

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 01/28/2020  
Agenda Item: 3**

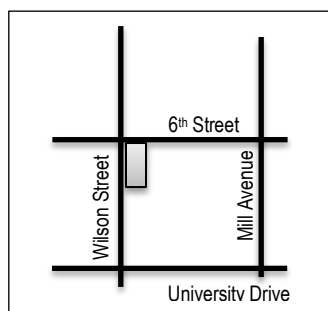
**ACTION:** Request a Use Permit Standard to increase the maximum allowed building height from 30 to 33 feet for a new 3-unit single-family detached residential development for LOEDING LOFTS, located at 431 West 6th Street. The applicants are Ryan Loeding and Bob Brookson.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** LOEDING LOFTS (PL190313) is located at the south east corner of 6<sup>th</sup> and Wilson streets. The applicant is proposing a development that conforms to the existing R-3 zoning development standards and has reduced the number of units to meet setbacks and provide private yards. The applicant is seeking a building height increase of 3' to provide more floor to ceiling space within the livable portion of the homes. The three proposed detached single-family residences would be reviewed by Community Development Planning Division staff for a Development Plan Review of the site plan, landscape plan and elevations pursuant to Section 6-306B.2. of the Zoning Code. The design drawings are provided in this request for reference but are not a part of this request. The request includes the following:

ZUP190088 Use Permit Standard to allow an increase in building height from 30 to 33 feet.



Existing Property Owner	Ryan Loeding, RRG Capital LLC
Applicant	Ryan Loeding & Bob Brookson
Zoning District (current/proposed)	R-3 Multi-Family Residential Limited
Gross / Net site area	8,450 s.f. or .194 acres
Density / Number of Units	3 du/ac / 3 units (20 du/ac allowed in R-3)
Unit Type	3 two-bedroom units
Total Bedrooms	6 bedrooms
Total Building Area	2,970 s.f. (per unit) 2,061 s.f. livable per unit
Lot Coverage	2,970 s.f. (all three units) or 35% (of total site)
Building Height	990 s.f. (per lot) 37-45% (per lot) (50% max allowed)
Building Setbacks	33' with use permit standard (30' max allowed)
Landscape area	20' north front, 10' west street side, 10' east side, 19' south rear (7' side setbacks between units on individual lots) (20, 10, 10', 15' min. in R-3)
Vehicle Parking	2,673 s.f. (all lots) 31% (total site) inclusive of tract
Bicycle Parking	932-1390 s.f. (per lot) 43-51% (per lot) (25% min)
	2 spaces in garage, driveway length available for 2 guest spaces on site (2 min. per lot in single-family)
	Space available in garage

**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: Steve Abrahamson, Principal Planner

**COMMENTS:**

This site is located north of University Drive and west of Mill Avenue on the south east corner of 6<sup>th</sup> and Wilson streets. The lot is vacant and has an alley to the south separating the lot from single-story single-family residences. Three-story townhomes are adjacent to the east and two-story townhomes and condominiums are located to the west across Wilson Street. There are single-story apartments to the north across 6<sup>th</sup> Street. The site is zoned R-3 but the surrounding area is predominantly R-1PAD with single-family developments of higher density or R-3 lots being used as single-family residences. The three proposed detached single-family residences would be reviewed by Community Development Planning Division staff for a Development Plan Review of the site plan, landscape plan and elevations pursuant to Section 6-306B.2. of the Zoning Code. The proposed design is contingent upon a modification to the allowed building height, to increase from 30' to 33' to provide more floor to ceiling space within the livable portion of the homes. This request includes the following:

ZUP190088      Use Permit Standard to allow an increase in building height from 30 to 33 feet.

The applicant is requesting the Development Review Commission take action on the items above. For further processing, the applicant will need approval for a Subdivision Plat, to create three individual lots for the units.

**SITE PLAN REVIEW**

First Review was October 31, 2018 - The application had 4 units with a one-way drive along the east side, the concept was unique however the site was too narrow to meet circulation requirements into the rear-loaded garages. A PAD was necessary for development standards. The garages were too small to fit standard vehicles. There were multiple meetings with the applicant after this review to determine requirements and options for a small lot.

Second Review was July 10, 2019 – The resubmittal had 3 units, with one driveway facing the street side on Wilson, one driveway facing the street front on 6<sup>th</sup> Street, and one driveway facing the alley to the south rear of the lot. Most of the comments were formatting and technical requirements, with questions about details not yet provided in the design. The height exceeded the 30' building height, requiring a use permit standard to increase the height slightly for the proposed floor to ceiling height and pitch of rooftop.

Third Review was September 25, 2019 – The site configuration was modified to address the requirements for a full 20' driveway depth leading to a full-size garage. A tract was added around the perimeter of the site to unify the development with street front landscape that maintained the existing lot setbacks. This was necessary to prevent the subdivision plat modifying the front yard setback on the units to Wilson Street, since the property is only 50' wide and the front yard setback is 20'. This enabled each unit to have a front yard and rear yard, without impact of the new lot lines, since the development would be created as a whole using the existing setbacks of the existing lot. Staff made recommendations regarding the design including need for canopies over doors and windows, and changes to the entryway to provide an entryway to each unit prior to ascending the stairs. Staff recommended that the materials be enhanced with a secondary building material, not all stucco.

A formal submittal was made December 2, 2019 – Each floorplan was modified to meet unique site conditions for the garages and driveways, making the homes slightly different in layout, but maintaining the orientation facing Wilson street. A Zoning Administrator's Opinion was needed to address the middle unit's driveway length on the middle unit, which was 18'7" including the tract, but required 1' 5" within the right of way to meet the minimum 20' driveway length to a public street. The building height to top of pitched slope of roof is 32'8" and the floor dimensions are 8' first floor with 16" plenum between floors, 9'6" for second floor, with open 24" trusses at ceiling to make main living volume taller, and 9' third floor sleeping area with lower ceiling at laundry room and higher ceiling at bathroom. Design recommendations from staff were addressed on the submittal. Minor corrections were needed to the plans.

December 30, 2019 a resubmittal was made of the plans. Minor corrections were needed.

January 6, 2020 a final submittal was made with corrections.

## **PUBLIC INPUT**

- A Neighborhood meeting was not required.
- No public input has been received.

## **PROJECT ANALYSIS**

### **CHARACTER AREA PLAN**

The proposed project is in conformance with Character Area Plan Three for Downtown Tempe/Rio Salado/ASU/NW Neighborhoods:

- The project contributes to a diverse range of housing types, sizes and styles, as some of the only new single-family detached product in the area offering full size garages with extra storage space and private back yards.
- The project provides home ownership opportunity.
- The development does not maximize the density, but rather conforms to the standards to provide a more livable experience for residents.
- The project will be providing new sidewalks and front yards with street trees to shade the sidewalk.
- Building entrances address the street and use the alley for access
- The building scale, setbacks and driveway locations relate to the character of the area.
- The development respects the existing zoning and preserves the historic density appropriate to the neighborhood.
- The three units each have two bedrooms, thereby minimizing traffic and parking impacts in this area.
- The project provides a unique new energy-efficient product that is in character with the traditional livable home size for the area while providing garage storage, parking and contemporary construction.
- The proposed project retains the traditional street-front development pattern, providing one driveway along Wilson Street and along 6<sup>th</sup> Street, to minimize driveway conflicts with pedestrians and cyclists, and retaining on-street public parking for the neighborhood.
- The design provides a transition between taller more dense projects and the smaller older lower density residences.
- Improvements of new sidewalks, landscape and removal of powerlines will enhance the public view of this lot.

### **ZONING**

The site is zoned R-3 Multi-Family Residential Limited. The proposed project complies with the development standards for the zoning district, meeting all setback and parking requirements. Section 4-502. F.3. of the Zoning and Development Code requires a 20' on-site driveway length for access to parking. The applicant has requested and received a Zoning Administrator's Opinion that the site design meets the intent of the code based on the following analysis.

