BLUE/BIRD	
(D) PAINTED STUCCO DUNN EDWARDS DE 6228 PLAY ON GRAY	
(E) AWNING METAL DUNN EDWARDS DE 6371 BLACK JACK	
(F) WINDOW/DOOR (LOWE) WESTERN DARK BRONZE	
(G) GARAGE DOOR CUSTOM DARK BRONZE	
(H) FRONT DOOR DUNN EDWARDS DARK BRONZE	
(I) PAINTED STUCCO DUNN EDWARDS DE 6230 CENTER RIDGE	

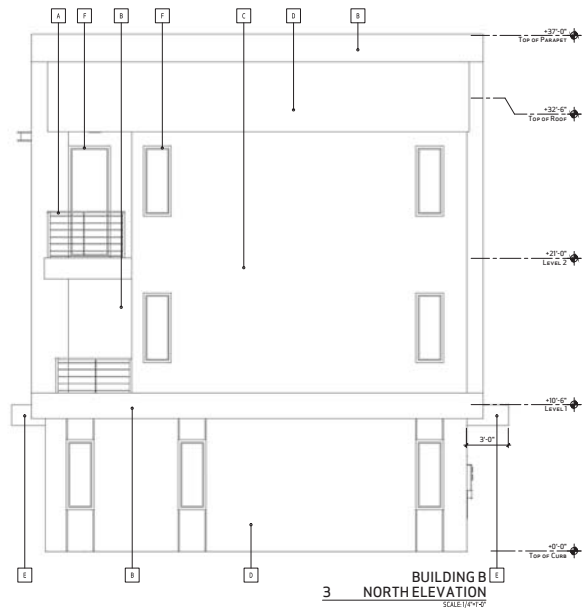
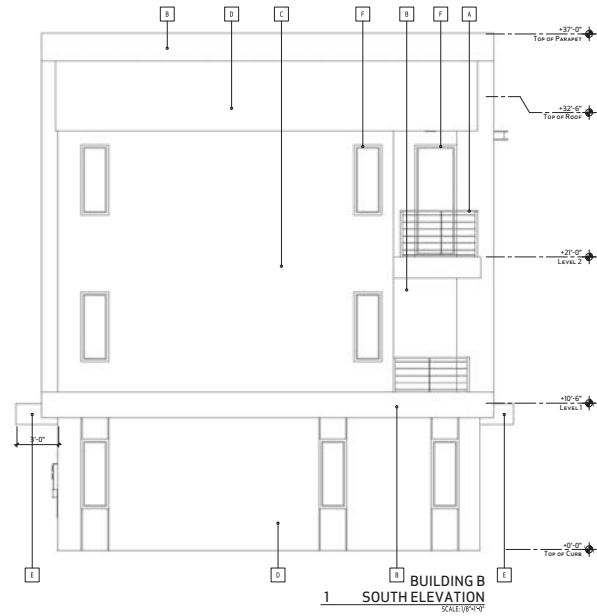
1. ALL ROOFTOP DRAINS SHALL BE INTERNALLY PIPED.
2. ROOF ACCESS WILL BE PROVIDED FROM INTERIOR OF BUILDING. ROOF ACCESS WILL NOT BE EXPOSED TO PUBLIC VIEW.



PROJECT:  
**FARMER TOWNHOMES**  
650 SOUTH FARMER AVENUE  
TEMPE, ARIZONA 85281

REVISED:  
JOB #:  
DATE:  
CONTENTS: BUILDING ELEVATIONS

SHEET NO: **A 301**



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**MATERIAL SCHEDULE**

MATERIAL	
(B) GUARDRAIL DUNN EDWARDS DE 6371 BLACK JACK	
(D) PAINTED STUCCO WESTERN NOTE DE 6230 CENTER RIDGE	
(C) MODULAR BRICK VENEER SUMMIT BRICK (2 1/2" x 7 1/2" x 3 1/2") W/ 3/8" GROUT (BENT RUNNING BOND) COLOR: BLUE RIDGE	
(I) PAINTED STUCCO DUNN EDWARDS DE 6228 PLAY ON GRAY	
(A) AWNING METAL DUNN EDWARDS DE 6371 BLACK JACK	
(F) WINDOW/DOOR (LOWE) WESTERN DARK BRONZE	
(G) GARAGE DOOR CUSTOM DARK BRONZE	
(H) FRONT DOOR DUNN EDWARDS DARK BRONZE	
(J) PAINTED STUCCO DUNN EDWARDS DE 6230 CENTER RIDGE	

