

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 06/12/2018  
Agenda Item: 3

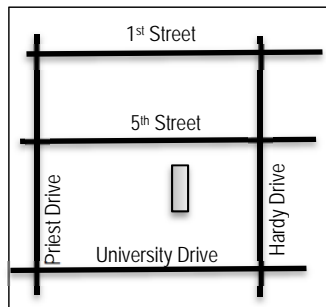
**ACTION:** Request a Preliminary Subdivision Plat for three new lots consisting of three single-family units for TREBLE, located at 1061 West 5<sup>th</sup> Street. The applicant is Sienna Property Group.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** TREBLE (PL170411) is a single-family detached unit development, located on a landlocked infill remnant parcel east of Scales School on the south side of 5<sup>th</sup> Street. In January 2018, staff approved a Development Plan Review for three new residences, with conditions of approval that a preliminary and final subdivision plat must be approved prior to issuance of building permits. The request includes the following:

SBD Preliminary Subdivision Plat to divide an existing remnant lot into three parcels and one tract.



Existing Property Owner	Alex Meyers, Sienna Property Group
Applicant	Alex Meyers, Sienna Property Group
Zoning District	R-3
Gross / Net site area	.24 acres
Density / Number of Units	13 du/ac / 3 units
Lot 1	1,440 s.f.
Lot 2	1,440 s.f.
Lot 3	1,455 s.f.
Tract A	6,112 s.f.

**ATTACHMENTS:** Development Project File

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

Department Director: Chad Weaver, Community Development Director  
 Legal review by: N/A  
 Prepared by: Diana Kaminski, Senior Planner  
 Reviewed by: Suparna Dasgupta, Principal Planner

## **COMMENTS:**

This site is located between Hardy and Priest drives, on the south side of 5<sup>th</sup> Street, east and adjacent to Scales Technology Academy, an elementary school. 5<sup>th</sup> Street Condominiums are located east and adjacent to the site, with a shared access drive off 5<sup>th</sup> street. A blanket easement was created in 1983 when the condominium site was subdivided. Worthington Place Condominiums are located south of the landlocked parcel. The subject site has never been platted or officially described as a lot, however the County Assessor assigned a parcel number for tax purposes. From 2005 to 2017, Planning has reviewed multiple redevelopment infill concepts for this property. The size of the property and land locked position challenged prior property owners to meet requirements for development of the site. In January 2018, the current owner received approval for three single-family detached homes proposed on individual lots, with a covered parking area, in conformance with the R-3 zoning standards. The site plan is provided in the attachments for reference to this request. The approval of the project included the condition to submit a preliminary subdivision plat and record a final subdivision plat prior to issuance of building permits. This request is in fulfillment of the conditions of approval. The applicant is requesting the Development Review Commission act on the requested Preliminary Subdivision Plat. For further processing, the applicant will need City Council approval of a Final Subdivision Plat, to create three fee-simple single-family lots.

### **SITE PLAN REVIEW**

Not required for Preliminary Plat.

### **PUBLIC INPUT**

A Neighborhood meeting is not required for this request.

### **PROJECT ANALYSIS**

#### **GENERAL PLAN**

The site is in conformance with the General Plan Land Use and Density.

#### **CHARACTER AREA PLAN**

The site is located in the Sunset Neighborhood Association and is part of Character Area Three, which is in final draft review. The proposed development will add new ownership opportunity to the neighborhood and provide infill development on an underutilized remnant site.

#### **ZONING**

The site is zoned R-3 Multi-Family, and is being developed for three single-family detached residences in conformance with the development standards for this district.

#### **DEVELOPMENT PLAN REVIEW**

The Community Development Planning Division approved the Development Plan Review request for three single-family residences. The request met the Approval Criteria for a Development Plan Review. The conditions of approval for the requested development plan included a requirement for a preliminary and final subdivision plat to be recorded prior to issuance of building permits.

#### **REASONS FOR APPROVAL:**

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

Based on the information provided and the above analysis, staff recommends approval of the requested Subdivision Plat. This request meets the required criteria and will conform to the conditions.

**PRELIMINARY SUBDIVISION PLAT CONDITIONS OF APPROVAL:**

1. If the subdivision plat contains common areas, a continuing care condition, covenant and restriction shall be provided (CC&R). The CC&Rs shall be reviewed and in a form satisfactory to the Community Development Director and City Attorney.
2. A final subdivision plat shall be recorded prior to issuance of building permits.