- The property is 50' wide east to west by 169' deep north to south. The street right-of-way configuration on Wilson tapers, being wider at the north end of the lot (13'6" at the north and 6'8" at the south).
- The setbacks for this lot are 20' at the north front yard, 10' at the east and west side and street side yards, and 15' at the south. Due to the narrowness of the lot and compliance with the setbacks, the building footprint and placement is limited to 30' in the center of the lot.
- The existing house has a driveway on Wilson Street. The current driveway is approximately 73' south of the north property line and extends 14' 6" from the west property line. Based on historic aerial photos, it appears there has been a driveway at this location since 1959.
- The proposed design provides Lot 1 with a 20' driveway accessed from 6<sup>th</sup> Street to the north, Lot 2 with a 18'7" driveway accessed from Wilson Street and Lot 3 with a 19'2" driveway accessed from the alley to the south.
- The Lot 2 driveway is located approximately 80' south of the north property line; the ROW line is 11' from back of curb, which is 2' less than at the north end of the site.
- The proposed driveway would be 22'5" deep to the back of sidewalk with 18'7" on site. The existing driveway is 14'6" on site; the new design provides a greater driveway length for circulation to the recessed garage than the existing condition.

**USE PERMIT STANDARD**

The proposed use requires a use permit standard, to increase the building height from 30 feet to 33 feet in the R-3 Multi-Family Residential Limited Zoning District. 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-3 PAD	20 du/ac	7 units	38' tall	.33 acres
5 <sup>th</sup> Street Lofts	R1-PAD	21 du/ac	7 units	35' tall	.33 acres
525 Town Lake	MU-2 PAD	20 du/ac	67 units	36' tall	3.29 acres
675 South	R4-PAD	25 du/ac	12 units	51' tall	.49 acres
The Brownstone	R1-PAD	18 du/ac	48 units	36' tall	3.24 acres
The Farmer Arts	MU-4 PAD	30-50 du/ac	56 units	60-92' tall	8 acres
Clarendon	R1-PAD	31 du/ac	24 units	48' tall	.77 acres
Farmer Townhomes	R1-PAD	25 du/ac	15 units	37' tall	.58 acres

The adjacent townhomes are 48' tall to the east and 36' tall to the west. The applicant has provided a letter of explanation for the requested building height.

Section 6-308 E Approval criteria for Use Permit Standard (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The proposed project is three single-family detached units with 2-vehicle garages and driveways long enough to accommodate guest parking on site. Due to the configuration of the driveways, there is additional public on-street parking available. The increase in the interior floor to ceiling height is on the livable floors and does not impact traffic on or adjacent to the site.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The proposed 3' increase in building height accommodates a pitched roof and interior ceiling heights, neither of which would create nuisances to the surrounding area. The insulated roof and walls will help mitigate exterior noise to the units from proximity to the airport, railroad tracks, University Drive and downtown Tempe, all ambient conditions existing in this area.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The design to accommodate taller interior ceiling heights provides a market rate product with added value from the lower ceilings found in older housing product. The new housing will meet new building energy code requirements, facilitating the goals and objectives for infill and redevelopment by providing home owner opportunities in energy efficient housing.
4. *Compatibility with existing surrounding structures and uses.* The design includes a combination of stucco and fiber cement board with a standing metal seam roof. The surrounding developments are unique in design, and eclecticism is characteristic of developments within this area. The sloped roof provides aesthetic compatibility with the pitched roof design of single-family ranch homes to the north and south, however, the design provides a more contemporary roofline with a single-sloped form as opposed to gable or hip roof. The total height of the structure is to the top of the slope of the roof.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The increase in building height for interior livable volume will not affect behavior on site. Windows are designed for privacy of residents and surrounding properties, as well as surveillance of the street front for public safety.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

**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 Use Permit Standard.

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

**USE PERMIT STANDARD 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.

1. The Use Permit Standard is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit Standard is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.

**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.

**USE PERMIT:**

- The use permit standard approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- 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 <http://www.tempe.gov/zoning> or purchase from Development Services.
- **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
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

**HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

**ZONING AND DEVELOPMENT CODE:** Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but 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.

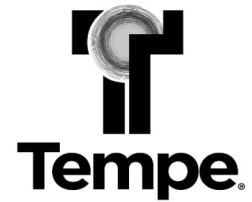
**HISTORY & FACTS:**

1930                                      According to historic County aerials, the site was used for agricultural purposes.

March 14, 1946	City Council approved the subdivision of Tracts 4 and 5 of Section 6, Orth Subdivision included Lot 8, 50' wide by 169' long with a 20' alley to the south.
1953	A single residence was built on the lot.
1960-1974	Minor home improvements were made to the house.
2005-2018	Code enforcement complaints regarding the condition of the residence have been ongoing.
2019	Current owner purchased the property. The house is vacant. No further information is available.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-308, Use Permit Standard



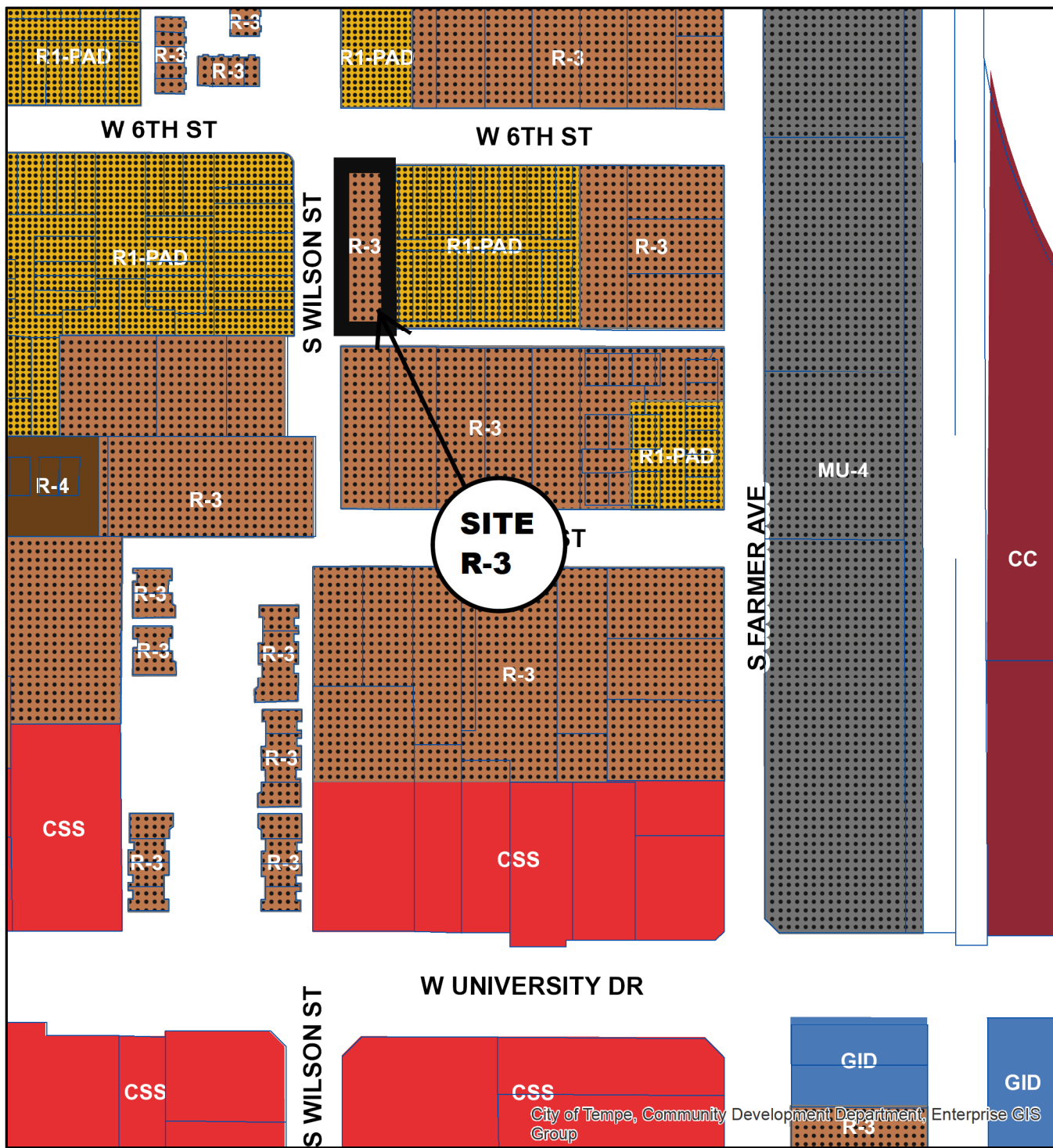
# DEVELOPMENT PROJECT FILE

for  
Loeding Lofts  
(PL190313)