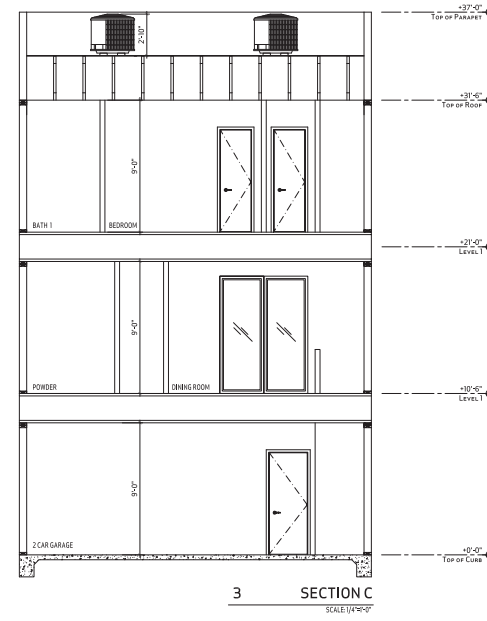
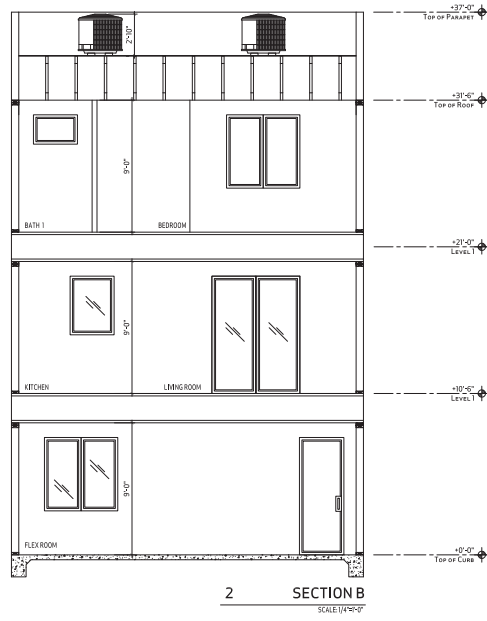
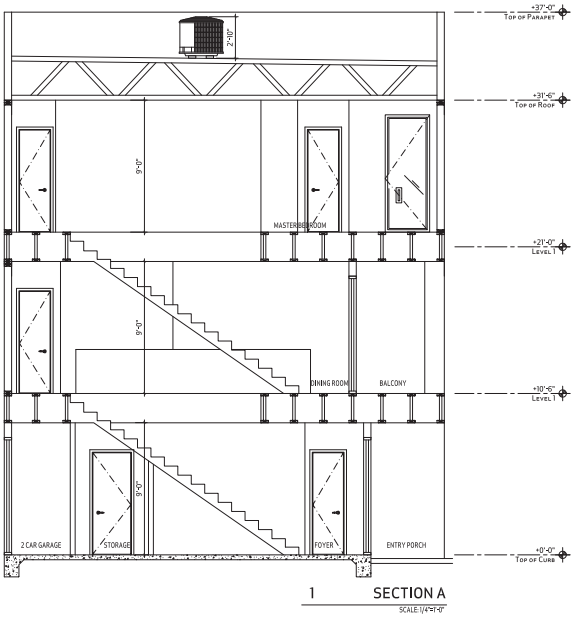
1. ALL ROOFTOP DRAINS SHALL BE INTERNALLY PIPED.
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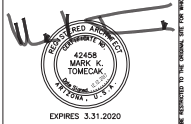
PROJECT:  
**FARMER TOWNHOMES**  
650 SOUTH FARMER AVENUE  
TEMPE, ARIZONA 85281

REVISED:  
  
JOB #:  
1712  
DATE:  
12.12.2017  
CONTENTS: BUILDING ELEVATIONS

SHEET NO: **A 302**



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PROJECT:  
**FARMER TOWNHOMES**  
650 SOUTH FARMER AVENUE  
TEMPE, ARIZONA 85281

REVISIONS:

JOB # 1 1712

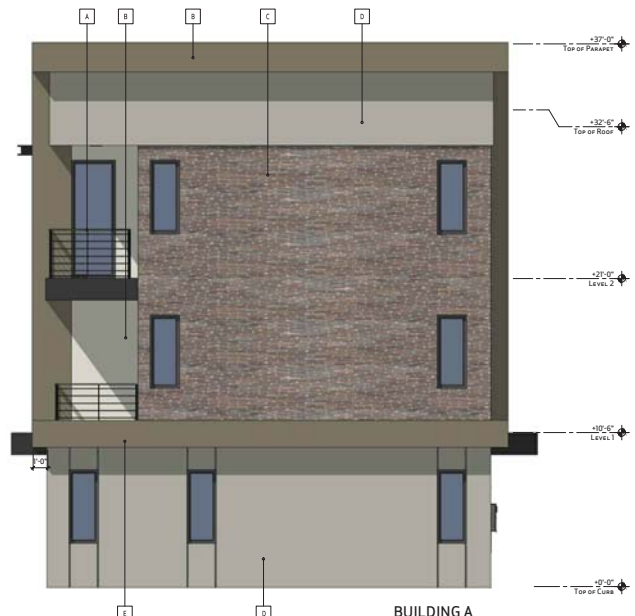
DATE: 12.12.2017

CONTENTS: BUILDING SECTIONS

SHEET No: **A400**



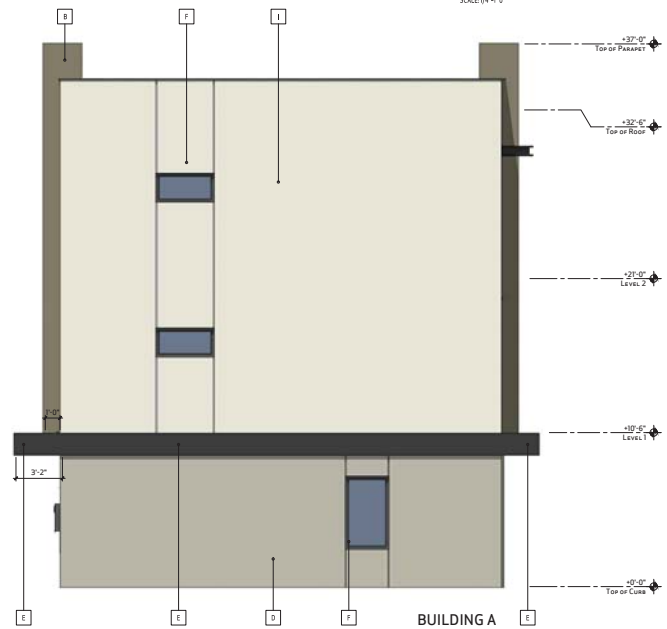
1 BUILDING A FRONT ELEVATION  
SCALE: 1/4"=1'-0"



2 BUILDING A SIDE ELEVATION  
SCALE: 1/4"=1'-0"



3 BUILDING A REAR ELEVATION  
SCALE: 1/4"=1'-0"



4 BUILDING A SIDE ELEVATION  
SCALE: 1/4"=1'-0"

**FORMTHIRD**  
DESIGN-BUILD

**TOMECAK DESIGN**  
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E [www@tomecakdesign.com](mailto:www@tomecakdesign.com)

**MATERIAL SCHEDULE**

MATERIAL	DESCRIPTION
(B)	GUARDRAIL DUNN EDWARDS DE 6370 BLACK JACK
(D)	PAINTED STUCCO WESTERN WHITE DE 6230 CENTER RIDGE
(E)	MODULAR BRICK VENEER SUMMIT BRICK (24"X12"X8") W/ 1/2" GROUT (FORD FINISH) BOND COLOR: BLUE/EGG
(F)	PAINTED STUCCO DUNN EDWARDS DE 6228 PLAY ON GRAY
(G)	AWNING METAL DUNN EDWARDS DE 6371 BLACK JACK
(H)	WINDOW/DOOR (LOWE) WESTERN DARK BRONZE
(I)	GARAGE DOOR CUSTOM DARK BRONZE
(J)	FRONT DOOR DUNN EDWARDS DARK BRONZE
(K)	PAINTED STUCCO DUNN EDWARDS DE 6230 CENTER RIDGE

- ALL ROOFTOP DRAINS SHALL BE INTERNALLY PIPED.
- ROOF ACCESS WILL BE PROVIDED FROM INTERIOR OF BUILDING. ROOF ACCESS WILL NOT BE EXPOSED TO PUBLIC VIEW.

