

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 08/11/2020
Agenda Item: 5**

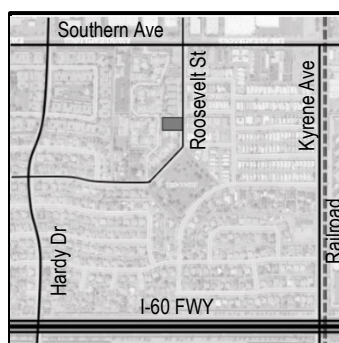
ACTION: Request a Use Permit to allow two-story residences in the R-2 Multi-Family District, and two Use Permit Standards to reduce the side and rear yard setbacks by 20% for three single-family units for HABITAT AT ROOSEVELT located at 3606 South Roosevelt Drive. The applicant is Habitat for Humanity.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: HABITAT AT ROOSEVELT (PL200108) is proposed for three single-family detached two-story residences, located in the Hermosa Tracts Lots 7 & 8 Subdivision and Alameda Character Area. The site has been vacant since 2005 and was previously approved for three attached two-story townhomes, this entitlement expired after foundations were started but construction was not completed. The property was purchased by Habitat for Humanity and the proposed detached product requires a two-story product with reductions to the setbacks to allow private yards and detached units. The Minor Development Plan Review (DPR200082) for the site plan, landscape plans and elevations of the three homes will be approved by Community Development Planning Division staff contingent upon approval of the following request:

- ZUP200029 Use Permit to allow three two-story single-family residences in the R-2 Multi-Family District.
- ZUP200030 Use Permit Standard to reduce the side yard setbacks from 10' to 8'.
- ZUP200031 Use Permit Standard to reduce the west rear yard setback from 15' to 12'.



Existing Property Owner	Tana Nichols, Habitat for Humanity
Applicant	Tana Nichols, Habitat for Humanity
Zoning District	R-2 Multi-Family Limited
Gross / Net site area	.338 acres
Density / Number of Units	9 du/ac / 3 units (10 du/ac / 3 units in R-2)
Unit Types	Single-Family Detached 4-Bedroom Units
Total Bedrooms	12 bedrooms
Total Building Area	Lot 1: 2,274 s.f. Lot 2: 2,254 s.f. Lot 3: 2,254 s.f. = 6,782 s.f total
Lot Coverage	25% (45% maximum allowed)
Building Height	24' (30' maximum allowed)
Building Setbacks	20' east front, 12' west rear, 8' side, (20', 15', 10' min.)
Landscape area	46% (30% minimum required)
Vehicle Parking	2 spaces in garage (2 min. required for single family)
Bicycle Parking	1 spaces in garage

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski (480) 858-2391

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

COMMENTS:

This site is located between Southern Avenue and the I-60 Freeway, and Mill Avenue and Hardy Drive, just north of Dwight Park and is located within the Alameda Character Area. The site is surrounded by condominiums on three sides and single-story single-family homes across the street. The site is vacant but has foundations for three attached units intended to be apartments that were started in 2006 and never completed. The City purchased the property using HUD funds and subsequently sold the property to Habitat for Humanity for the construction of three affordable housing units on individual lots. The Zoning and Development code authorizes planning staff to review and render decisions on developments of up to three units. The site plan, landscape plan and building elevations have been reviewed by the interdepartmental review team, and will be processed separately, contingent upon approval of this request, which includes the following:

- ZUP200029 Use Permit to allow three two-story single-family residences in the R-2 Multi-Family District.
- ZUP200030 Use Permit Standard to reduce the side yard setbacks from 10' to 8'.
- ZUP200031 Use Permit Standard to reduce the west rear yard setback from 15' to 12'.

The applicant is requesting the Development Review Commission take action on the items listed above. For further processing, the applicant will need approval of the Minor Development Plan Review by staff and for a Final Subdivision Plat to create individual lots by City Council.

SITE PLAN REVIEW

October 9, 2019 the first Preliminary Site Plan review was submitted for three units facing north along a private drive on individual lots. This submittal was only the site plan. Comments were primarily about formatting, code requirements, and questions and clarifications. The project was required to make upgrades to the public sidewalk on Roosevelt, and provide a streetlight and new driveway entrance. The on-site drive was narrow and required the lots to be reconfigured to fit driveways and the private access drive for fire service. It was determined that use permit standards would be needed for the setbacks.