## **ATTACHMENTS:**

- 1-9. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 10-12. Applicant's Letter of Explanation
- 13-14. Site Design (Site Plan, Landscape Plan (For Reference))
- 15-19. Building Design (Floorplans, Blackline/Color Elevations and Sections for Reference)

LOADING LOFTS



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





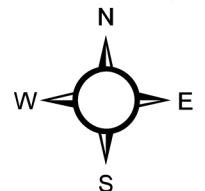
Tempe

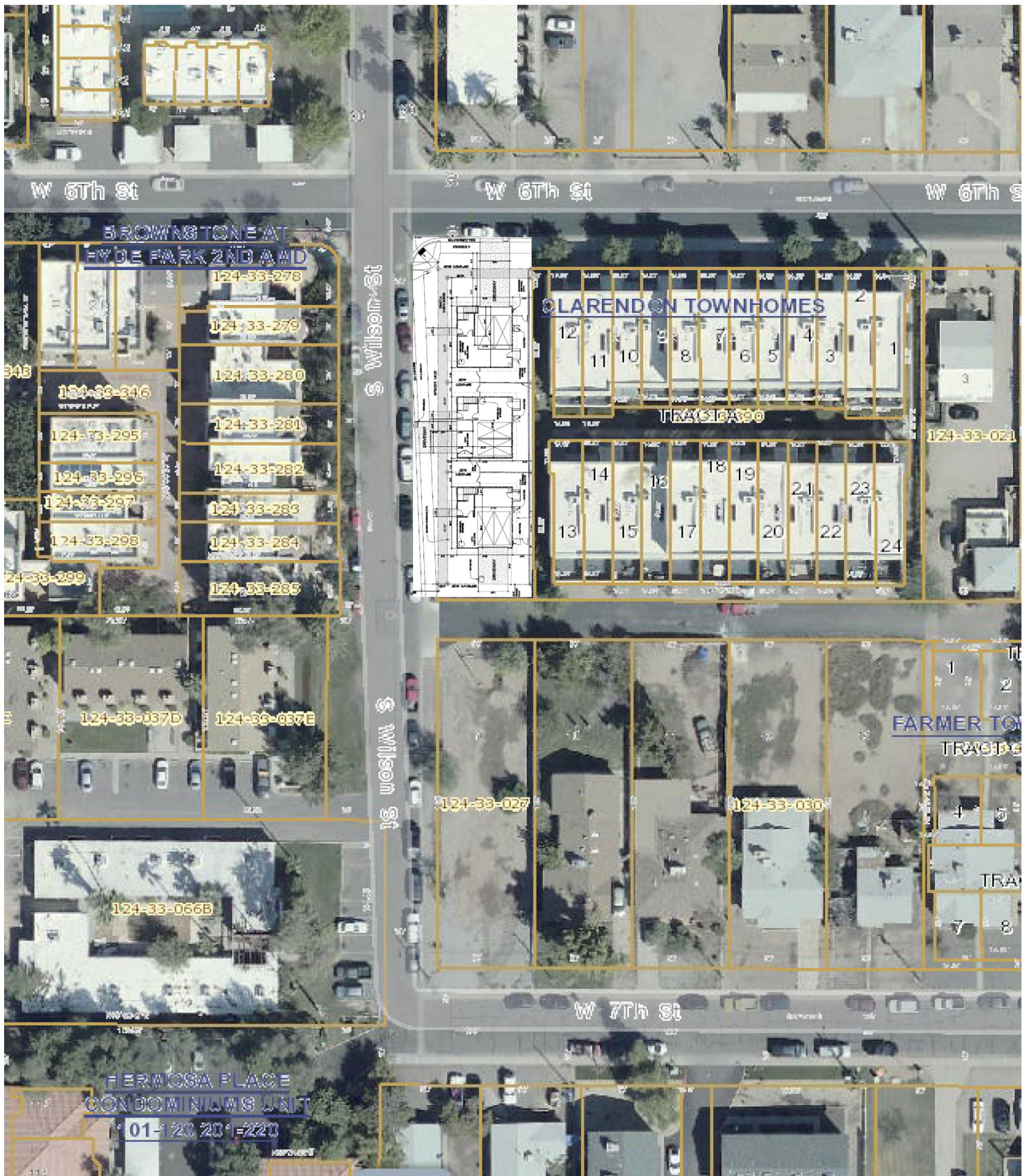
# LOADING LOFTS

PL190313



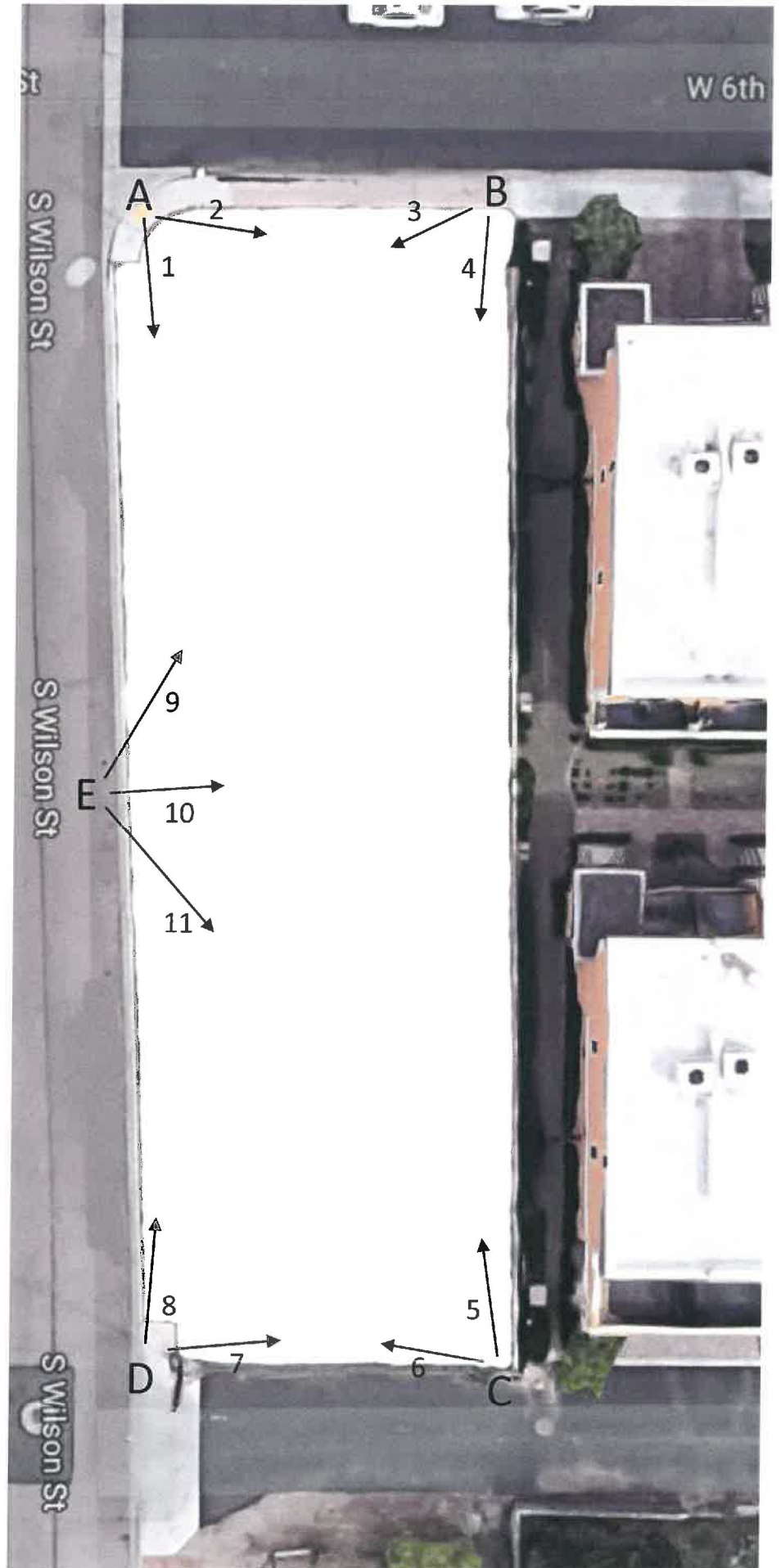
## Aerial Map





Context Photos Site Key

Leading Lofts  
431 W 6<sup>th</sup> Street  
Tempe, AZ 85282



Product of:  
jcl design build  
4500 s lakeshore drive,  
ste #280  
Tempe, AZ 85282  
480.734.0094

A-1



A-2



B-3



B-4



C-5



C-6



D-7



D-8



E-9



E-10



E-11





## RESUBMITTAL – USE PERMIT LETTER

431 W. 6<sup>TH</sup> STREET, TEMPE, AZ 85281

12/23/2019

Submitted concurrently and a part of Formal Submittal # 18119, Community Development Department-Planning, Diane Kaminski.