**HISTORY & FACTS:**

1930	Historic Aerials indicate this site was used for agricultural purposes
1959	Houses were built along the south side of 5 <sup>th</sup> Street; the subject site appears to have a house.
1969	Scales School has been built.
May 12, 1983	Council approved a Subdivision Plat for 5 <sup>th</sup> Street Condominiums, including a blanket easement to the existing house on the subject site. The plat did not include this land as part of the subdivision.
1986	Condominiums and the drive on 5 <sup>th</sup> street have been built. A house remains on this lot, south of the drive. Apartments have been built south of the subject site. The house is landlocked by new development.
2011	The house on site was demolished.
January 24, 2018	Community Development Department Planning Division staff approved a Development Plan Review for three single family residences on the property.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

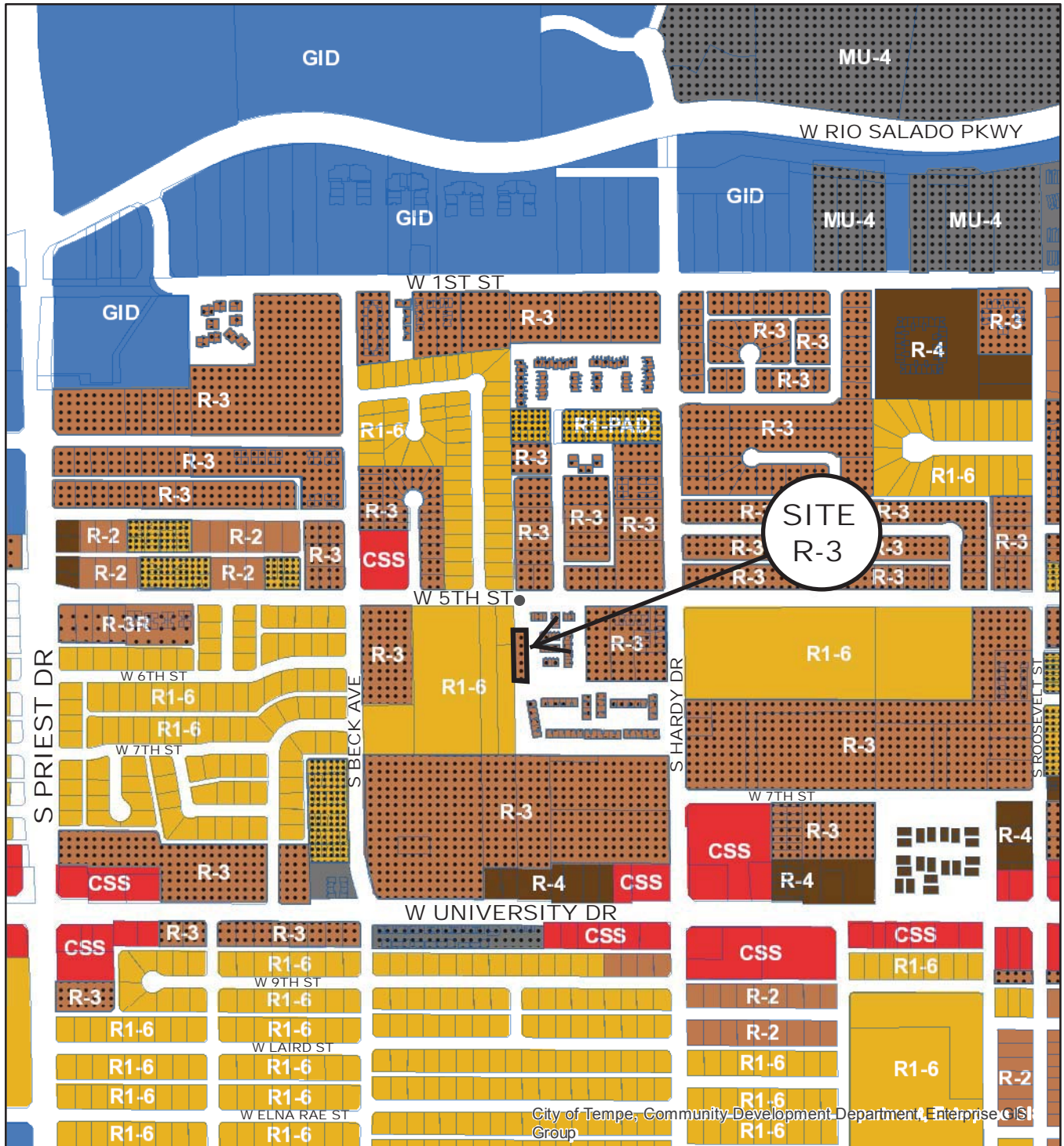
Section 6-307, Subdivisions, Lot Splits and Adjustments