PROJECT:  
**FARMER TOWNHOMES**  
650 SOUTH FARMER AVENUE  
TEMPE, ARIZONA 85281

REVISIONS:

JOB #:

DATE: 12.12.2017

CONTENTS: BUILDING ELEVATIONS  
- COLOR

SHEET NO: **A 200**



**TOMECAK DESIGN**  
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**MATERIAL SCHEDULE**

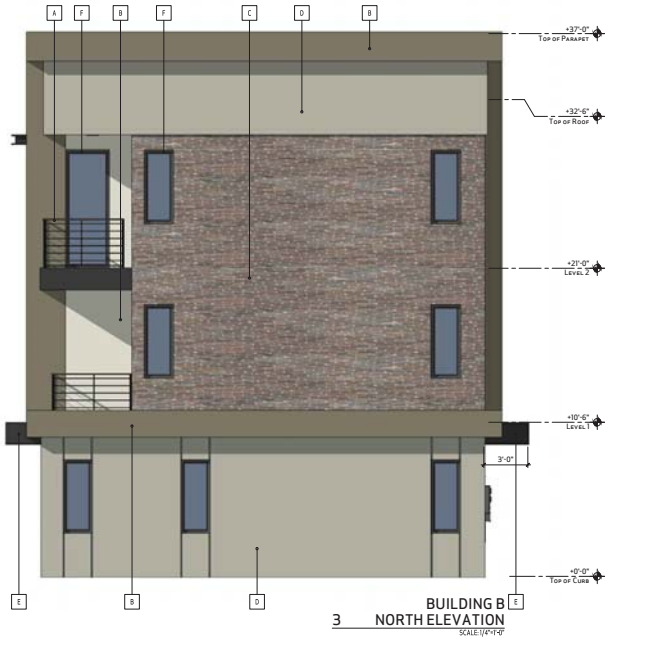
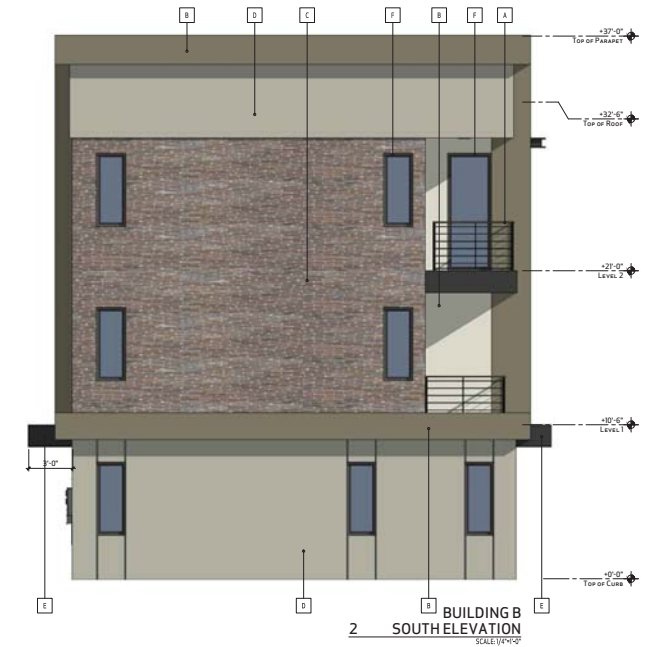
MATERIAL	
(A) GUARDRAIL DUNN EDWARDS DE 6371 BLACK JACK	
(B) PAINTED STUCCO WESTERN NOTE DE 6230 CENTER RIDGE	
(C) MODULAR BRICK VENEER SUMMIT BRICK (2 1/2" x 7 1/2" x 3 1/2") W/ 3/8" GROUT (FIBER REINFORCED) BOND COLOR: BLUE/RED	
(D) PAINTED STUCCO DUNN EDWARDS DE 6228 PLAY ON GRAY	
(E) AWNING METAL DUNN EDWARDS DE 6371 BLACK JACK	
(F) WINDOW/DOOR (LOWE) WESTERN DARK BRONZE	
(G) GARAGE DOOR CUSTOM DARK BRONZE	
(H) FRONT DOOR DUNN EDWARDS DARK BRONZE	
(I) PAINTED STUCCO DUNN EDWARDS DE 6230 CENTER RIDGE	

1. ALL ROOFTOP DRAINS SHALL BE INTERNALLY PIPED.
2. ROOF ACCESS SHALL BE PROVIDED FROM INTERIOR OF BUILDING. ROOF ACCESS WILL NOT BE EXPOSED TO PUBLIC VIEW.