**REQUEST:** The Use Permit standard for multi-family R-3 zoning allows 10% height increase from 30' to 33' as measured from top of curb at W. 6<sup>th</sup> Street.

**DESCRIPTION:** The 431 W. 6<sup>th</sup> Street development features efficient design, construction and materials. The three (3) detached single family homes (2,008 Sq.Ft. livable) will have three levels, two large privacy master bedroom suites, 2.5 baths, 3<sup>rd</sup> floor laundry, two-car garage (909 Sq.Ft.) and 2<sup>nd</sup> floor balcony. The subdivision plat is Lot 8 of Orth Subdivision (Parcel No. 124-33-026) is proposed to be subdivided into three (3) Lots, in the name of Loeding Lofts with a common tract A formed and governed by HOA's/CC&R's, written into the ownership deeds of trust.

The structures are designed to create a feel and look that is compatible with the neighborhood. Each three (3) story single family home will feature larger than normal lots for the area. The structures are placed on lots to allow minimum impact on traffic with Lot 1 driveway to W. 6<sup>th</sup> Street, Lot 3 driveway to the South to finished alley and Lot 2 driveway to Wilson.

**USE PERMIT APPROVAL CRITERIA:** Section 6-308E.

- (1) *Not cause any significant vehicular or pedestrian traffic in adjacent areas.* As a lower density project for the area (three (3) detached single family homes), the development will comply with all Tempe standards. The 3' increase in height will add to construction costs and it allows to be competitive with the area marketplace. Guests will park on private driveways for each single family home, which will reduce street parking and congestion and allow some street parking on Wilson Street.
- (2) *Not cause any nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* There will be no significant known emissions of any kind by increasing the height of each of these detached single family homes which will utilize quality materials, low VOC's, where possible, appropriate landscaping and standard construction code construction processes.
- (3) *Does not contribute to the deterioration of the neighborhood or to the downgrading of property values, which is conflict with the goals, objectives or policies of the City's adopted plans for General Plan.* The use permit will allow for significant added value to the neighborhood and will help to revitalize the area with new practical sustainable buildings. The development is urban contemporary design that offers architectural

variety and is compatible with surrounding newer developments. The increased 3' building height is compatible with entitlements of newer builds in area. The location is vital to mobility accessible with a walk score of 70+ connecting occupants to lakes, work, events, entertainment, ASU. Meets the "walk 20 minutes City" goal.

- (4) *Is compatible with existing surrounding structures and uses.* The proposed dwellings are designed in such a way as to keep the streetscape intact. The style and design will fit with the surrounding structures' heights.

North	Revitalization land existing older single story rental complex (TBD)
South	New development in planning stages at least 33' (TBD)
East	Multi-family complex over 40' approximately
West	Multi-family condos over 40' approximately

The immediate newer buildings are Georgian, Brownstone style, providing an architectural variation for interest and freshness to the neighborhood. The development will comply with all Tempe standards. The Brownstone condominium West across Wilson Street creates a compatible shade-lined street on both sides of the street. The shading will provide comfort for residents and pedestrians. Our landscape plan provides for new trees facing Wilson and on W. 6<sup>th</sup> Street.

- (5) *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The development's three (3) detached single family homes will cause no significant disruptive behavior to the neighborhood and attract new homeowners with permanent homeownership potential to the neighborhood.

The development has less density with only three (3) detached single family homes and is governed by its own HOA's CCRs. The increase of 3' height will not cause residents behavior to change because they will need to comply with the Homeowner Associations' CCR's and City Codes. Residents next to the property or working in the immediate area will benefit.

The proposed 3' increase in height will not cause harm to residents/persons or working in vicinity or adjacent to property, the neighborhood and City's conformity criteria, redevelopment, conservation, General Plan or public welfare.

**THE DEVELOPMENT TEAM:**

**DEVELOPER:**

431 W. 6<sup>th</sup> Street Partners, LLC (to be formed)  
Ryan Loeding, Principal                      Bob Brookson, Principal

**LAND OWNER:**

RRG Capital LLC  
Ryan Loeding  
830 South Higley Road  
Gilbert, AZ 85296

**ARCHITECTURAL FIRM:**

JCL Design Build, LLC  
Tempe, AZ  
Jared Lineberger, Designer  
[Solidrock15@yahoo.com](mailto:Solidrock15@yahoo.com)  
480.734.0094

**CIVIL ENGINEERING:**

Hustead Engineering  
Dennis Hustead, Civil Engineer  
dhustead@cox.net  
602.989.6666

**LANDSCAPE ARCHITECT:**

Vickers Design Group  
Adam Vickers, Architect  
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602.703.4104

**STRUCTURAL ENGINEERING:**

SE Consultants, Inc.  
Quentin Kubler, Structural Engineer  
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480.946.2010

**CONTACT:**

**431 W. 6<sup>TH</sup> Street Partners**

RRG Capital, LLC	Bob Brookson
Ryan Loeding	7439 N. Via Paseo Del Sur
830 South Higley Road	Suite 515, #256
Gilbert, AZ 85296	Scottsdale, AZ 85258
<a href="mailto:Ryan@rykerrealtygroup.com">Ryan@rykerrealtygroup.com</a>	<a href="mailto:Bob@rbdaz.com">Bob@rbdaz.com</a>
623.695.8718	480.459.1431

# FOR REFERENCE

## Landscape area

TRACT IS SUBDIVIDED INTO 3 LOTS:

LOT ONE AREA:	2,522 SQ.FT. .069 ACRES
LOT TWO AREA:	2,140 SQ.FT. .055 ACRES
LOT THREE AREA:	2,698 SQ.FT. .068 ACRES
COMMON TRACT:	1,066 SQ.FT. .024 ACRES
<b>TOTAL:</b>	<b>8,446 SQ.FT. .194 ACRES</b>

EACH LOT COVERAGE PERCENTAGE:

LOT ONE:	991sf	37%
LOT TWO:	729sf	45%
LOT THREE:	1,038sf	37%
<b>Total landscape % COVERAGE:</b>	<b>2,673 sf</b>	<b>31%</b>

## Governing Building Codes

All construction shall comply with the following codes and Tempe city amendments:

- 2018 International Building Code
- 2018 International Mechanical Code
- 2017 International Electrical Code
- 2018 International Fire Code
- 2018 International Plumbing Code
- 2018 National Fire Code

## Energy Note:

2018 IECC - New and/or remodeled building envelope areas that comply with the following: Fenestration = 8.40 max U-Factor, 0.25max SHGC. Min, R-13 @ frame walls & floors, R-6 @ Mass wall R-38 @ ceilings. Duct insulation located outside the building envelope requires minimum R-8 and R-6 when located in floor joist. Minimize air leakage per IECC402.4.