DEVELOPMENT PROJECT FILE  
for  
TREBLE  
(PL170411)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan (for Reference)
- 5-6. Preliminary Subdivision Plat



- |  |   |
|--|---|
|  General Industrial District (GID)      |  Single-Family Residential Planned Area Dev (R1-PAD) |
|  Mixed Use Med (MU-2)                   |  Multi-Family Residential (R-2)                      |
|  Mixed Use High (MU-4)                  |  Multi-Family Residential Restricted (R-3R)          |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential Limited (R-3)              |
|  Single-Family Residential (R1-6)       |  Multi-Family Residential General (R-4)              |



City of Tempe, Community Development Department, Enterprise GIS Group





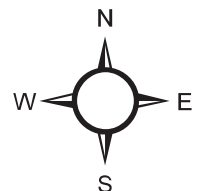
Tempe

PL 170411

# TREBLE



## Aerial Map

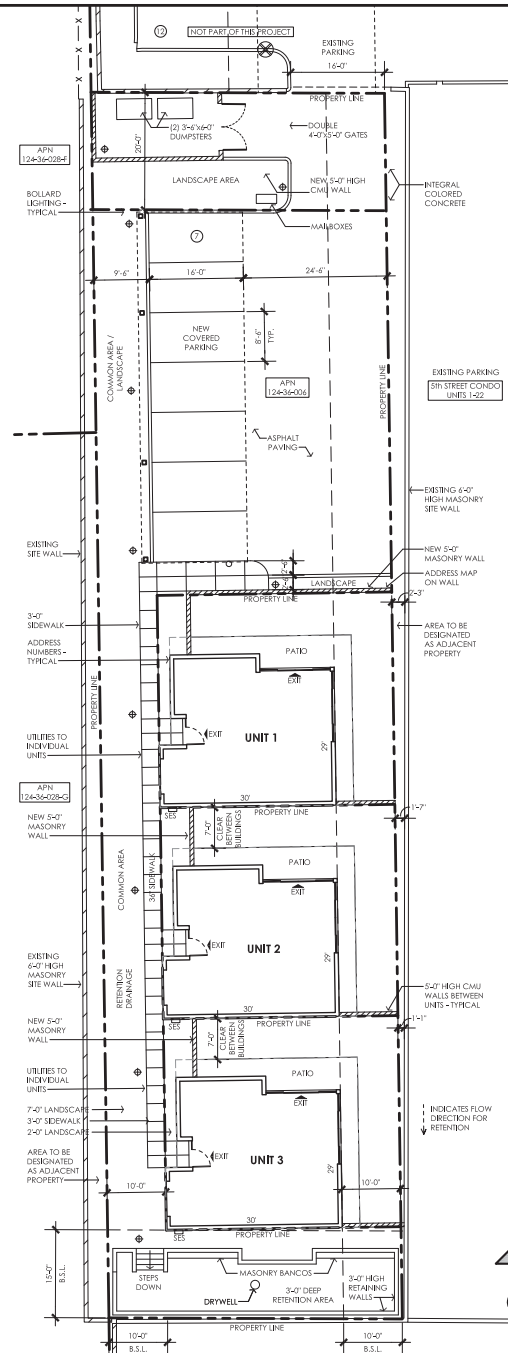
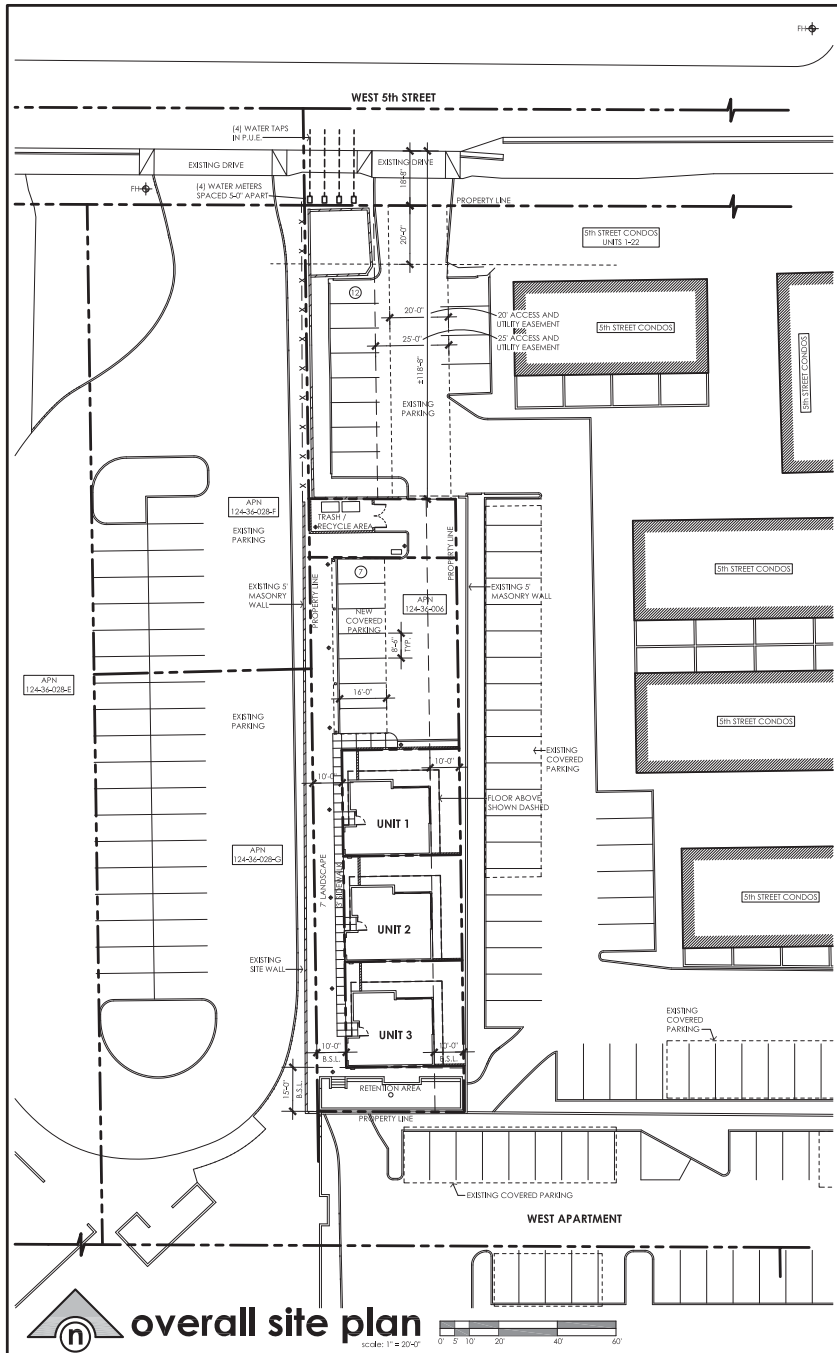


## **Letter of Explanation**

### **1061 W. 5<sup>th</sup> Street**

This is a project to use an overlooked vacant plot of land for three new single family homes. The homes are designed to use the best current design and construction ideas and to be an asset to the community. The building massing echoes the school neighbor to the west and the stucco, cement-board panels, and Ipe wood slats bring a residential texture, rhythm and scale that both harmonize with and compliment the neighborhood to the east and south. Covered parking is closest to the street and a pedestrian walk is used to access the two story units. Low bollard site lighting provides security for residents walking to their units while kitchen windows provide a natural community surveillance. Decks, private yards and enclosed bicycle storage are among the amenities. The entire site is nicely landscaped and the storm water retention area is at the far end of the site. Building overhangs and north and east facing patios provide ample shade while strategically placed windows add ample natural light while maintaining privacy and energy efficiency. The project will turn an unsightly parcel of land into a quality addition to the neighborhood.