During discussions with the applicant, staff requested the front unit have orientation facing the street to provide a street front presence to the neighborhood.

April 22, 2020 the second Preliminary Site Plan was submitted and most of the prior items were addressed, leaving only formatting issues. This submittal included the floor plans and landscape plan. Staff referred the applicant to the Alameda Character Area Plan for landscape suggestions, and suggested citrus for the common tract for residents to have seasonal fresh fruit.

June 9, 2020 a formal submittal was made with all requisite materials. The recommendations from staff were made and no further issues identified, however the front door was shown as optional on the elevation. Staff will be conditioning that the unit facing Roosevelt have the door facing the street not as an option.

PUBLIC INPUT

- Neighborhood meeting is not required.
- At the completion of this report, staff has received no calls of inquiry, comment or concern for this request.

PROJECT ANALYSIS

USE PERMIT

The proposed use requires a use permit, to allow two-story single-family residences within the R-2 Multi-Family Limited Residential zoning district.

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

1. *Any significant increase in vehicular or pedestrian traffic.* The proposed two-story homes would accommodate smaller first floor footprints to allow garages and full driveways in a traditional single-family site plan. The bedrooms are upstairs, and the proposed footprint allows for up to four bedrooms per residence. Single-family properties are required

to have 2 dedicated parking spaces. The property is allowed to have up to three residences and complies with code requirements for parking. Having a second story facilitates development of the site but is not anticipated to increase traffic with three residences.

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 second story addition may add heat mass to the area and reduce wind flow, however the previous apartment design was one large structure of two-story attached units, allowed as multi-family, the detached product offers better air circulation with shade created between the units. It is not anticipated to significantly alter the environmental conditions that existing in this area or exceed the existing ambient conditions.
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 site has been vacant since 2005, with code complaints both prior and after removal of the original structure due to weeds and debris. The redevelopment of the site will produce three single-family owner-occupied residences to help stabilize and revitalize the area. The provision of housing implements the housing objectives of the General Plan.
4. *Compatibility with existing surrounding structures and uses.* The residences immediately adjacent to this site have raised ceilings with clerestory windows, which extend higher than a standard one-story home, but there are no two-story homes in the immediate area. The R-2 zoning allows up to 30 feet in building height; a multi-family development would be allowed to build to this height without a use permit. However, as a single-family development, a use permit is required. The proposed homes are 24' tall to the pitch of the roof. These three houses will be compatible with surrounding structures in terms of materials and massing and use.
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 second floor is entirely interior, there are no balconies on the homes and therefore limited potential to create a behavioral nuisance to the area.

USE PERMIT STANDARD

The proposed use requires a Use Permit Standard, to allow a 20% reduction in side yard setbacks from 10' to 8' and in the rear yard setback from 15' to 12' within the R-2 Multi-Family Limited Residential zoning district. The applicant has requested a reduction of the south development perimeter side yard setback from 10' to 8', for the patio cover in the rear yards of the residences. The units also have 8' side yards between the houses within the interior lot lines of the development. The reduction of the west development perimeter rear yard setback is adjacent to a landscape buffer, sidewalk and parking area for adjacent condominiums. This analysis is applied to both Use Permit Standard requests based on Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The reduction of the south and west property setbacks by 2' and 3' respectively will have no impact on traffic on or around 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 reduction of the side and rear yard setback would bring homes closer together, however it would not cause additional nuisances to exceed the surrounding conditions.
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 site has been vacant since 2005, with code complaints both prior and after removal of the original structure due to weeds and debris. The redevelopment of the site will produce three single-family owner-occupied residences to help stabilize and revitalize the area. There are no anticipated detrimental impacts from a 2' side yard and 3' rear yard setback reduction at the perimeter of the site. The perimeter rear yard of the south Lot 3 would be the only house affected, and it functions as a side yard. The perimeter side yard becomes the rear yard of all three lots, which have 10' rear yards with canopy covers that encroach to provide shade to the back door. The site was too narrow to shift the units west without impacting the private drive access to the property.