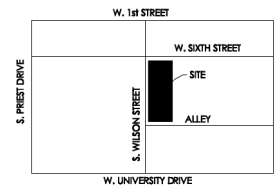
## Special Notes

- The area around the structure must be graded to drain 6-inches down for the first 10-feet from the structure.
- USE PERMIT REQUESTED: (1) 3' ADDITION TO STRUCTURE HEIGHT WITH CITY AND APS.
- Zoning administrator opinion request 2' inclusion to 20' driveway on Wilson

## Site Notes

- CITY STREET LIGHT: AN EXISTING STREET LIGHT (WOODEN POLE) ON CORNER OF WILSON AND 6TH STREET - UPDATING IN COORDINATION WITH CITY AND APS.
- POWER LINES: NEW UNDERGROUND LINES WILL BE BURIED IN COORDINATION WITH CITY AND APS.
- EXTERIOR LIGHT FIXTURES: WILL COMPLY WITH TEMPE CODE.
- CIVIL ENGINEERING: WILL COORDINATE WITH CITY, SINGLE TRACT SITE SUBDIVIDED INTO THREE (3) LOTS SEWER, GRADING AND DRAINAGE PLANS WILL INCLUDE RETENTION AREAS AND LOCATION, SEWER LINES, WATER AND ELECTRICAL FROM STREET

CC&R'S WILL BE PREPARED AND WRITTEN INTO DEED OF TRUST REQUIRING OWNERS TO CARE FOR TRACT AND RIGHT OF WAY IN FRONT OF EACH RESPECTIVE PARCEL.



## Vicinity Map N.T.S.

## Project Directory

<b>LAND OWNER:</b>	RRG CAPITAL LLC 2843 EAST PARK AVENUE GILBERT, AZ 85234
<b>ARCHITECTURAL FIRM:</b>	JCL Design/Build 4503 S. Lakeshore dr. Tempe, AZ 85282 480.734.0074 soltrack15@yahoo.com
<b>STRUCTURAL ENGINEER:</b>	S E Consultants Quinton Kuback 5803 E Thomas Rd suite 104 480.946.2010
<b>CIVIL ENGINEER:</b>	HUSTED ENGINEERING DENNIS HUSTED 568 W. MOON VALLEY DRIVE PHOENIX, AZ 85023 602.99.6666
<b>LANDSCAPE ARCHITECT:</b>	VICERS DESIGN GROUP ADAM VICERS 602.703.4104
<b>DEVELOPER:</b>	431 WEST 6TH STREET PARTNERS / RRG CAPITAL LLC

<b>BOB BROOKSON</b> 7439 N. VIA PASO DEL SUR SUITE 515 #254 SCOTTSDALE, AZ 85258 480.459.1431 bob@bdcaz.com	<b>RYAN LOEDING</b> 3920 S. RURAL RD. # 110 TEMPE, AZ 85282 480.695.8718 ryan@rykemealthgroup.com
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## Project Data

SITE DATA: PAVED ALLEY AT SOUTH SEPARATES THIS PROPERTY FROM UNDEVELOPED PARCEL. DEVELOPER WILL DEMOLISH EXISTING BUILDING AND SUBDIVIDE THE PARCEL INTO THREE (3) DETACHED SINGLE FAMILY MULTI-STORY RESIDENCES WITH A COMMON TRACT GOVERNED BY CC&R IN DEED OF TRUST

PROJECT DESCRIPTION: SUBDIVIDED INTO THREE LOTS AND A COMMON TRACT. BUILD 3 SINGLE FAMILY DETACHED HOMES

PROPERTY ADDRESS: 431 W. 6TH STREET, TEMPE, AZ 85281

PARCEL NUMBER: 124-33-026

ZONING: R3

OCCUPANCY TYPE: R-3 Single Family Residential

CONSTRUCTION TYPE: V-8

FIRE SPRINKLERS: NOT REQUIRED

BUILDING SIZE: X3

Ground floor Entry -	81 sf
First floor -	990 sf
Garage -	990 sf
Total Footprint -	990 sf
Second floor -	990 sf
total overall	2061 sf

LOT SIZE: TRACT IS SUBDIVIDED INTO 3 LOTS:

LOT ONE AREA:	2,522 SQ.FT. .069 ACRES
LOT TWO AREA:	2,140 SQ.FT. .055 ACRES
LOT THREE AREA:	2,698 SQ.FT. .068 ACRES
COMMON TRACT:	1,066 SQ.FT. .024 ACRES
<b>TOTAL:</b>	<b>8,446 SQ.FT. .194 ACRES</b>

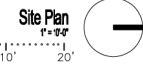
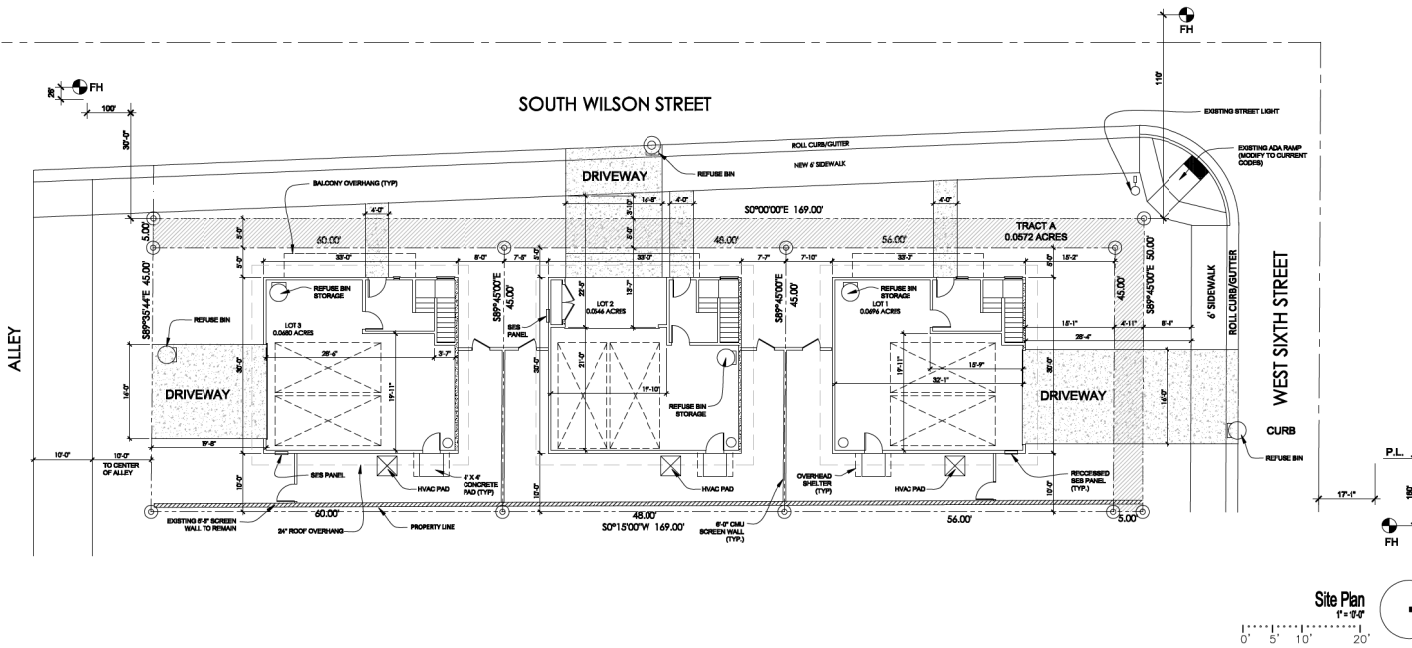
EACH LOT COVERAGE PERCENTAGE:

LOT ONE:	990sf	37%
LOT TWO:	990sf	45%
LOT THREE:	990sf	37%
<b>Total % COVERAGE:</b>	<b>2,970 sf</b>	<b>35%</b>

BUILDING SETBACKS (WITH SUB-DIVIDED COMMON TRACT)

North front on 6th street	20'-0"
Sides between units	7'-0"
West street side on Wilson	10'-0"
East side	10'-0"
South rear	19'-0"