## project team

**Owner:** Quinta Property Investments LLC  
 4350 S. Miguel Ave.  
 Phoenix, AZ 85018  
 Contact: Charles Kell  
 Phone: (480) 330-6306  
 Email: charles@qibea.com

**Architect:** Tyler S. Green, Architect  
 11480 North 85th Street  
 Scottsdale, Arizona 85260  
 Contact: Tyler S. Green  
 Phone: (480) 348-6971  
 Email: tgreen@tsgd.com

## project data

**Owner:** Quinta Property Investments LLC  
 4350 S. Miguel Ave.  
 Phoenix, AZ 85018  
 Contact: Charles Kell  
 Phone: (480) 330-6306  
 Email: charles@qibea.com

**Site:** 1061 W. 5th Street  
 Tempe, AZ 85281

**Parcel #:** 12-04-006  
**Zoning:** R-3  
**Lot Area:** 10,454 sq. ft. (0.24 acres)

**Building Areas (per unit):**  
 Main Level - (Livable Area): 659 sq. ft.  
 Main Level - Covered Patio: 186 sq. ft.  
 Main Level - Mechanical: 50 sq. ft.  
 Upper Level - (Livable Area): 274 sq. ft.  
 Upper Level - Covered Patio: 186 sq. ft.  
 Coverage - (Clp Edge): 920 sq. ft.

**Lot Coverage:** 2,760/10,454 = 26.49%  
 Landscape: 4,139/10,454 = 39.6%

**Height:** 22'-0"  
**2 stories**  
**Construction Type:** Type VB  
 = No. in the table  
**Residential Density:**  
 = 3 units  
 = 13 units per acre  
**Parking:** (3) 2 bedroom units  
 = 7 spaces required (3 x 2.2)  
 = 7 spaces provided  
 = 2 bicycle storage spaces per unit

## scope of work

## building codes

All construction shall comply with the following codes as adopted by the City of Tempe:

- 2012 Tempe Building Safety Administrative Code
- 2012 International Energy Conservation Code (IECC)
- 2012 International Residential Code (IRC)
- 2012 International Building Code (IBC)
- 2012 International Mechanical Code (IMC)
- 2011 National Electrical Code (NEC)
- 2012 International Plumbing Code (IPC)
- 2012 International Fuel Gas Code (IFGC)
- 2012 International Fire Code (IFC)

## vicinity map



## enlarged site plan

**1061 W. 5th Street**  
 1061 W. 5th Street  
 Tempe, Arizona 85281

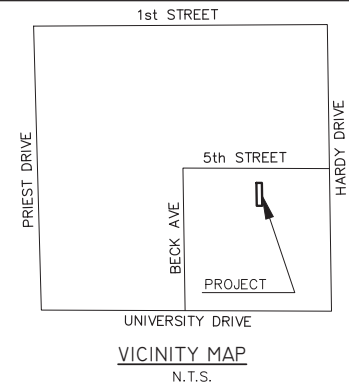


Date: 01-12-18  
 Revision:



**PRELIMINARY PLAT**  
**FOR**  
**" TREBLE "**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



DEVELOPER/OWNER

SIENNA PROPERTY GROUP, LLC  
ATTN: ALEX MEYERS  
693 E COLTER STREET  
PHOENIX, ARIZONA 85012  
PHONE: 480-619-9322

ENGINEER/SURVEYOR

D & M ENGINEERING  
ATTN: STEVE BARGELOH  
1020 EAST GILBERT DRIVE, SUITE D  
TEMPE, AZ 85281  
(480) 350-9590

BENCHMARK

BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF UNIVERSITY DRIVE AND HARDY DRIVE.  
ELEVATION: 1149.69 N.G.V.D. (TEMPE DATUM) POINT #108

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST. SAID LINE BEARS: N89°46'50"W

LEGAL DESCRIPTION

PARCEL NO. 1:  
THE WEST 50 FEET OF THE NORTH HALF OF TRACT 27, STATE PLAT NO. 9 IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 23 OF MAPS, PAGE 48;  
EXCEPT THE NORTH 100 FEET THEREFROM AND  
EXCEPT ONE SIXTEENTH (1/16TH) OF ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED IN PATENT TO SAID LAND.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COMMUNITY DEVELOPMENT

NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- LOT CORNERS TO BE SET WITH 1/2" REBAR, R.L.S. #48680.
- ALL NET AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
- ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL RETAIN THE RUNOFF VOLUME FROM THE 100-YEAR DESIGN STORM AND SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADE X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2240L, DATED OCTOBER 16th, 2013. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

