

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 09/10/2019
Agenda Item: 3**

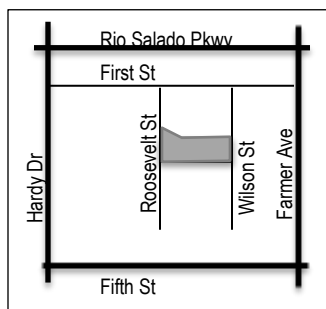
ACTION: Request a Development Plan Review consisting of an additional 19 new three-story attached single-family dwelling units to an existing development for THE ROOSEVELT, located at 225 South Roosevelt Street. The applicant is Synectic Design Inc. (CONTINUED FROM MAY 14, 2019 HEARING)

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: THE ROOSEVELT (PL170380) is an addition to a previously approved 14-unit townhome development under construction. The site is zoned R-3 Multi-Family and would add 19 additional single-family attached townhomes. This through-lot between Roosevelt and Wilson Streets is located within the Riverside Neighborhood Association. The existing development now under construction, called The Block on Roosevelt, was approved by the Development Review Commission on May 26, 2015. On December 8, 2017, the applicant met with the DRC during a study session to discuss the proposed addition to this project. On May 14, 2019 the DRC heard and approved a request for a Use Permit Standard to allow a building height increase of 10%, from 30' to 33' in the R-3 Multi-family Residential District. At this meeting, the Commission continued the requested Development Plan Review to a future date, to allow time for the applicant to work through details of the site plan, building elevations and landscape plan with Salt River Project (SRP), adjacent to and within a new irrigation easement required over an existing irrigation line. The applicant has been working since May to obtain design approval from SRP and has approval of the plans to move forward with the request:

DPR180061 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	Roy Bade, The Roosevelt LLC
Applicant	Lance Baker, Synectic Design, Inc.
Zoning District	R-3 Multi-Family Residential Limited
Gross / Net site area	1.712 acres (.777 existing plus .935 new added)
Density	19 du/ac (20 du/ac allowed)
Number of units	33 units (14 existing and 19 new units added)
Unit Types	27 two-bedroom (14 exist. 13 new units added) 6 three-bedroom (6 new units)
Total Bedrooms	72 bedrooms (44 new)
Lot Coverage	36.25% (50% maximum allowed)
Building Height	33' with Use Permit (30' maximum allowed)
Development Setbacks	20' east front, 20' west reverse front, 10' north side, 10' south side (20' front, 20', 20, 10', 10' min.)
Lot Setbacks	34.15% (25% minimum required)
Lot Setbacks	0' front, 5'-10' rear yard, 0' side yard
Landscape area	34% (25% min. required)
Vehicle Parking	79 spaces (66 min. single family, 76 if multi-family)
Bicycle Parking	59 spaces (25 min. required)

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 south of Rio Salado Parkway, north of University Drive, east of Priest Drive and west of Mill Avenue. The site is in the Riverside Neighborhood Association and within Character Area Three. There is an historic single-family neighborhood to the west across Roosevelt, multi-family developments to the north, south and east of the site. The site is just west of downtown Tempe and is located within the Roosevelt Subdivision. According to historic aerials, a single-family residence occupied the property since at least 1949. The area was annexed into Tempe in 1948 and designated Residential-B (earliest multi-family classification). In 1957 this zoning classification was changed to Residential-Three (R-3) Multi-Family.

To the south of the proposed development, is another project under construction: The Block on Roosevelt, a .77 acre site at 233 South Roosevelt street, was heard and continued by the Development Review Commission on April 28, 2015. That project was modified to address comments made by the public and the Commission at the first hearing: the building was divided into two smaller buildings by removing one unit, guest parking was increased, end units were enhanced to address the street frontages, and modifications were made to the materials. The modified project was approved by the Development Review Commission on May 26, 2015. Since 2015, the property ownership changed and a new owner modified the elevations. The Development Review Commission heard a request for modifications to building elevations for The Block on Roosevelt, 14 single-family townhomes. The development was presented as a single project, not phased. The owner of the existing entitled project now under construction with the 14 units has purchased properties to the north. The new request would be an addition to this earlier development. The Roosevelt is a .87-acre infill lot that is 127' wide, north to south on the west side, 88' wide on the east side and 410-foot-deep as a through lot between Roosevelt and Wilson streets that would share a drive with the existing development. The driveway configuration of The Block on Roosevelt would be modified to provide more refuse container locations and perpendicular parking stalls rather than parallel spaces on the side of the private drive. New amenity space is provided on the north lot which would serve all 33 homes within the HOA.