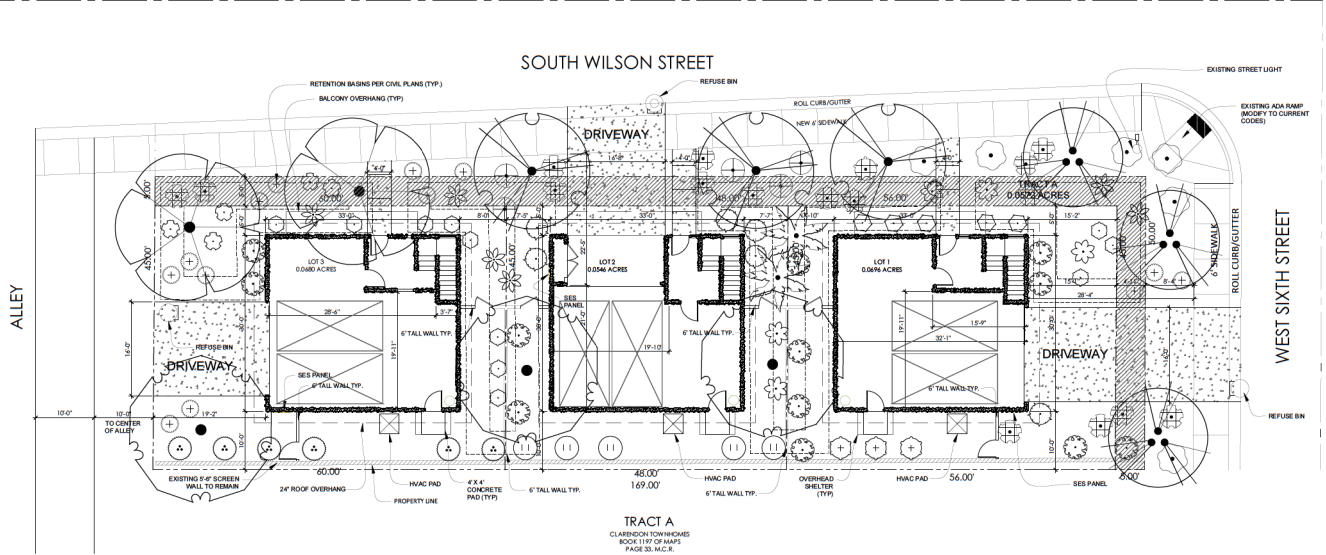
BUILDING HEIGHT: 30'-0" standard 33'-0" with use permit



SEP 2-2022  
Preliminary not for construction

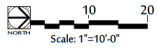
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# FOR REFERENCE



## PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY	SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	DALBERGIA SISSOO SISSOO TREE	1.5" CAL.	3		CONVOLVULUS CNEORUM BUSH MORNING GLORY	5 GAL.	13
	FRAXINUS VELUTINA VELVET ASH	1.5" CAL.	3		DODONAEA VISCOSA HOPSEED BUSH	5 GAL.	3
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	1.5" CAL.	3		EREMOPHILA GLABRA 'MINGENEW GOLD' EMU BUSH	5 GAL.	5
	ULMUS PARVIFOLIA 'SEMPERVIRENS' CHINESE EVERGREEN ELM	1.5" CAL.	2		HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	6
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	36" BOX	2		HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA	5 GAL.	5
	ACACIA REDOLENS 'DESERT CARPET' TM DESERT CARPET	5 GAL.	6		LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM GREEN CLOUD TEXAS RANGER	5 GAL.	6
	BOUGAINVILLEA X 'TORCH GLOW' TORCH GLOW BUSH BOUGAINVILLEA	5 GAL.	5		LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' TM CIMMERON	5 GAL.	5
	CARISSA GRANDIFLORA NATAL PLUM	5 GAL.	5		NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL.	6
	CARISSA MACROCARPA 'PROSTRATA' PROSTRATE NATAL PLUM	1 GAL.	14		ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL.	3
					RUELLIA PENNINSULARIS BAJA RUELLIA	5 GAL.	11
					TECOMA STANS VAR. 'ANGUSTATA' ARIZONA YELLOW BELLS	5 GAL.	12
				<b>MISCELLANEOUS</b>			
				Symbol	Item / Size	Comments	
					Decomposed Granite - 'Saddleback Brown' 1/2" Screened	2" Depth in all planting areas	



**REVISIONS**

1	
2	
3	

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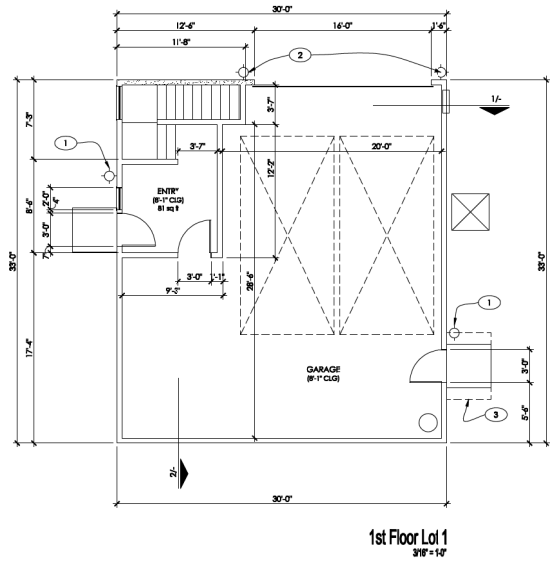
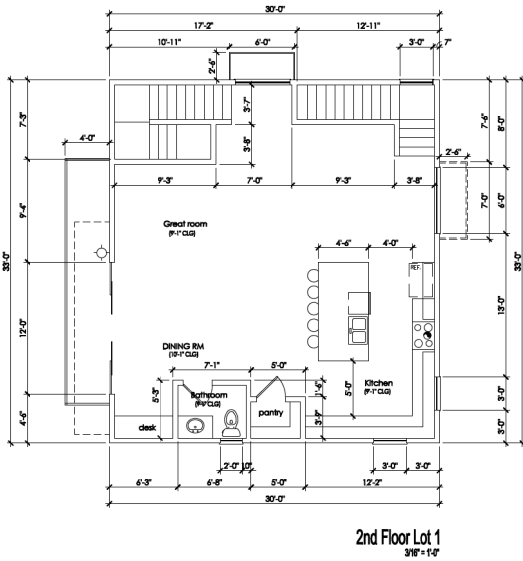
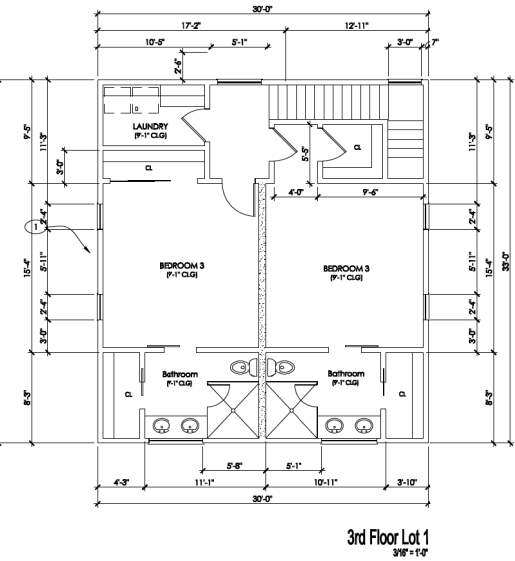
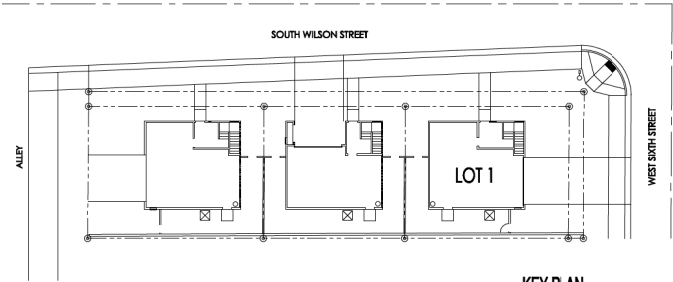
**PROJECT DESCRIPTION:**  
SUBDIVIDED INTO 3 LOTS AND A COMMON TRACT - BUILD 3 SINGLE FAMILY DETACHED HOMES

**431 W. 6TH STREET**  
TEMPE, AZ 85281

DESIGNED: *stbf*  
DRAWN: *stbf*  
CHECKED: *AV*  
DATE: 12.23.19  
JOB NO: -

SHEET  
1 OF 1  
Landscape Planting Plan

# FOR REFERENCE



**Keynotes**

- 1. Exterior wall Light At exterior door Modern Forms DOUBLE DOWN model: WS-W137 LED Exterior Sconce
- 2. Coach lighting at garage entrance
- 3. Covered entry (see elevations)