UTILITY COMPANY SUBMITTALS

1. THESE PLANS HAVE BEEN SUBMITTED TO THE FOLLOWING UTILITY COMPANIES AND THE WORK CONTAINED IN THESE PLANS HAS BEEN APPROVED BY THESE COMPANIES WITHIN THEIR AREA OF INTEREST. THE SIZE AND LOCATIONS, AS SHOWN, OF THE GAS, TELEPHONE AND POWER LINES, AND CONNECTIONS AGREE WITH THE INFORMATION CONTAINED IN THE UTILITY COMPANY'S RECORDS. WHERE THE WORK TO BE DONE CONFLICTS WITH ANY OF THESE UTILITIES, THE CONFLICTS SHALL BE RESOLVED AS SPECIFIED IN THE SPECIAL PROVISIONS AND/OR AS OTHERWISE NOTED ON THESE PLANS. CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

2. THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR UTILITY RELOCATION.

NO.	DATE	APP.	DESCRIPTION
			SALT RIVER POWER DISTRICT
			LAURA DEL RIO-SMITH 6-4-18
			COMPANY REPRESENTATIVE CONTACTED DATE
			SRVWJA
			LAURA DEL RIO-SMITH 6-4-18
			COMPANY REPRESENTATIVE CONTACTED DATE
			ARIZONA PUBLIC SERVICE
			JEANNE-MARIE HORMELL 6-4-18
			COMPANY REPRESENTATIVE CONTACTED DATE
			CENTURYLINK
			DOUG BOWMAN 6-4-18
			COMPANY REPRESENTATIVE CONTACTED DATE
			EL PASO NATURAL GAS CO.
			CONFLICT REVIEW DEPARTMENT 6-4-18
			COMPANY REPRESENTATIVE CONTACTED DATE
			SOUTHWEST GAS CO.
			ZACH STEVENSON 6-4-18
			COMPANY REPRESENTATIVE CONTACTED DATE
			COX CABLE T.V.
			JOSE AQUIRRE 6-4-18
			COMPANY REPRESENTATIVE CONTACTED DATE
			AIR PRODUCTS
			CONFLICT REVIEW DEPARTMENT 6-4-18
			COMPANY REPRESENTATIVE CONTACTED DATE

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: \_\_\_\_\_ DATE 6-4-18  
DURAN T. THOMPSON, R.L.S. No. 48680