4. *Compatibility with existing surrounding structures and uses.* The setbacks in the R-2 multi-family district requires a 10' setback, however the R1-6 single-family district would allow homes to be built 5' from the property line, requesting a reduction to 8' provides a compromise between the multi-family zoned property and surrounding uses, and the single-family use of this site, which is similar to the single-family uses across the street. The rear yard setback is 15' in both of these districts and uses; both of which have the option to request a reduction to 12', so this is compatible with what is currently and potentially built within the area.
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 reduction of setbacks brings units closer to the property lines, with windows open there could be noise from inside the home heard off site, however, this would not be any different than any residence within the area; behavioral control is governed by the HOA and City Code to the extent feasible.

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 Use Permits.

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

USE PERMIT CONDITIONS OF APPROVAL:

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

1. The Use Permit and Use Permit Standards are valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed.
2. The Use Permit and Use Permit Standards are valid for the site plan as submitted (stamped July 15, 2020) 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:

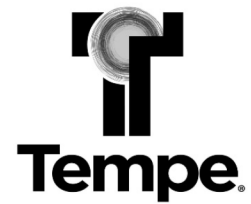
- The Use Permit and Use Permit Standards are valid for Habitat for Humanity for three single-family two-story homes and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The Use Permit and Use Permit Standards shall be void if an application for a building permit has not been submitted, within twelve (12) months after the approval or within the time stipulated by the decision-making body.
- Any intensification or expansion of use shall require a new Use Permit.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

HISTORY & FACTS:

- 1931-1960 Historic Aerials indicate the area was used for agriculture.
- 1969 A house was built on this lot, and it remained surrounded by agriculture except for new development on the east side of the street.
- 1979 The first development to the north of the site is visible in aerials
- 1986 All surrounding sites appear developed on aerials.
- 2005 Existing residence was removed, and site graded.
- May 23, 2006 Building Permits were issued for a new tri-plex. These were issued without planning entitlements.
- January 17, 2008 Development Services Department Planning staff (now Community Development) approved a Development Plan Review for site plan, landscape plan and building elevations for the Mitchell Tri-Plex, a three-unit two-story apartment development at 3606 S. Roosevelt Drive.
- 2009 Site work started for three attached units, and then building permits expired and the property remained vacant.
- September 22, 2016 City of Tempe purchased the property.
- July 8, 2019 Habitat for Humanity purchased the property from the City of Tempe.
- August 11, 2020 Development Review Commission is scheduled for a hearing for Use Permit for two-story single-family residences, and two Use Permit Standards for reduction of side yard setbacks from 10' to 8' and rear yard setbacks from 15' to 12' a Development Plan Review for site plan, landscape and building elevations.

ZONING AND DEVELOPMENT CODE REFERENCE:

- Section 6-306, Development Plan Review
- Section 6-308, Use Permit



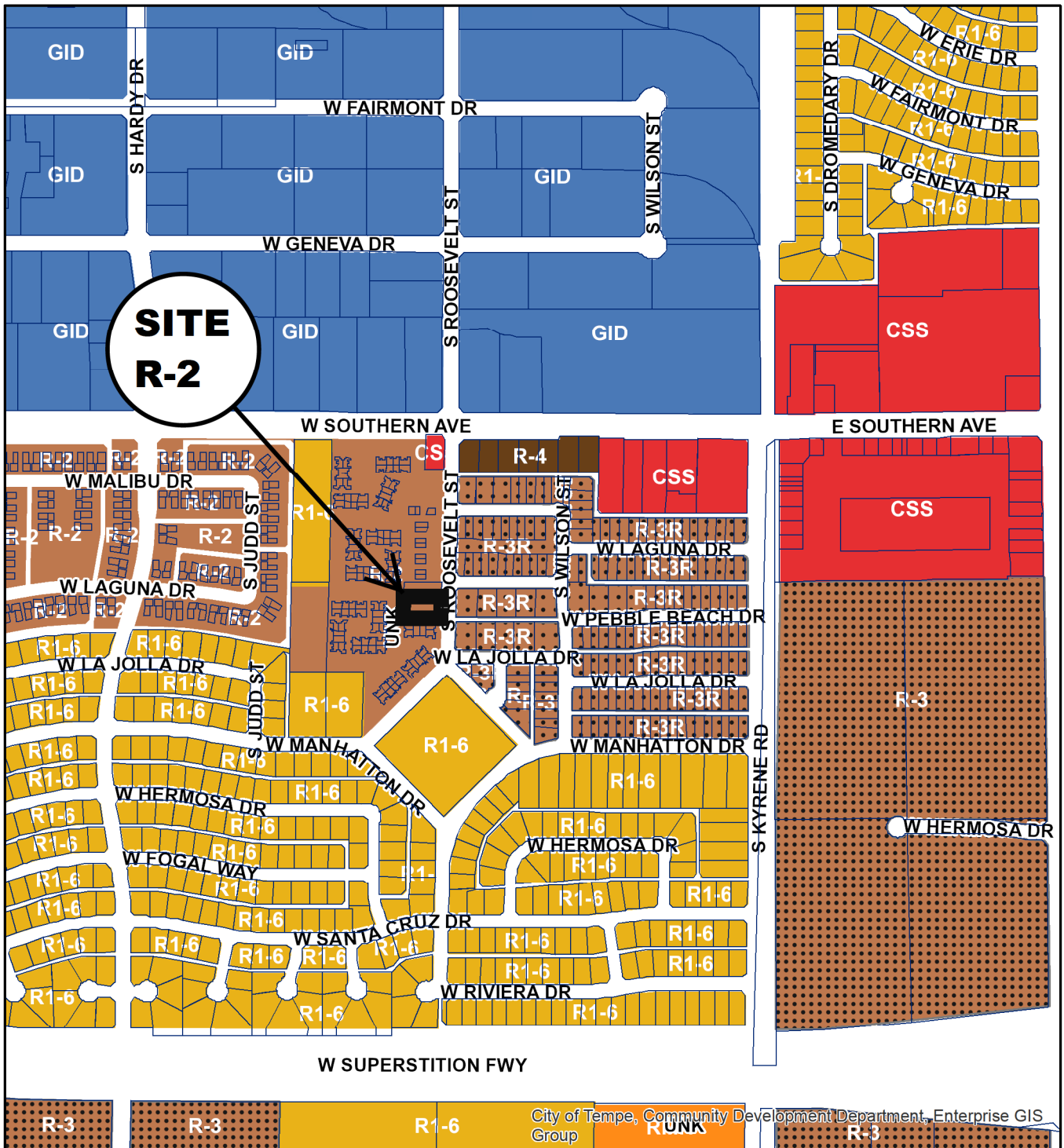
DEVELOPMENT PROJECT FILE
for
ROOSEVELT AT HABITAT
(PL200108)









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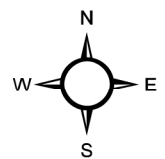
- 1-8. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 9-11. Applicant's Letter of Explanation
- 12. Site Plan
- 13. Landscape Plan (For Reference)
- 14-22. Building Design (Floor Plans, Blackline/Color Elevations (For Reference))

ROOSEVELT HABITAT FOR HUMANITY

PL200108



- | | | | |
|---|--|---|--|
|  | General Industrial District (GID) |  | Multi-Family Residential Restricted (R-3R) |
|  | Commercial Shopping and Services (CSS) |  | Multi-Family Residential Limited (R-3) |
|  | Single-Family Residential (R1-6) |  | Multi-Family Residential General (R-4) |
|  | Multi-Family Residential (R-2) |  | Mobile Home Residence (RMH) |

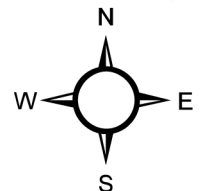


ROOSEVELT HABITAT FOR HUMANITY

PL200108

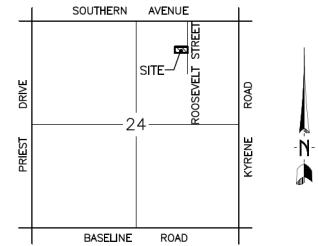
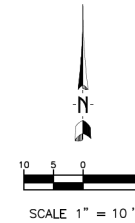


Aerial Map



HABITAT AT ROOSEVELT STREET

3806 S ROOSEVELT DRIVE



VICINITY MAP
NE 1/4 SECTION 33, T.1N., R.4E.