**JCL** design **build**

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solrock15@yahoo.com



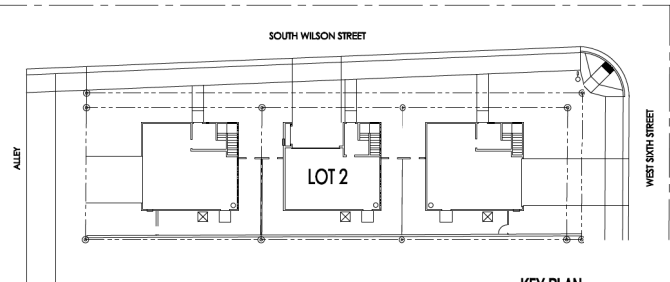
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Single Family Residences  
**Loading Lofts**  
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**a1**  
Floor Plans Lot 1

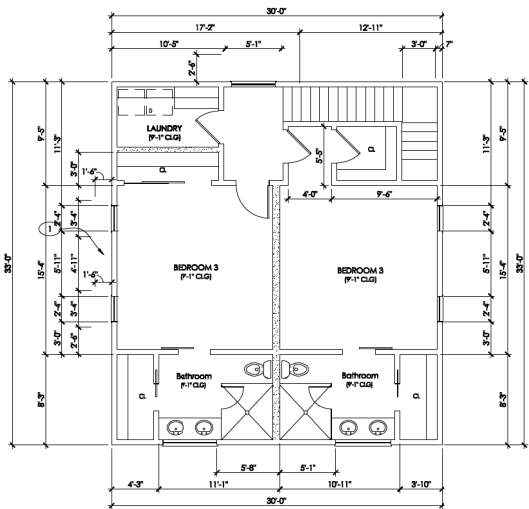
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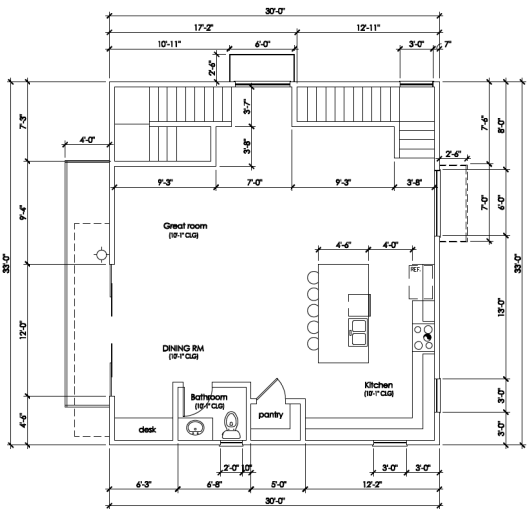
KEY PLAN

**Keynotes**

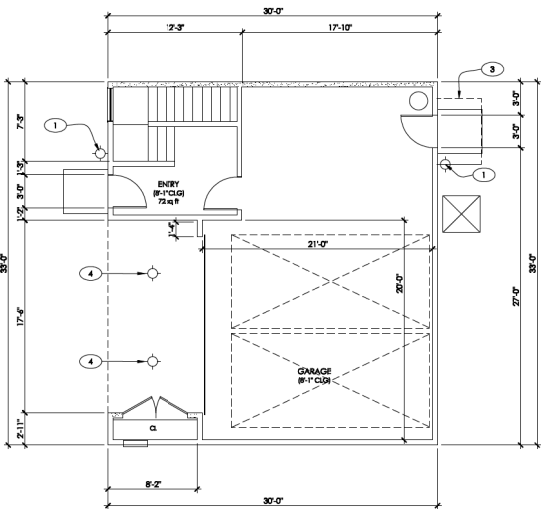
- 1. Exterior wall Light At exterior door Modern Forms DOUBLE DOWN model: WS-W137 LED Exterior Sconce
- 2. Coach lighting at garage entrance
- 3. Covered entry (see elevations)
- 4. Recessed lighting At garage entry



3rd Floor Lot 2  
318'-14"



2nd Floor Lot 2  
318'-14"



1st Floor Lot 2  
318'-14"

**JCL** design planning

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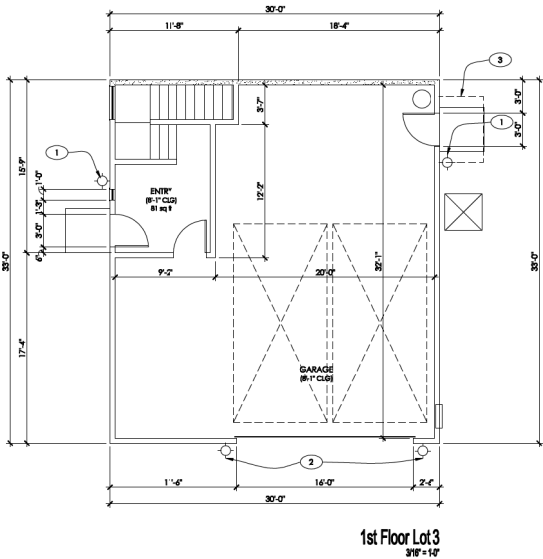
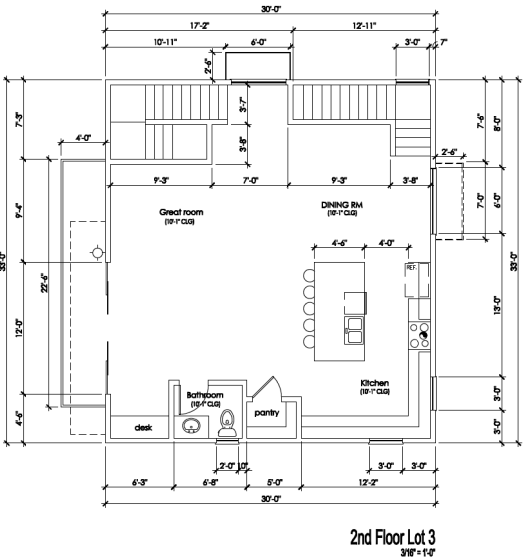
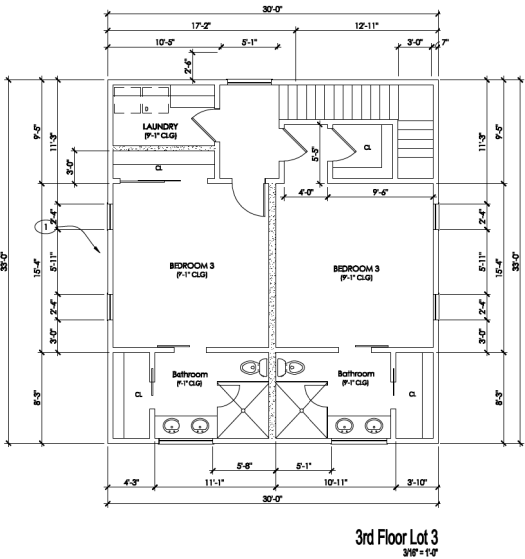
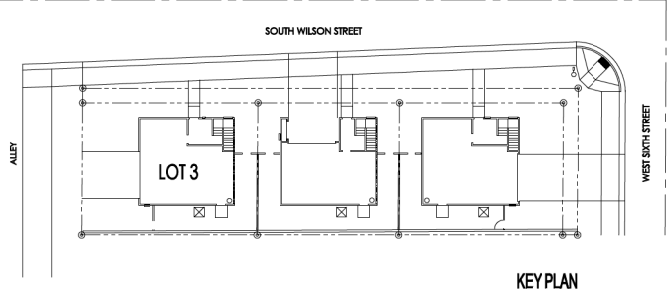


**a2**  
Floor Plans Lot 2

# FOR REFERENCE

### Keynotes

1. Exterior wall Light At exterior door Modern Forms DOUBLE DOWN model: WS-W137 LED Exterior Sconce
2. Coach lighting at garage entrance
3. Covered entry (see elevations)



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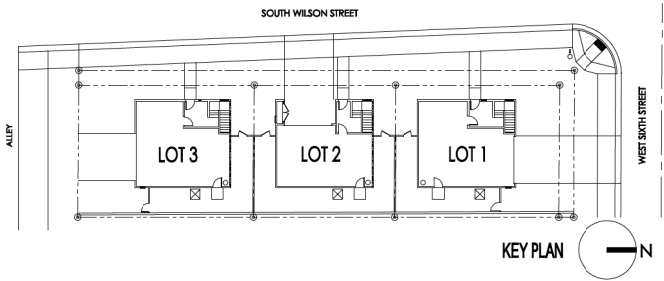
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a3  
Floor Plans Lot 3