PL170411

DS170581

REC18046

REC18046

DS170581

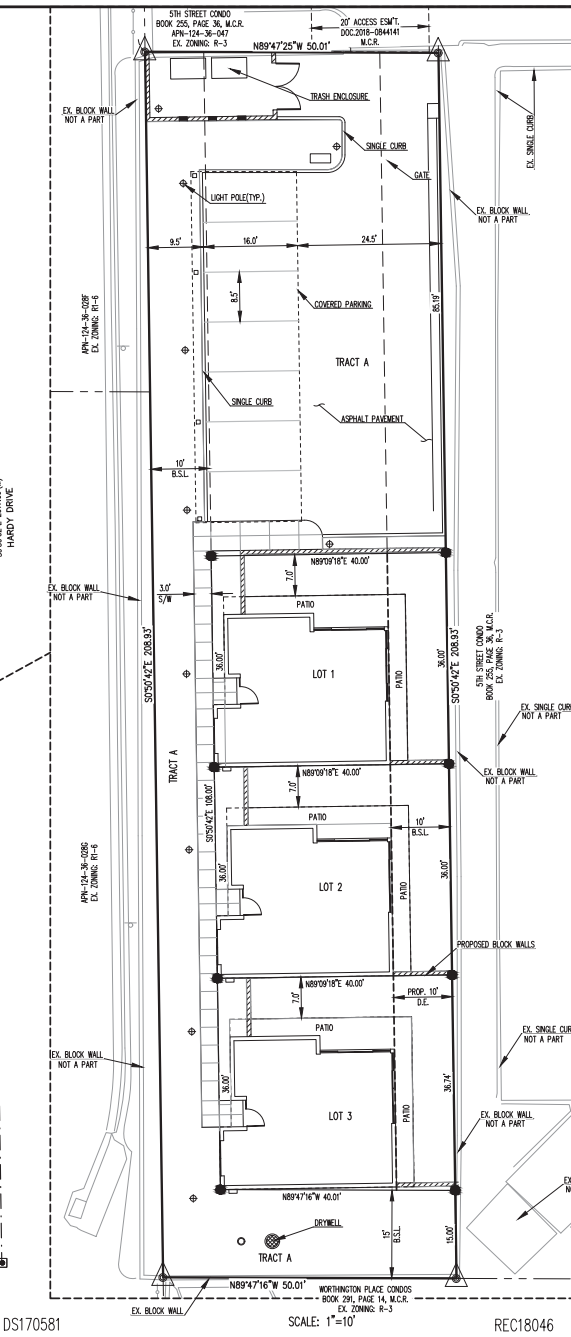
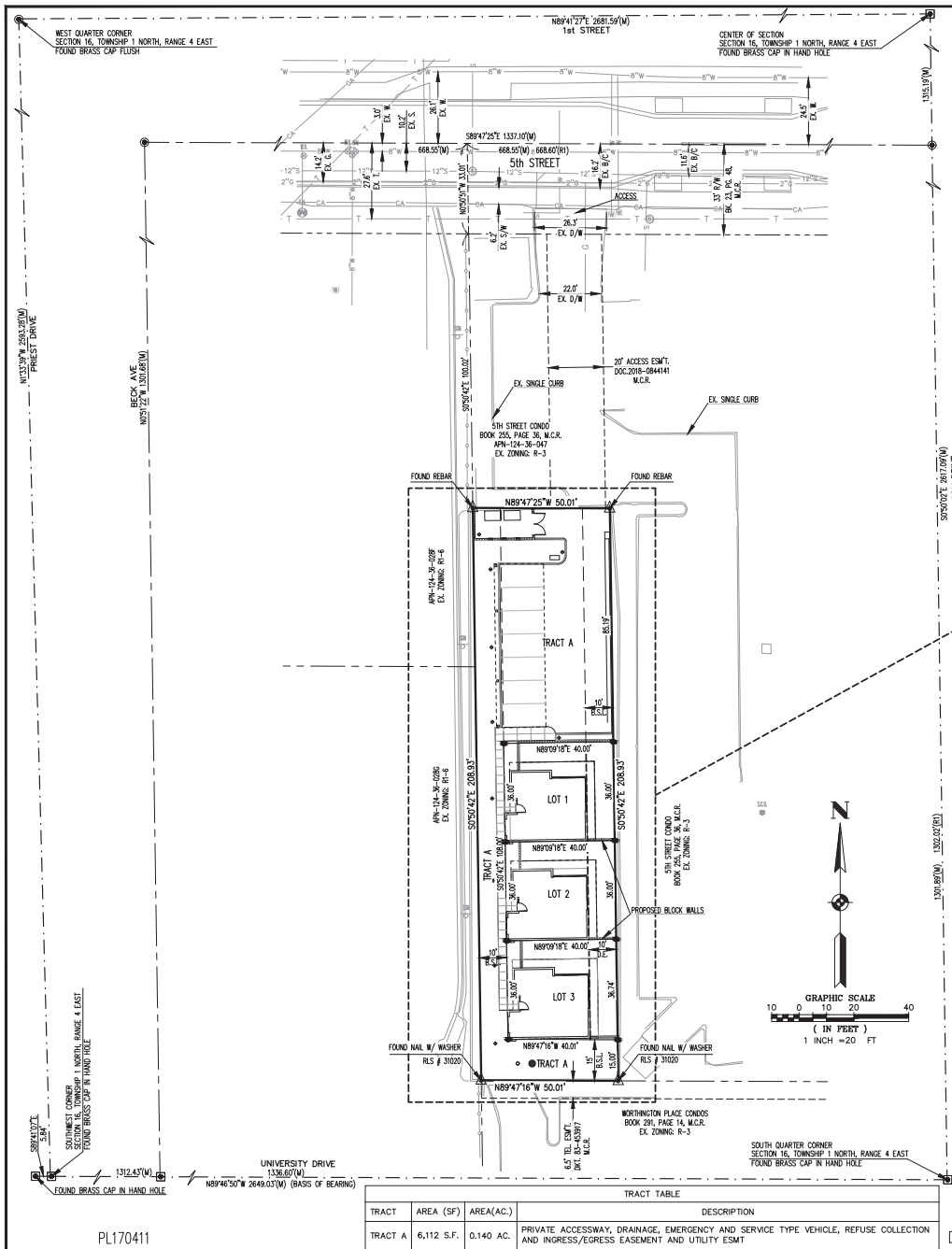
**D&M Engineering**  
DURAN THOMPSON, P.E.  
1020 EAST GILBERT DRIVE, SUITE D  
TEMPE, AZ 85281  
PH: (480) 350-9590  
FAX: (480) 350-9486  
E-MAIL: engineer@dmengineering.com