R-2 DEVELOPMENT STANDARDS		
STANDARD	REQUIRED	PROVIDED
DENSITY (DU/AC)	10	9
MIN. LOT AREA (S.F.)**	3,600	4,905
BUILDING HEIGHT MAX. (FT)	30-FT	24-FT
BUILDING HEIGHT STEPBACK	NO	NO
MAX. LOT COVERAGE	45%(6,622SF)	25%(3,720SF)
MIN. LANDSCAPE AREA	30%(4,415SF)	46%(6,790SF)
SITE DEVELOPMENT SETBACKS		
FRONT (EAST)		
BUILDING	20-FT	20-FT
OPEN STRUCTURES	15-FT	15-FT
PARKING	20-FT	20-FT
SIDE (NORTH & SOUTH)		
BUILDING		
OPEN STRUCTURES	10-FT	8-FT*
COMMON WALLS	0-FT	0-FT
REAR (WEST)		
BUILDING	15-FT	12-FT*
COMMON WALLS	0-FT	0-FT
STREET SIDE		
BUILDING	10-FT	10-FT
PARKING	20-FT	20-FT

LEGAL DESCRIPTION

THE NORTH 150' OF THE EAST HALF OF THE EAST HALF OF THE SOUTH HALF OF LOT 3 HERWOSA TRACT MAP BOOK 1, MAP PAGE 66 OF THE M.C.R. EXCEPT FOR THE NORTH 60' THEREOF (APN #123-44-004L).

PROJECT DESCRIPTION

A PROPOSED 3 LOT SINGLE-FAMILY SUBDIVISION IN THE R-2 ZONING CATEGORY. A USE PERMIT WILL BE REQUIRED TO ALLOW FOR A 20% REDUCTION IN THE WEST REAR LOT LINE (12' PROVIDED VS. 15' REQUIRED), SOUTH SIDE LOT LINE (8' PROVIDED VS. 10' REQUIRED) AND A TWO STORY BUILDING (ONE STORY REQUIRED).

* USE PERMIT STANDARD REQUIRED
** NET AREA/# OF LOTS

NOTE: INDIVIDUAL LOT SETBACKS ARE AS FOLLOWS:
FRONT: 18'
SIDE: 8'
REAR: 8'

TRACT TABLE	
"A"	0.0745 AC. PRIVATE DRIVE, EASEMENT FOR PUBLIC UTILITIES DRAINAGE, REFUSE COLLECTION AND EMERGENCY AND SERVICE TYPE VEHICLES

PROJECT DATA

EXISTING GENERAL PLAN: RESIDENTIAL, 10 D.U./ACRE
PROPOSED GENERAL PLAN: RESIDENTIAL, 15 D.U./ACRE
EXISTING ZONING: R-2
PROPOSED ZONING: R-2
SITE NET ACRES: 14,716 S.F. OR 0.338 AC.
INDIVIDUAL BUILDING S.F.: 1,814 S.F. (N/VABLE)
BUILDING S.F. GROUND FLOOR: 1,240 S.F.
BUILDING AREA: 3,720 S.F. (1,240-S.F./LOT)
TYPE OF CONSTRUCTION: V-B
SPRINKLER SYSTEM: NONE
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
TOTAL UNITS: 3
PARKING REQUIRED: TWO PER UNIT
PARKING PROVIDED: TWO PER UNIT (DRIVEWAY)
BIKE PARKING REQUIRED: ONE PER UNIT
BIKE PARKING PROVIDED: ONE PER UNIT (GARAGE)
LANDSCAPING: 6,790 S.F., 46% (6,709/14,716)
PROJECTED LAND USE: RESIDENTIAL
TOTAL BEDROOMS: 9, UP TO 12 POSSIBLE.

LOT TABLE	
LOT 1	3,360 S.F. 0.0771 AC.
LOT 2	3,408 S.F. 0.0782 AC.
LOT 3	3,523 S.F. 0.0809 AC.