PROJECT:  
**FARMER TOWNHOMES**  
650 SOUTH FARMER AVENUE  
TEMPE, ARIZONA 85281

REVISIONS:  
  
JOB # 1712  
DATE: 12.12.2017  
CONTENTS: BUILDING ELEVATIONS  
- COLOR  
SHEET No. **A 201**



**FORMTHIRD**  
DESIGN-BUILD

**TOMECAK DESIGN**  
4368 NORTH CIVIC CENTER PLAZA  
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**MATERIAL SCHEDULE**

MATERIAL	DESCRIPTION
(A)	GUARDRAIL DUNN EDWARDS DE 6371 BLACK JACK
(B)	PAINTED STUCCO WESTERN NOTE DE 6230 CENTER RIDGE
(C)	MODULAR BRICK VENEER SUMMIT BRICK (24" x 12" x 3") W/ 3/8" GROUT (BENT RUNNING BOND) COLOR: BLUE/RED
(D)	PAINTED STUCCO DUNN EDWARDS DE 6226 PLAY ON GRAY
(E)	AWNING METAL DUNN EDWARDS DE 6371 BLACK JACK
(F)	WINDOW/DOOR (LOWE) WESTERN DARK BRONZE
(G)	GARAGE DOOR CUSTOM DARK BRONZE
(H)	FRONT DOOR DUNN EDWARDS DARK BRONZE
(I)	PAINTED STUCCO DUNN EDWARDS DE 6230 CENTER RIDGE

1. ALL ROOFTOP DRAINS SHALL BE INTERNALLY PIPED.  
2. ROOF ACCESS WILL BE PROVIDED FROM INTERIOR OF BUILDING. ROOF ACCESS WILL NOT BE EXPOSED TO PUBLIC VIEW.

**42458 MARK H. TOMCAK**  
REGISTERED ARCHITECT  
STATE OF ARIZONA  
EXPIRES 3.31.2020

PROJECT:  
**FARMER TOWNHOMES**  
650 SOUTH FARMER AVENUE  
TEMPE, ARIZONA 85281

REVISED:

JOB # 1712  
DATE: 12.12.2017  
CONTENTS: BUILDING ELEVATIONS - COLOR  
SHEET NO: **A 202**



1 VIEW LOOKING NORTH WEST FROM  
7TH AND FARMER STREET  
SCALE: N.T.S.



2 VIEW LOOKING NORTH FROM  
7TH AND FARMER STREET  
SCALE: N.T.S.



3 VIEW LOOKING NORTH EAST FROM  
7TH STREET  
SCALE: N.T.S.



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PROJECT:  
**FARMER TOWNHOMES**  
650 SOUTH FARMER AVENUE  
TEMPE, ARIZONA 85281

REVISED:  
  
JOB # 1712  
DATE 12.12.2017  
CONTENTS: COLOR  
PERSPECTIVES  
SHEET No. **A600**





1 STREET VIEW  
FARMER AVE. FACING NORTH  
SCALE: N.T.S.



2 STREET VIEW  
NORTH FACING SOUTH  
SCALE: N.T.S.



3 VIEW INSIDE SITE  
FACING NORTH  
SCALE: N.T.S.



**TOMECAK  
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PROJECT:  
**FARMER TOWNHOMES**  
650 SOUTH FARMER AVENUE  
TEMPE, ARIZONA 85281

REVISED:

JOB # 1712

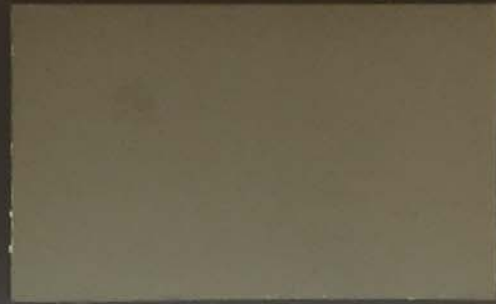
DATE: 12.12.2017

CONTENTS: COLOR  
STREET ELEVATIONS

SHEET No: **A700**



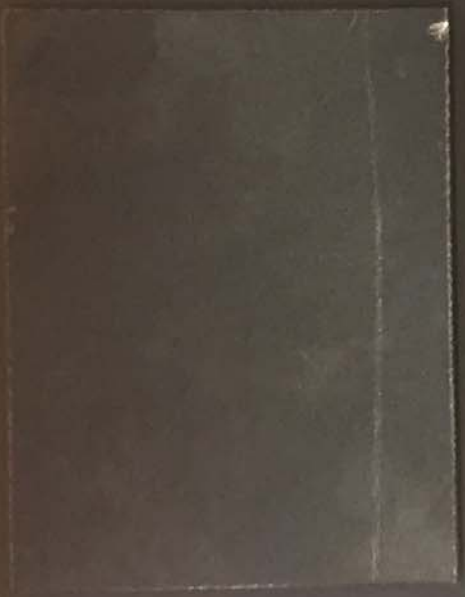
BRICK VENEER  
COLOR: BLUERIDGE



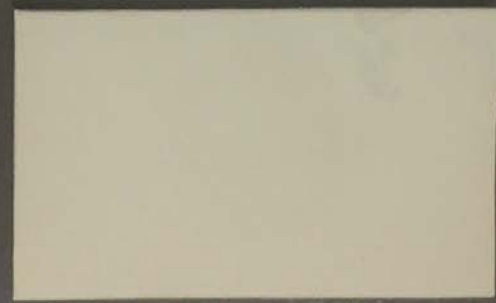
PAINTED STUCCO  
COLOR: DE 6230 CENTER RIDGE



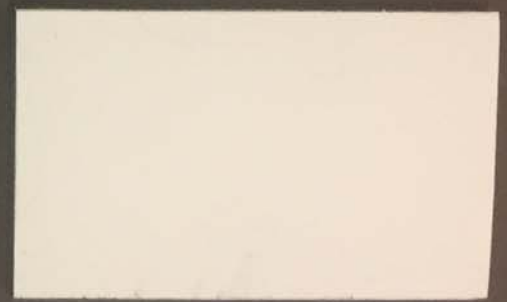
FRONT DOOR  
COLOR: DE 6371 BLACK JACK



GUARD RAIL AND AWNING  
COLOR: DE 6371 BLACK JACK



PAINTED STUCCO  
COLOR: DE 6228 PLAY ON GRAY



PAINTED STUCCO  
COLOR: DE 6226 FOGGY DAY

**GAMMAGE & BURNHAM**  
A PROFESSIONAL LIMITED LIABILITY COMPANY  
ATTORNEYS AT LAW  
TWO NORTH CENTRAL AVENUE  
15TH FLOOR  
PHOENIX, ARIZONA 85004  
October 11, 2017

TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE  
(602) 256-4439  
rlane@gbllaw.com

**VIA ELECTRONIC DELIVERY**

Diana Kaminski, Senior Planner  
Tempe City Hall Municipal Complex  
Community Development Department  
Lower Level, East Side  
31 East Fifth Street  
Tempe, AZ 85281  
(480) 858-2391  
Diana\_Kaminski@tempe.gov

RE: Farmer Townhomes (Tempe Planning Case No. PL170280)  
Public Involvement Plan Report

Dear Diana:

This firm represents Desert Viking Development (the "Applicant" or "Desert Viking"). The Applicant has submitted zoning map amendment ("ZMA") and planned area development ("PAD") overlay applications to the City of Tempe for approximately 0.6 acres of property located at 612 S. Farmer Avenue at the northwest corner of W. 7<sup>th</sup> Street and S. Farmer Avenue in Tempe (the "Site"). The Applicant has also submitted a development plan review ("DPR") application to the City for the design of a development comprised of 15 single-family attached residences and associated site and landscaping improvements (the "Project") proposed for the Site.

The purpose of this correspondence is to summarize the project team's discussions with the community regarding the Project to date. The team has made a concentrated effort to reach out to the community. To date, the team has held an official neighborhood meeting and has corresponded with two area property owners.

**Mailing Notification and Site Posting Dates and Persons and Associations Notified:**

On September 12, 2017, the Applicant's legal representative mailed and/or e-mailed the enclosed notification packet advising of the Project, the ZMA, PAD and DPR applications and the Project's official neighborhood meeting scheduled for October 3, 2017 to recipients listed on the enclosed notification list, including property owners within 600 feet of the Site and registered associations within one-quarter mile of the Site. The affidavit of notification and the associated notification map and lists for the notification are enclosed with this report.

On September 13, 2017, Dynamite Signs posted two signs on the Site advising of the Project, the ZMA, PAD and DPR applications, and the neighborhood meeting scheduled for October 3, 2017. Photographs of the posted signs along with the associated affidavit of sign posting are enclosed with this report.

**Neighborhood Meeting:**

On October 3, 2017, we held our official neighborhood meeting for the Project at the Westside Multi-Generational Center located at 715 W. 5<sup>th</sup> Street in Tempe. The meeting began at approximately 6:00 p.m. and lasted approximately one hour. Representatives for Desert Viking, Gammage & Burnham, Form Third building company and the Tempe Community Development Department were present. Approximately 16 members of the public attended the meeting.