On May 14, 2019 the Commission voted to approve ZUP190034, a Use Permit Standard for a building height increase of 10%, from 30 to 33 feet. At this meeting the Commission heard and discussed the design of the project, and expressed concerns about the SRP easement and potential impacts on building locations on the north side, details of the fencing materials and what landscape would be allowed on the north side to provide a buffer to existing residences to the north. The applicant had been working with SRP for several months but did not have definitive design solutions to address the utility requirement for a new easement on an existing irrigation pipe underground that straddled the property line. Since May, the applicant has continued discussions with SRP and found a design solution that meets their access needs and protects the pipe in place.

This request includes the following:

DPR180061 Development Plan Review which includes: a site plan for 19 three-story attached townhomes within 7 buildings, the elevations and materials, and landscape plan.

The applicant is requesting the Development Review Commission take action on the Development Plan Review. For further processing, the applicant will need approval for a Subdivision Plat, to combine the individual lots into one and a Horizontal Regime Subdivision, to create individual for-sale townhome units.

SITE PLAN REVIEW

The project had one site plan review on December 6, 2017. Staff identified code requirements and technical issues related to landscape, fire and refuse service. The applicant was referred to Character Area 3 plan for design guidelines in this area.

- Staff raised concern about the amount of guest parking for the overall project; the prior entitlement required elimination of 1 unit and addition of more parking (14 2-bedroom units with 6 guest spaces) this project would have the original 14 2-bedroom units, plus 7 3-bedroom, 2 1-bedroom and 5 more 2-bedroom (19 more units) with only 8 guest spaces for 33 townhomes. This area has a demonstrated parking issue with units requiring 1 parking space per bedroom plus guests. The garages did not meet size requirements for full size vehicles. This was modified to meet minimum interior standards for parking full size vehicles. Five of the units require tandem parking, which is allowed in single-family developments. Staff recommended removal of 2 units (Building 3) south of the pool to increase guest parking on site and provide more open space to residents. When townhome developments do not provide enough parking, vehicles are parked on sidewalks, in fire lanes, blocking neighbor's drives, in front of refuse/recycle cans on collection day, and on landscape areas and becomes an enforcement issue. Traditional single-family housing has a garage/carport, plus driveway, plus sufficient street frontage for on-street parking. The 4

single-family houses removed by this development had street frontage, however, the new 33 units do not have private drives and street frontage is now restricted due to driveway site visibility and fire hydrants serving the site. There is room for a few on-street public spaces. Guest parking was increased to provide 13 spaces for the 33 units to share for guest parking.

- Staff recommended a neighborhood meeting to discuss the project with residents in the area to better understand the concerns of residents.
- Staff requested more variety in materials and recommended orienting the end units facing the streets to have front porches and address the street front. Below is the architectural character on Wilson and Roosevelt:



The applicant oriented the end units to provide doors and covered walk-up stoops to the units and patio walls with open portions for more connectivity to the street front. The orientation of the buildings further provides architectural interest along Wilson and Roosevelt, although the buildings facing the street have the same massing, color and general design, the elevations presented are each different based on the building.

- Based on input from the prior project and subsequent developments, staff was concerned about the elevations being too uniform and looking more like an apartment or condominium than a townhome product. Staff recommended more masonry, more architectural detail, greater variation in building roofline and façade articulation, and a study session with the Development Review Commission to get early feedback on the proposed design. On December 12, 2017, the applicant met with the Commission to introduce them to the new project. Commissioners expressed concern about balcony sizes, and if there had been any discussions or meetings with neighbors. No additional feedback was provided by the Commission. A summary of the meeting is provided below.
- The project has a community pool, attached garages, and a landscape and architectural design that integrates to the existing development to the south, which would share a common drive. Modifications to the drive were made to accommodate solid waste collection for more units and fire access.
- On April 4, 2018 a Formal application for the project was submitted. Staff asked for verification of building height, and expressed concern regarding the parking and density, although meeting the code, staff recommended removal of Building 3 (2 units) to increase guest parking and open space. Staff recommended elevation modifications to provide more street front architectural interest on both Roosevelt and Wilson and asked for the elevations to have the same level of detail as the prior entitlement to the south.
- On March 13, 2019 a second Formal submittal was made to address prior comments. Staff recommended keeping the same masonry base throughout but adding more color to the stucco portions to provide variation between