**TREBLE**  
1061 W. 5TH STREET  
TEMPE, AZ 85281  
**PRELIMINARY PLAT**

NO.	DATE	APP.	DESCRIPTION

DESIGNED: SWB  
DRAWN: AGY  
CHECKED: DTT  
DATE: 6-4-18  
SCALE: N.T.S.  
PROJECT: 180205  
FILE NAME: Pre-Plat.dwg

**SHEET**  
1 OF 2



PL170411

UNIVERSITY DRIVE  
1336.60'(W)

1ST STREET  
N89°47'27"E 2681.59'(W)  
1st STREET

5TH STREET  
5TH STREET CONDO BOOK 250, PAGE 36, M.C.R.  
APN-124-36-047 EX. ZONING: R-3  
N89°47'25"W 50.01'

5TH STREET CONDO BOOK 250, PAGE 36, M.C.R.  
APN-124-36-047 EX. ZONING: R-3  
N89°47'25"W 50.01'

20' ACCESS ESMT. DOC200-284441 M.C.R.

20' ACCESS ESMT. DOC200-284441 M.C.R.

TRASH ENCLOSURE

SINGLE CURB

GATE

COVERED PARKING

TRACT A

ASPHALT PAVEMENT

SINGLE CURB

TRACT A

LOT 1

PATIO

PATIO

LOT 2

PATIO

PATIO

LOT 3

PATIO

N89°47'16"W 40.01'

N89°47'16"W 40.01'

N89°47'16"W 40.01'

N89°47'16"W 40.01'

WORTHINGTON PLACE CONDOS BOOK 291, PAGE 14, M.C.R. EX. ZONING: R-3

DRYWELL

TRACT A

N89°47'16"W 50.01'

WORTHINGTON PLACE CONDOS BOOK 291, PAGE 14, M.C.R. EX. ZONING: R-3

SCALE: 1"=10'

REC18046

**DRYWELL NOTE**

THE UNDERGROUND RETENTION SYSTEM AND/OR DRYWELL AS SHOWN ON THE APPROVED DRAINAGE AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DEGRADE THE VOLUME OF STORM WATER WITHIN 36 HOURS, AS SHOWN ON THE DESIGN PLANS. THE FORSOWN RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

**LOT TABLE**

LOT #	AREA (SQ)	AREA (AC.)
LOT 1	1,440 S.F.	0.033 AC.
LOT 2	1,440 S.F.	0.033 AC.
LOT 3	1,455 S.F.	0.033 AC.

**ABBREVIATION TABLE**

R/W	RIGHT OF WAY
APN	ASSESSOR'S PARCEL NUMBER
S.F.	SQUARE FEET
D.K.T.	DOCKET
DOC.	DOCUMENT
BK.	BOOK
P.G.	PAGE
R.L.S.	REGISTERED LAND SURVEYOR
M.C.R.	MARICOPA COUNTY RECORDER
ESMT.	EASEMENT
M.A.C.	MARICOPA ASSOCIATION OF GOVERNMENTS
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT

**LEGEND**

- Subdivision Corner, Monument as Noted
- Boundary Line
- Section Line
- Property Line
- Adjacent Right of Way Line
- Centerline
- Existing Easement Line, as Noted
- Proposed Easement Line, as Noted
- Adjacent Property Line
- Found Brass Cap
- Found Brass Cap in Handhole
- Set 1/2" Rebar, R.L.S. #46880

DESIGNED: SWB  
DRAWN: AGY  
CHECKED: DTT  
DATE: 3-9-18  
SCALE: 1"=20'  
PROJECT: 180205  
FILE NAME: Prg-Plat.dwg

**SHEET**  
2 OF 2

**D&S Engineering**  
DURAN THOMPSON, P.E.  
1020 EAST GILBERT DRIVE, SUITE D  
TEMPE, AZ 85281  
PH: (480) 350-9590  
FAX: (480) 350-9486  
E-Mail: [engineer@dmengr.com](mailto:engineer@dmengr.com)

REC18046

PL170411

DS170581

**TREBLE**  
1061 W. 5TH STREET  
TEMPE, AZ 85281

**PRELIMINARY PLAT**

NO.	DATE	APP.	DESCRIPTION