The Applicant's legal representative introduced the Applicant and project team and discussed the purpose of the Applications filed with the City. The Applicant's representative provided an overview of Desert Viking, the Site location and the Project, including the Project's design concept. Questions asked and/or comments made by members of the public in attendance pertained to: 1) the Project's anticipated construction schedule; 2) the anticipated sales price for units; 3) the number and location of bathrooms in each unit; 4) the size of the Project's common/turf area; 5) the number of bedrooms proposed; 6) the provision of energy efficient design features; 7) the continuation of on-street parking restrictions along S. Farmer Avenue; 8) the PAD development standards proposed for the Project; 9) the continued provision of on-street parking along W. 7<sup>th</sup> Street; 10) the building height of surrounding and nearby uses; 11) the consideration of the character area plan being prepared for the area; 12) the provision of gas service for the Project; 13) the consideration for providing live-work units as part of the Project; 14) the size of the Site; 15) when the Site was purchased by the Applicant; and, 16) the willingness of the Applicant's legal representative to have further discussions with a designated representative of the neighborhood. The project team addressed all questions and comments raised by members of the public in attendance at the meeting.

Contact information for persons attending the meeting is provided on the enclosed sign-in sheets. As reflected by the enclosed comment sheets submitted during the meeting, positions amongst members of the public in attendance at the meeting in regard to the Project varied. To date, the Applicant's legal representative has not received any additional comment sheets in regard to the Project since the neighborhood meeting.

**Summary of E-Mail and Phone Correspondence with Neighbors and Interested Parties:**

To date, the Applicant's legal representative has discussed the Project with two members of the public via e-mail and phone correspondence.

On September 25, 2017 and as reflected by the enclosed e-mail correspondence, the Applicant's legal representative provided a copy of the ZMA, PAD and DPR applications submittal packet for the Project to Mr. Charles Huellmantel, owner of the Encore on Farmer development located east of the Site across S. Farmer Avenue. On October 10, 2017, the Applicant's legal representative had a follow-up phone conversation with Mr. Huellmantel regarding the Project's proposed streetscape improvements.

On October 6, 2017 and as reflected by the enclosed e-mail correspondence, the Applicant's legal representative received a phone call from Mr. Charles Hane, owner of property located at 430 W. 7<sup>th</sup> Street, requesting the provision of presentation materials from the Project's neighborhood meeting held on October 3<sup>rd</sup>. Mr. Hane seemed to be supportive of the Project.

**Total Number of Persons Notified and/or Participating:**

As reflected by the enclosed notification lists and the sign-in sheets from the neighborhood meeting conducted on October 3, 2017, approximately 175 persons and/or entities have been notified of the Project, including the associated ZMA, PAD and DPR applications, and/or participated in the public review process to date.

**Continued Outreach:**

The Applicant and the Applicant's legal representative intend to continue to meet with community members who express an interest in the Project. In the event that any additional correspondence or meetings occur, an update to this report will be provided as we get closer to public hearings.

Please let us know if you require any additional information regarding the public involvement report provided above.

Sincerely,  
GAMMAGE & BURNHAM P.L.C.



By

Rob Lane  
Senior Land Use Planner

Enclosures

## Kaminski, Diana

---

**From:** Michael Harman [REDACTED]  
**Sent:** Monday, November 13, 2017 7:36 AM  
**To:** Robert Lane  
**Subject:** Community Meeting Notice

Mr. Lane,

My name is Michael Harman and I own the property on the southwest corner of 5th and Farmer in Tempe.

For the last few months I have been working out of state so your notice of the community meeting regarding your proposed development was waiting for me when I returned home some time after the event. I hope it went well for you.

The reason for my contact is to lend my support to your project and to make myself available if you need anything from neighboring owners along that line. My contact information is listed below.

Please feel free to reach out or provide my contact information to others if I may be of assistance.

Michael Harman  
Genie Investment Company

[REDACTED]

[REDACTED]

**WHEN RECORDED RETURN TO:**  
City of Tempe  
Community Development Department  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by DV Farmers & 7<sup>th</sup> LLC (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL170280 – **FARMER TOWNHOMES**, to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER \_\_\_\_\_

*(Identify Action Requested))*

for development of the following real property (Property):

Addresses: 402 W 7<sup>th</sup> St, 410 W 7<sup>th</sup> St, and 612 S Farmer Avenue

Parcel Numbers: 124-33-032, 124-32-033, 124-33-034, 124-33-035





# EXHIBIT A

## **PARCEL No. 1**

LOT 14, BLOCK 2, OF ORTH SUBDIVISION, ACCORDING TO BOOK 33 MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA.