different buildings and suggested breaking up colors on buildings since the same colors were used on all the buildings, the concept would be to provide different but compatible color palettes between the different buildings so that it did not appear as one large uniform multi-family development. Below is a diagram of the intent to modify color schemes for more variation between buildings. Keeping 2 of the proposed colors and modifying 2 within 3 different palettes to create 3 sets of building color palettes as viewed from the street front and within the development. The applicant has a palette of 4 shades of taupe stucco and a dark grey CMU block, with accents of black metal trim. The stucco colors are interspersed on different surfaces on each building, to provide variation. The overall aesthetic is unified but provides variation between buildings. Staff did not condition more colors to be added to the design because there are four building types and the colors used are varied within each unit to provide a more diverse project architecture.

The only other issues on the resubmittal were:

- The location of an underground irrigation line on the north side of the site, controlled by Salt River Project, may require design modification to the site wall and landscape. The applicant scheduled a meeting with SRP on May 1st to discuss design options and access needs for maintenance of the line. A condition has been added to address potential design changes resulting from ongoing discussion.
- The location of the north property line at the west end was questioned by their surveyor, as the existing plat for both this site and the lot to the north are not specific on property boundaries. It is thought that the original surface canal divided the properties and with no legal easement, the lot lines were defined by each side of the canal, which was later put underground in a pipe. A condition has been added to allow the applicant time to work with the property owner to the north, to determine where the development perimeter fence or wall would be located, and still allow access for SRP to the underground irrigation line.
- The east side of the lot along Wilson Street has a privately-owned irrigation line identified on the survey, however the location and ownership has been difficult to verify. The location would potentially impact the required street trees along Wilson Street. Staff met with the applicant and discussed design options. The applicant has done pothole exploration and has not located the line yet and is continuing research to determine if this is an abandoned line. A condition has been added to address this unknown condition prior to building permits.

On August 5, 2019, a formal resubmittal was made to address the above issues as discussed at the hearing. The applicant provided additional information in a letter of explanation that included an overview of changes made.

Modifications to the site plan included design of the north side property boundary as an 8' solid metal panel system with removable panels to provide SRP access to the irrigation line. Building 1 (Lots 30-33) and Building 4 (Lots 23-25) were shifted south to accommodate the 33' building height outside of the 10' setback. The northern entry drive on Roosevelt shifted south to accommodate the building relocation. The metal yard walls on the north side is set back to provide the 4' clearance for wall footings required by Salt River Project.

Modifications to the landscape plan included changing the street trees from Sissoo to Ghost Gum and Chinese Pistache to avoid concerns about invasive roots in the irrigation pipe along Wilson. The trees on the east side are set back approximately 17' from the existing irrigation line; the location was not known previously, but has been identified in the street, not on private property. Along the north side, the plant palette was expanded and reviewed by SRP for approval along the new irrigation easement. Mastic trees, *Pistacia lentiscus*, are medium-sized trees can grow up to 25' tall. They are used for privacy with a thick, year-round canopy. It is a slow growing evergreen tree thrives in the heat with little or no water. The yards on the north west side have Mastic trees with Tecoma Stans 'Agusta' Arizona Yellow Bells in between. Tecoma is a fast-growing deciduous xeric shrub that can grow to 12' tall.

Modifications to the elevations included: Lots 33, 29 and 28 facing Roosevelt being re-oriented to face the street with sheltered front porches and doors, wider sidewalks, turf yards and low patio walls with flowering shrubs. Lots 20 and 25 have perforated metal screen added to upper balconies to address privacy concerns of neighbors to the north on the east side of the site. Lots 16 and 19 have green screen with vines to extend up 28' on the building to address neighbor concerns about starkness and lack of landscape on north side. Lots 15 and 16 provide direct sidewalk and front door connection to Wilson with landscape planters, low patio walls and shade trees to create a stronger street front presence.