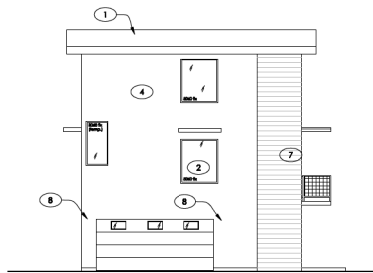


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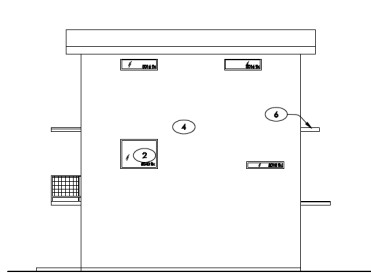


## Keynotes

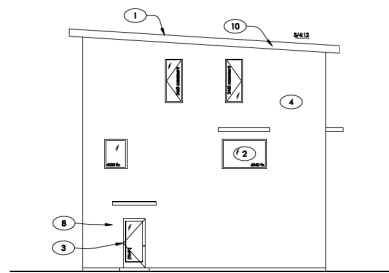
1. Roof - Standing seam steel roof see material board  
Cool Desert Beige
2. Windows - energy star composite, smart sun glass  
Window frame color to be dark bronze
3. Doors - Glass and solid wood
4. 1 coat stucco system over 1" foam
5. Foundation - Slab on Grade
6. Metal Shade Structure
7. Hardie board cement board siding see material board  
Lot 1 - Mansion Tan  
Lot 2 - Rafter Brown  
Lot 3 - Beaujolais
8. Exterior wall lighting: Modern Forms DOUBLE DOWN  
model: WS-W137 LED Exterior Sconce
9. 4"x 4" wire mesh powder coated black
10. Metal Facia and underhang Cool desert beige (see material board)
11. Address numbers



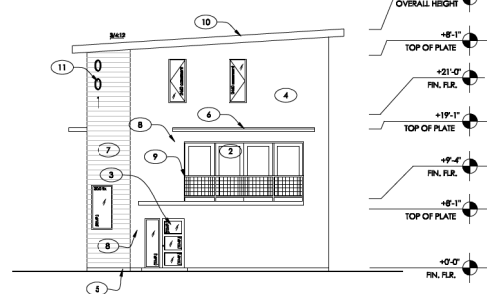
Lot 1 North Elevation  
18' x 14'



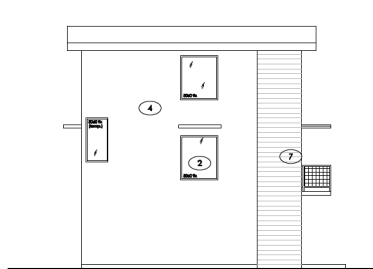
Lot 1 South Elevation  
18' x 14'



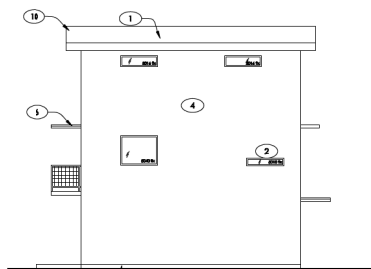
Lot 1 East Elevation  
18' x 14'



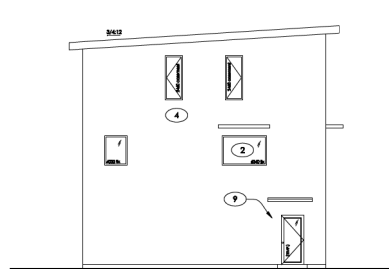
Lot 1 West Elevation  
18' x 14'



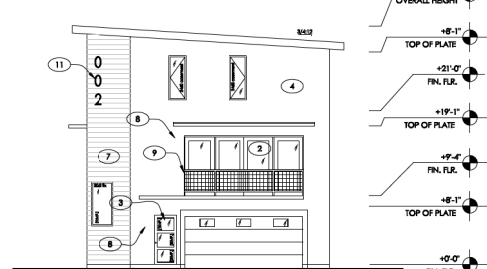
Lot 2 North Elevation  
18' x 14'



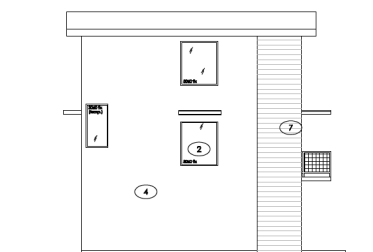
Lot 2 South Elevation  
18' x 14'



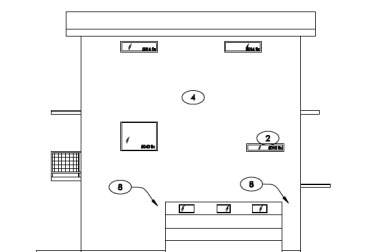
Lot 2 East Elevation  
18' x 14'



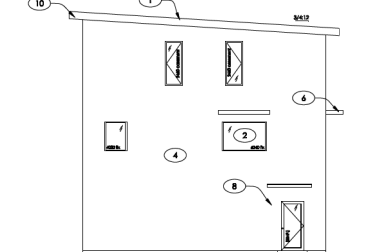
Lot 2 West Elevation  
18' x 14'



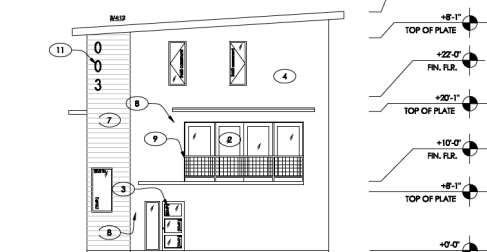
Lot 3 North Elevation  
18' x 14'



Lot 3 South Elevation  
18' x 14'



Lot 3 East Elevation  
18' x 14'



Lot 3 West Elevation  
18' x 14'

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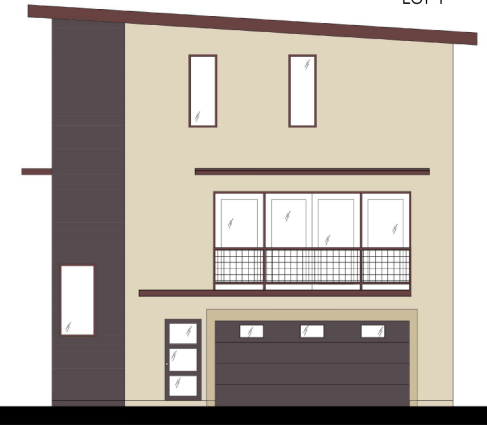
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Elevations

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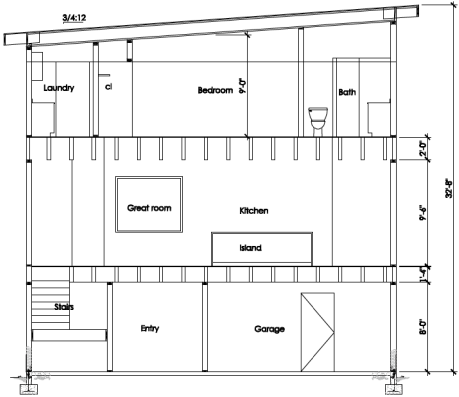
Lot 1



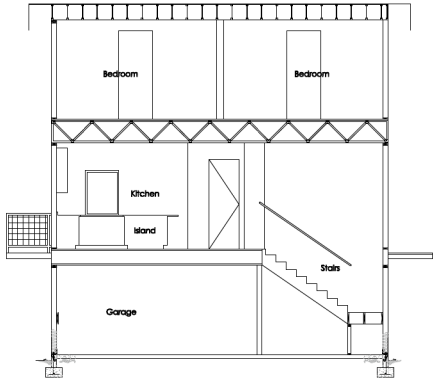
Lot 2



Lot 3



Building section 2  
31'-0" x 17'-0"



Building section 1  
31'-0" x 17'-0"

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Section and Color  
Renderings