## **PARCEL No. 2**

LOT 15 & 16, BLOCK 2, OF ORTH SUBDIVISION, ACCORDING TO BOOK 33 MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 113 FEET.

## **PARCEL No. 3**

THE SOUTH 113 FEET OF LOT 15 AND 16, BLOCK 2, OF ORTH SUBDIVISION, ACCORDING TO BOOK 33 MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA.



EXPIRES 06-30-2019



**ALLEN  
CONSULTING  
ENGINEERS, INC.**

**4111 E. VALLEY AUTO DRIVE, SUITE 100  
MESA, ARIZONA 85205  
PHONE (480) 844-1000**

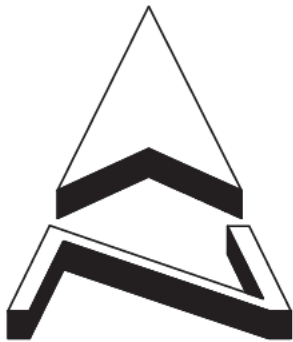
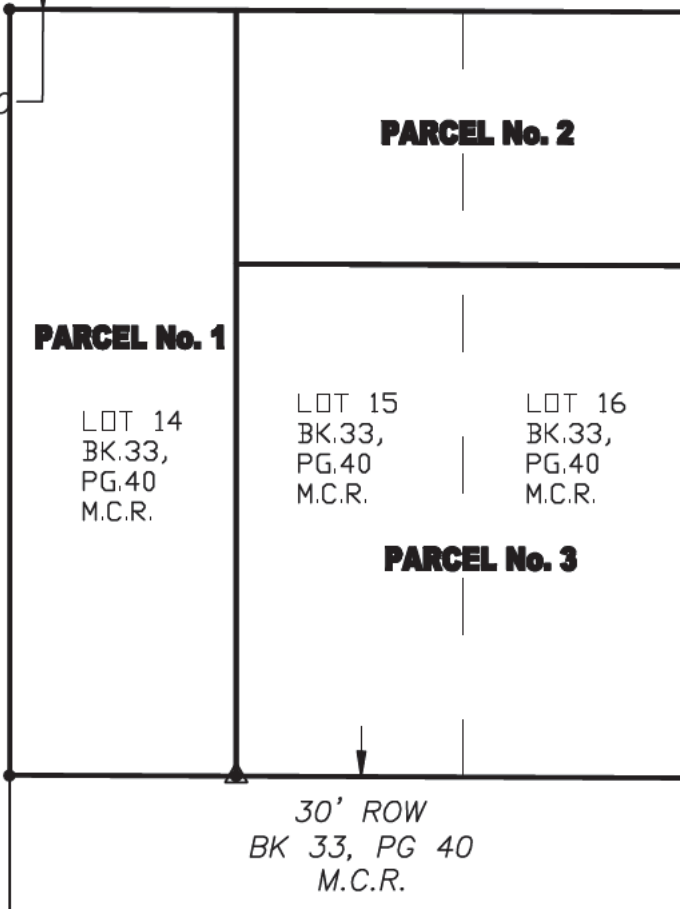
## **PROPERTY EXHIBIT LEGAL DESCRIPTION TEMPE ARIZONA**

<b>JOB NUMBER</b>	95650	<b>DRAWING</b>	PROP EXH
		<b>DATE</b>	08-24-17

# EXHIBIT B

LOT 3 BK.33, PG.40 M.C.R.	LOT 2 BK.33, PG.40 M.C.R.	LOT 1 BK.33, PG.40 M.C.R.
<b>NOT</b>	<b>A</b>	<b>PART</b>

20' ALLEY  
BK 33, PG 40  
M.C.R.



**SCALE 1" = 40'**



40 30 20 10 0 20 40

**W 7TH ST**



EXPIRES 06-30-2019



**ALLEN  
CONSULTING  
ENGINEERS, INC.**

**4111 E. VALLEY AUTO DRIVE, SUITE 100  
MESA, ARIZONA 85206  
PHONE (480) 844-1888**

**PROPERTY EXHIBIT  
TEMPE ARIZONA**

<b>JOB NUMBER</b>	95650	<b>DRAWING</b>	PROP EXH
ATTACHMENT 45		<b>DATE</b>	08-24-17