PUBLIC INPUT

- Neighborhood meeting was not required for this request. At the completion of this report staff has received no calls of inquiry or concern regarding this request.
- As a courtesy, staff emailed the attendees from the first hearing who had provided contact information, to advise them of the date of the continued hearing. One responded that they would forward the information to others in the neighborhood.

DEVELOPMENT REVIEW COMMISSION STUDY SESSION

December 12, 2017 Mr. Lance Baker of Synectic Design gave a brief presentation on the proposed project, The Block on Roosevelt Phase 2. This development is at the cross-streets of 2nd Street and Roosevelt. Phase 1, which is 14 townhomes basically set in a long row, is currently under construction. Phase 2 will consist of 19 townhomes, (single-family attached). The first phase was not designed by Synectic and this applicant has worked hard at keeping Phase 2 different, with the townhomes not in one long row. They have rotated some of the buildings and have a different street presence. There will be a community pool within Phase 2, and all units have attached garages. Materials will match Phase 1. There were a few questions from the Commissioners, concerning balcony size, if there were renderings of Phase 1 for comparison, if there had been discussions with neighbors or neighborhood meetings, etc. Mr. Baker responded that they are planning to match landscape design and foliage to Phase 1, so that this looks like one cohesive project when it is finished. The height of the buildings remains the same between the two phases. The Commissioners let Mr. Baker know they would look forward to seeing the project in the future.

DEVELOPMENT REVIEW COMMISSION PUBLIC HEARING

May 14, 2019 a formal hearing was held for a requested Use Permit Standard for height increase of 10% from 30 to 33 feet. This request was approved 5 to 2 at the hearing after discussion of design issues on the north side that might impact the location of buildings to meet the setback requirements. As a result of the public input and discussion, the Commission voted 6 to 1 to continue the Development Plan Review to a date uncertain, to allow time to resolve issues with the irrigation lines on the north and east sides of the site. The minutes from the hearing are provided in the attachments for reference to the discussion.

PROJECT ANALYSIS

GENERAL PLAN

The applicant has provided a written justification for the proposed project, which is in conformance with the Residential Land Use and Density of up to 25 dwelling units per acre. The project is a redevelopment infill project that provides more single-family ownership opportunity in the downtown area, fulfilling objectives of the elements of the General Plan.

CHARACTER AREA PLAN

The site is within Character Area Three, which includes Downtown Tempe, Rio Salado, Town Lake, ASU and the Northwest Neighborhoods. The plan includes encouragement of diverse housing types, sizes and styles which are compatible with the character defining context of the surrounding neighborhood, street and block character. The proposed project is seeking to match The Block on Roosevelt building height of 33', an increase from the allowed 30' consistent with the surrounding neighborhood. The project serves as a transition from taller developments on Farmer and Wilson, down to the one and two-story houses along Roosevelt and further west. By utilizing a shared drive, the two developments reduce the number of potential drives on both street frontages, and open the block both visually and physically, rather than creating a gated community or massive full block development that would restrict pedestrian and bike movement. The site is integrated into the neighborhood and provides a fully landscaped street front with turf and shade trees with HOA controlled maintenance of common areas. The proposed development meets some of the intent of Character Area Plan Three.

ZONING

The properties to the north, south and east of this site are zoned R-3, except for the GID uses adjacent to the northeast side of the lot, and the R1-PAD to the south of the existing development The Block on Roosevelt. There are R1-6 single-family houses on the west side of Roosevelt and an R1-PAD with attached three-story walk up townhomes on the east side of Wilson Street. The proposed development uses the existing R-3 zoning and development standards with a requested use permit standard for a 10% (3') building height increase. This zoning district allows 20 dwelling units per acre, and the

proposed development is 1.71 total acres as an addition to the existing project and provides 19 additional units of single-family attached residences in conformance with the Zoning and Development Code.

DEVELOPMENT PLAN REVIEW

The applicant provided a detailed letter of the modifications made to the design to address the first hearing discussion.