LOT LANDSCAPE TABLE	
LOT 1	1,832 S.F. 0.0421 AC.
LOT 2	1,880 S.F. 0.0432 AC.
LOT 3	1,995 S.F. 0.0458 AC.

RETENTION CALCULATIONS

$V_r = (0/12) \times 4 \times 6$
 $V_r = (1.3/12) \times 14,716 \times 0.82 = 1,307CF$
 $V_p = 554CF + 350CF + 291CF + 336CF = 1,531CF$

OWNER

HABITAT FOR HUMANITY CENTRAL ARIZONA
9133 NW GRAND AVENUE, SUITE 1
PEORIA, AZ 85345
(602) 617-9694
EMAIL: tananichols@rme.com
CONTACT: TANA NICHOLS

ENGINEER

CLOUSE ENGINEERING, INC.
5010 E. SHEA BLVD. #110
SCOTTSDALE, AZ 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310
EMAIL: tweber@clouseoz.com
CONTACT: TOM WEBER



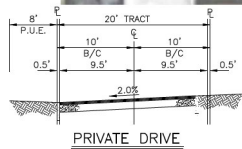
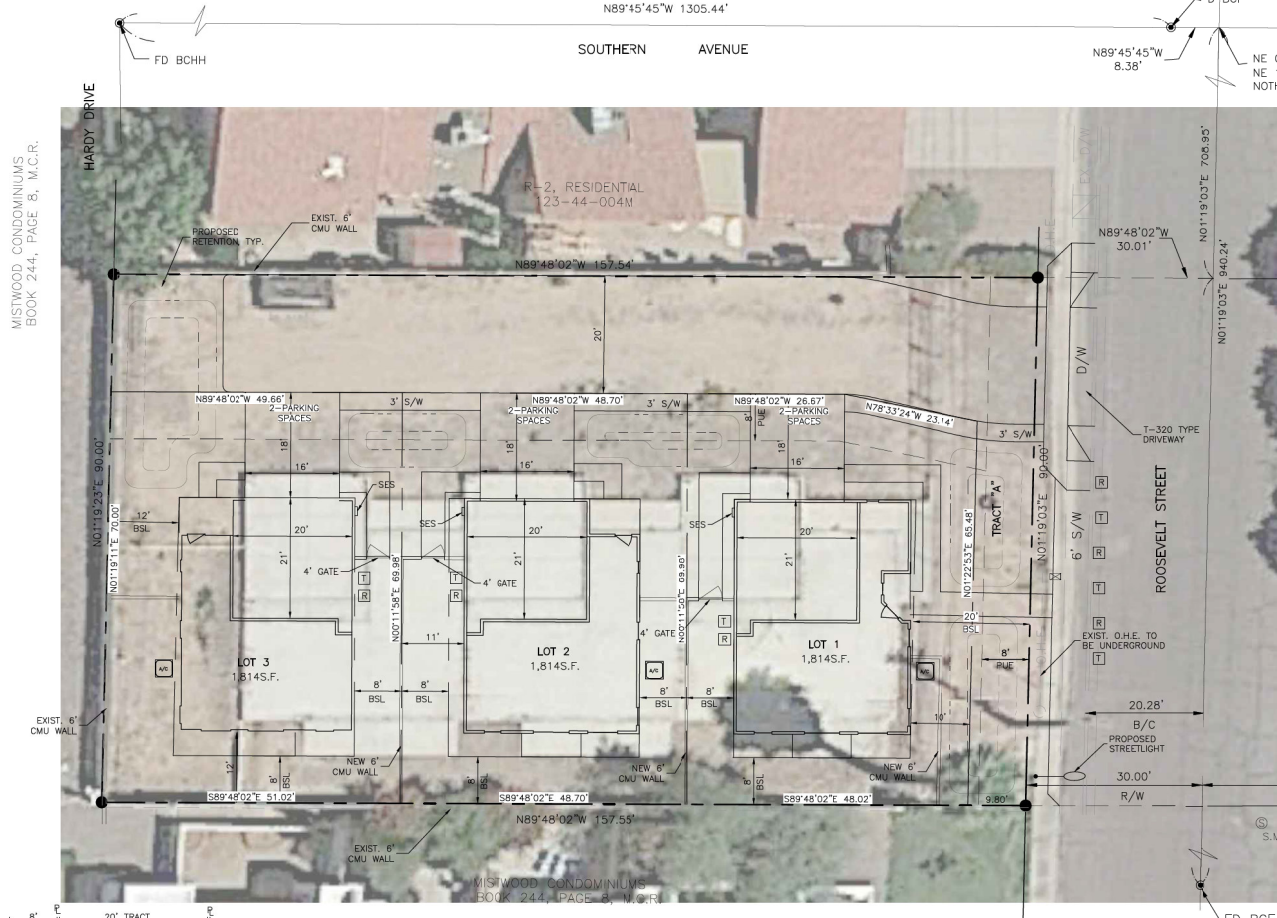
LEGEND