Site Plan

The 410' long through lot shares a drive with the existing development to the south, connecting between Roosevelt to Wilson streets. Three small drives off the main drive break up the site providing circulation for seven buildings, each with attached townhomes of two and three-bedroom configurations with private garages and private back yards. The site orients the back yards of buildings two and seven toward Roosevelt and Wilson streets, with a low wall to provide visual connectivity and the appearance of a front porch. Building one is the largest building with four attached units oriented north/south and adjacent to the pool amenity area. Buildings four through six are three-unit buildings, and building two and seven are two-units each. The site provides 13 guest spaces and each unit has a two-car garage. Mailboxes are located at a central location on the main drive and recycle and refuse containers are stored in garages and placed along the private drive within the development on collection days. The site has been reviewed for compliance with code, circulation and interdepartmental requirements.

Building Elevations

The building façades are broken up with the east and west units facing the respective streets of the through lot; interior units have main entrances between the garages. The second-floor main living room projects 2' out over the garage and sidewalk, creating a shaded area over the garage door. Each unit has private balconies from common living areas and bedrooms. The first floor of the units is ground-faced masonry veneer, and stucco upper floors, with colors and materials tying into the approved design on the 14 units on the south side of the drive. The units have a variety of window sizes located to maximize interior light and maintain privacy. Colors include four shades of warm grey with a slight red tone, accented by a dark grey masonry. The colors are interspersed among different faces of the stucco finish, creating variety between the units without actual changes to the color palette. This subtle variation unifies the overall development but may give an overall appearance of sameness more common in apartment or condominium communities. Diverse continuity is a challenge to single-family townhome projects. There are seven different buildings, ranging from two to four units, and only Buildings 4 and 5 are similar in configuration.

Landscape Plan

The plant palette has Ghost Gum and Pistache along both Roosevelt and Wilson streets, providing year-round shade; the trees and street front turf create a cool lush entryway to the site and street front. Chaste tree is used along the northern buffer in narrower areas and Palo Blanco Acacia in larger areas along the northern perimeter. Ash and Palm trees surround the pool amenity area. Chaste trees are used along the north side of the main drive for a purple flowering tree accent to the palette. Turf is provided along both street fronts and low-water use plants are used in planting strips along the sidewalks and building foundations to soften the site architecture. Building walls become a backdrop of sculptural plants such as Torch Glow Bounainvillea and Hesperaloe parviflora, yellow hybrid. Besides the color of these sculptural plants the palette provides color with gold Lantana, red Fairy Duster, purple Muhlenbergia, blue Eremphila, purple Sky Flower and yellow Tecoma stans. If the rear yards are modified by the individual home owners, to have turf, artificial turf, pavers or wood deck, they must maintain the existing slope of the yard to meet grading and drainage requirements for the site; conditions have been included to assure future modifications protect the approved drainage. Trees provided in the rear yards of the residents must be maintained per the CC&Rs to preserve the buffer between the new townhomes and existing development; a condition has been added to address this.

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 buildings are broken into groupings of two, three and four units, oriented to face shared drives. The street frontage on Roosevelt has the side an existing unit to the south, the side of one new unit to the north and the front of two units, and Wilson has the front of two units and side of one existing unit, providing variation in the street font.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* The buildings are designed to maximize the number of units on the site, with orientation guided by street configuration. The units are designed to meet building code requirements for energy efficiency and are shaded by trees where landscape is available.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* Materials match the existing development to the south and are similar in level of detail to the newer projects that have been approved within the larger area.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* The requested increase in building height from 30' to 33' to provide screening of mechanical equipment and increased ceiling heights is within scale of the developments along Wilson Street and provides a buffer between residences to the west. It is the same height as the approved project to the south, and the industrial sites to the north could be developed to 35' with the existing development standards. The buildings are surrounded by trees of varying mature heights ranging from 15 to 35', and are appropriate to the site and surrounding area.
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 design is similar from building to building creating pattern and defined levels created by the use of doors, balconies, windows, and changes in material.
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 contemporary design is similar to other residences and offices built along Wilson, First and Fifth streets. The lighter colors are a departure from the earth tones and brighter hues present in residential developments, the colors tie into the commercial developments within the area, such as The Yard, Architekton and Jones Studio.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the site is not gated, it provides mid-block access through the site to access the Orbit on Fifth Street, light rail further east on Third Street and Mill Avenue, and connections to Tempe Town Lake, ASU and Downtown Tempe for pedestrians and bicyclists.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* the garages exit into private drives which will be in common tracts serving as fire and refuse access, there is a pedestrian sidewalk along the south side of the main drive, connecting from Roosevelt to Wilson adjacent to the garages of the south side development, the site is limited in sidewalks internal to the development due to space allocation.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the landscape design is open to provide visual surveillance of the common areas, the units have windows on all sides to provide views to the street and parking areas, lighting will comply with requirements for night security of the area.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* the landscape provides shade along both street fronts and along the north side of the main drive. As the site matures, the combination of plants will create an inviting street front environment.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* signs are not a part of this request and

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighted entryways and garages will provide soft ambient light to the north side, additional lights on the street frontages will illuminate the public street front. A condition has been added to minimize excessive light within the development for the preservation of quality of life within the surrounding area.