- [T] PROPOSED TRASH BIN
- [R] PROPOSED RECYCLE BIN



Clouse Engineering, Inc.
ENGINEERS ■ SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel 602-395-9300 Fax 602-395-9310

Job No. 190212
SH. 1
OF 1
SITE PLAN.DWG



Context Photos
1969 E Don Carlos Avenue
Tempe, AZ



Photos at NEC of Property



Photo 1



Photo 2



Photo 3



Photo 4

Photos at NWC of Property



Photo 5



Photo 6



Photo 7



Photo 8

Photos at SEC of Property



Photo 9

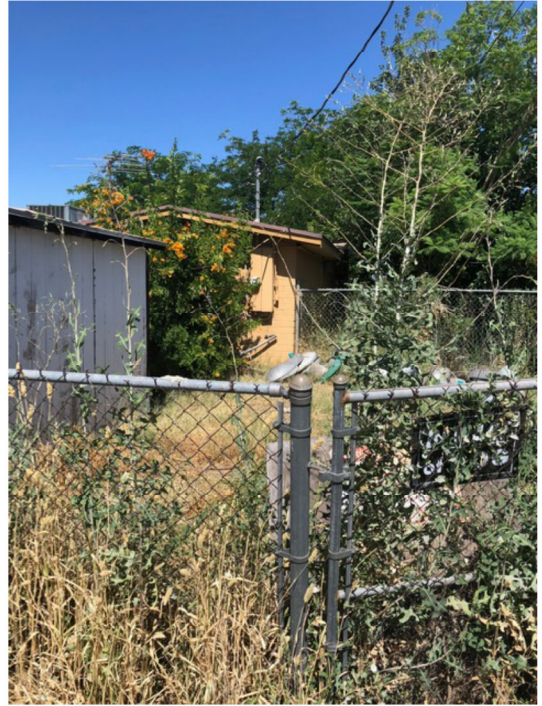


Photo 10



Photo 11



Photo 12

Photos at SWC of Property



Photo 13



Photo 14



Photo 15



Photo 16



JULY 13, 2020

Diana Kaminski
Community Development Department, Planning Division
CITY OF TEMPE
31 East Fifth Street
Tempe, Arizona 85280-5002

RE: LETTER OF EXPLANATION
3606 SOUTH ROOSEVELT STREET, TEMPE, ARIZONA 85282

Dear Diana:

Habitat for Humanity Central Arizona is proposing the development of a three (3) lot subdivision at 3606 South Roosevelt Street. The site totals 0.387 Acres, will include three (3) individual lots, a private drive along the north of the project, and one (1) common area landscape/open space tract. The project will have access from Roosevelt Street into the private drive providing access to each of the homes.

The proposed development incorporates a single-family, two-story product with abundant common area open space at the north end of the development for the neighborhood use. The front yards of each of the single-family homes will promote additional neighborhood interaction. The two-story, single-family homes will be situated with the three (3) homes facing north toward the private drive. The single-family homes will provide the medium density product that is desired under the Tempe General Plan in place for this area. The rear yards will be secured with a six (6) foot block wall and the front yards will be open. The placement of the windows in the home maximize surveillance and visibility of pedestrian areas. Access to the homes is easily provided via the private driveway directly accessible from Roosevelt Street.

In order to achieve the maximum energy conservation and comfort as an integral part of the design, we have included minimal south facing windows. The covered patio and front porch will also assist in maximizing energy conservation. The structures will be constructed to EnergyStar V3 and 2012 IECC. These standards include items such as extensive insulation and sealing of the building envelope and Low E Argon filled windows.