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 Development Plan Review.

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

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

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

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated August 5, 2019 and landscape plan dated April 24, 2019 (modified and resubmitted August 5, 2019). Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. A final subdivision plat is required for this development and shall be recorded prior to issuance of building permits.

Site Plan

3. Interior building walls, ceilings, and floors for the residential units shall provide a minimum sound transmission class of (55) or more. Exterior building walls for the residential units shall provide a minimum sound transmission class of (39) or more. Exterior windows for the residential units shall provide a minimum sound transmission class of (28) or more using insulated double paned windows with ¼" pane thickness or more.
4. Provide screening for mechanical equipment with parapet walls that are at least the height of the equipment being screened. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
5. 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.
6. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

8. The materials and colors are approved as presented:
 - Roof – flat painted white, with parapet screening of HVAC
 - Primary Building – Painted Stucco Color #1 Sherwin Williams 6001 Grayish (light warm grey)
 - Primary Building – Painted Stucco Color #2 Sherwin Williams 6010 Flexible Grey (taupe-mauve)
 - Primary Building – Painted Stucco Color #3 Sherwin Williams 6011 Chinchilla (medium taupe)

Primary Building – Painted Stucco Color #4 Sherwin Williams 6013 Bitter Chocolate (dark brown)
Accent Color –Color #5 Valspar semi-gloss Lincoln Cottage Black #4009-2 (black)
Stone accent wall - Trendstone by Old Castle, Black Mountain (dark grey)
Windows - Anodized aluminum frame with clear glazing
Shade Canopies and Balcony railings – Color #5 Valspar semi-gloss Lincoln Cottage Black #4009-2 (black)
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.

9. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
10. Conceal roof drainage system within the interior of the building
11. 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.
12. Locate the electrical service entrance section (S.E.S.) inside the building architecture so that is concealed from public view, do not mount electrical boxes to the exterior of the units.

Lighting

13. **The following lighting levels shall be applied to this single-family development to minimize over-illumination and glare impacts to the surrounding neighborhood:**
 - **Walkways shall be illuminated to one-half foot candles,**
 - **The pool area and drive aisles shall be illuminated to one foot candle**
 - **Guest parking shall be illuminated to two foot candles**
 - **Mailbox area shall be illuminated to two foot candles**
 - **Individual unit doors and garage doors may be manually controlled by occupants, not subject to the dawn to dusk illumination levels of multi-family standards.**

Landscape

14. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½” feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½”. Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
15. 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.
16. 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

17. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 8-10” high, individual mount, metal reverse pan channel characters.
 - 3) Provide halo illumination or location with sufficient ambient illumination to maintain nighttime illumination: do not over light with wall pack.

- 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix numbers or letters to elevation that might be mistaken for the address.
- b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

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

SITE PLAN REVIEW: Verify all comments by 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&Rs: The owner(s) shall provide a continuing care condition, covenant and restriction (CC&R's) for all of the project's landscaping, required by Ordinance or located in any common area on site and shall require the following:

- **Use of garage shall be used for the primary purpose of parking not to be used primarily as storage or other uses**
- **Trash and refuse containers shall be stored out of public view except on collection days; on collection days, refuse containers must be placed on designated spaces identified by address and by change of surface material to assure adequate operational spacing for refuse collection.**
- **Rear yards and landscape areas used for on-site water retention shall not be modified to affect the site drainage or water retention, modifications must protect the approved drainage plan.**
- **Lots located on the north perimeter of the development shall not plant within the SRP easement without written approval of the HOA and SRP.**
- **Lots located on the north perimeter shall not replace metal fence panel with CMU or other materials without approval from the HOA and SRP.**
- **Landscape provided along northern perimeter shall be maintained for privacy and screening of residents to the north of the site, in accordance with the approved landscape plan.**
- **Lots located on the south perimeter of the development shall maintain the buffer trees on the lots; these shall not be removed. If the tree dies it shall be replaced with a minimum tree box size of 36".**

The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

STANDARD DETAILS:

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

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

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation

(typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

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

TRAFFIC ENGINEERING:

- Provide 6'-0" wide public sidewalk on Roosevelt and 5'5" sidewalk on Wilson, as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

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

CIVIL ENGINEERING:

- 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.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- 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.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578.

Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ZONING AND DEVELOPMENT CODE:

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

LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- 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 subject to determination 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 . Follow the link to "applications to move a native plant" to "notice of intent to clear land".

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

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

HISTORY & FACTS:

1948	Property is annexed into the City of Tempe and zoned Residential B. There were two buildings on each of the two lots facing Roosevelt, with the rear yards backing up to Wilson.
1957	New Zoning Ordinance changes zoning district from Residential B to R-3 Multi-Family Residential.
November 25, 2014	Zoning Administrator reviewed and approved a request for a Zoning Code interpretation for a townhome development in the R-3 Multi-Family Residential District. The use of the R-3 District for fee-simple lots or single-family attached units in lieu of apartments or condominiums are held to the development standards within the multi-family district. The R-3 District requires a maximum dwelling unit density of 20 du/acre. The standards also require a "Minimum Lot Area per Dwelling Unit" (in square feet), with the R-3 having a minimum of 2,180 sf. The minimum lot area threshold was intended to identify the use of the district for single-family purposes, such as a scenario of individual detached units with their own yards. Recognizing that use of both the density limitations and the minimum areas per lot create a clear disincentive for Townhome developments versus

multi-family or condominium developments. When determining the minimum lot area per dwelling unit, the calculation shall also take into consideration any dedicated "common area tract(s)" or portions of property not containing a dwelling unit. As a result, adding the common area portions with the individual lots shall be evenly distributed into the overall dwelling area calculations to meet the minimum standard. Development or lots without any designated common area shall calculate the standard designated lots for an individual dwelling unit.

- April 28, 2015 Development Review Commission heard a request for a Development Plan Review for building elevations, site plan and landscape plan, and a Use Permit Standard for an increase in building height from 30 to 33 feet, consisting of 15 single family attached townhomes for THE BLOCK ON ROOSEVELT, located at 233 South Roosevelt Street. This is the property to the south of the current request. The public input and resulting commission discussion led to a continuance. The project was modified to address comments: removing one unit, and dividing the building into two smaller buildings, increasing guest parking to have 6 spaces for the 14 units, end units were enhanced to address the street frontages, and modifications were made to the materials.
- May 26, 2015 Development Review Commission heard the above request after review of the changes proposed and approved the project (PL140336) Minutes from these meetings are provided in the attachments.
- 2016 The single residence on the south lot was removed.
- August 9, 2016 After a change of ownership and design team, the design was modified. The Development Review Commission heard a Development Plan Review for modifications to building elevations for 14 single-family attached townhomes for THE BLOCK ON ROOSEVELT, located at 233 South Roosevelt Street. The applicant is Intent Development Advisors.
- The owner of the property at 233 S. Roosevelt Street subsequently purchased the lots to the north of this development and submitted a site plan review for the addition of a phase two concept.
- 2017 The single residence on the north lot was removed.
- December 8, 2017 The Development Review Commission was presented with the site plan, elevations and renderings at a study session for early input on the proposed project design. Minutes from this meeting is provided in the attachments.
- May 14, 2019 The Development Review Commission heard a request for a Use Permit Standard to increase building height from 30 to 33 feet and a Development Plan Review consisting of an additional 19 new three-story attached single-family dwelling units to an existing development for THE ROOSEVELT, located at 225 South Roosevelt Street. The Use Permit Standard was approved 5 to 2 with commissioners Amorosi and Brown in dissent. The Development Plan Review was continued to a date uncertain by a vote of 6-1 with Commissioner Amorosi in dissent.
- September 10, 2019 The Development Review Commission is scheduled to hear the requested Development Plan Review with modifications to the site plan, landscape plan and elevations to address the prior public discussion.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review