Corporate Office

9133 NW Grand Ave., Suite 1, Peoria, AZ 85345

623-583-2417 habitatcaz.org



ROC# 251891



Reasonable accommodations will be made upon request.

We proudly work with Arizona Relay Service (TTD) 711 to provide access to the hearing impaired.

Habitat for Humanity utilizes materials that are of superior quality and are energy efficient in the construction of our homes. We are utilizing a sand finish stucco system coupled with large pop-outs to add function and style in order to promote compatibility with surrounding area development as desired by the City of Tempe under their General Plan.

Habitat for Humanity is proposing a new, three (3) lot single-family residential development. In order to comply with the wishes of the City of Tempe per their Medium Density General Plan amendment for this area, we have designed a two-story home with limited but adequate outdoor space and an openness that encourages resident interaction and promotes pedestrian traffic. The project is situated in a diverse neighborhood with a variety of housing products included. There are many one (1) and two (2) story condominium projects situated in the neighborhood. There is office and commercial along Southern Avenue and there is single-family development to the west, south and east. All of the front yards will include attractive drought resistant landscape packages including trees, shrubs, and ground cover. The open space and landscape tract will include an attractive drought resistant landscape package as well.

The project will include three (3) single-family residential homes. The units will be two-stories in order to achieve the development as desired under the Tempe General Plan. The homes will have eight (8) body and trim paint colors to select from and this will also assist in providing visual interest and variety amongst the homes. In addition to the pop-outs and covered patios and front porches provided for architectural interest, the paint treatments will serve to eliminate the appearance of monotony in the project.

The project will require three (3) Use Permits. One is to allow for a two (2) story single-family residential home. The second Use Permit Standard will allow for reduced setback allowing a reduction from ten (10) feet to eight (8) feet on the side yard setback the third Use Permit is to allow for a reduction from ten (10) feet to eight (8) feet for the rear yard setback.

The single-family residences include several architecturally interesting features while at the same time considering the fact that we are providing safe, affordable housing. We have added several pop-outs and covered porches as well as patios.

The project is located on the west side of Roosevelt Street, just south of Southern Avenue. The site is situated in close proximity to Arizona State University and there are several transportation options including, but not limited to, light rail; bike path; arterial roadway; bus route; pedestrian walkways. All of these methods of transportation provide a plethora of opportunity for individuals to gain access to the project.

The site, located on the west side of Roosevelt Street is accessed via Southern Avenue on the north and Baseline Road on the south, which is located just south of Highway 60. Automobile traffic along Roosevelt Street will be minimal and limited to mostly homeowners and families living in the area. Pedestrian traffic access and circulation is provided on the sidewalks situated adjacent to the property. These sidewalks and private drive provide continued access to a variety of venues.

Habitat for Humanity is a non-profit with a main goal of providing safe, affordable housing to the working poor. In addition to the exterior windows and patios providing a clear view of pedestrian traffic, our project will include exterior lighting for security and safety. In addition, we have planned for security doors to be installed at the front of each of the single-family residences.

**3606 SOUTH ROOSEVELT STREET
LETTER OF EXPLANATION**

The landscape plans provided for each of the front yards integrates a pleasing, streetscape that gives an inviting feeling to the development. We have included a variety of plant material and trees indigenous to the area. Care and maintenance of all front and rear yard landscape materials maintained by the homeowners.

As Habitat for Humanity is a nonprofit organization, we strive to maintain our status as the number one Habitat producer in the world for 2015 and work diligently to keep our projects affordable.

Please let me know should you have questions or require additional information, thank you for your consideration.

Sincerely,

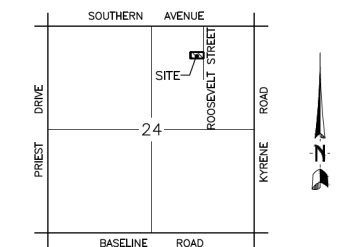
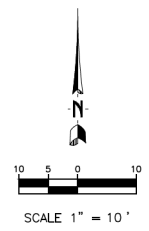
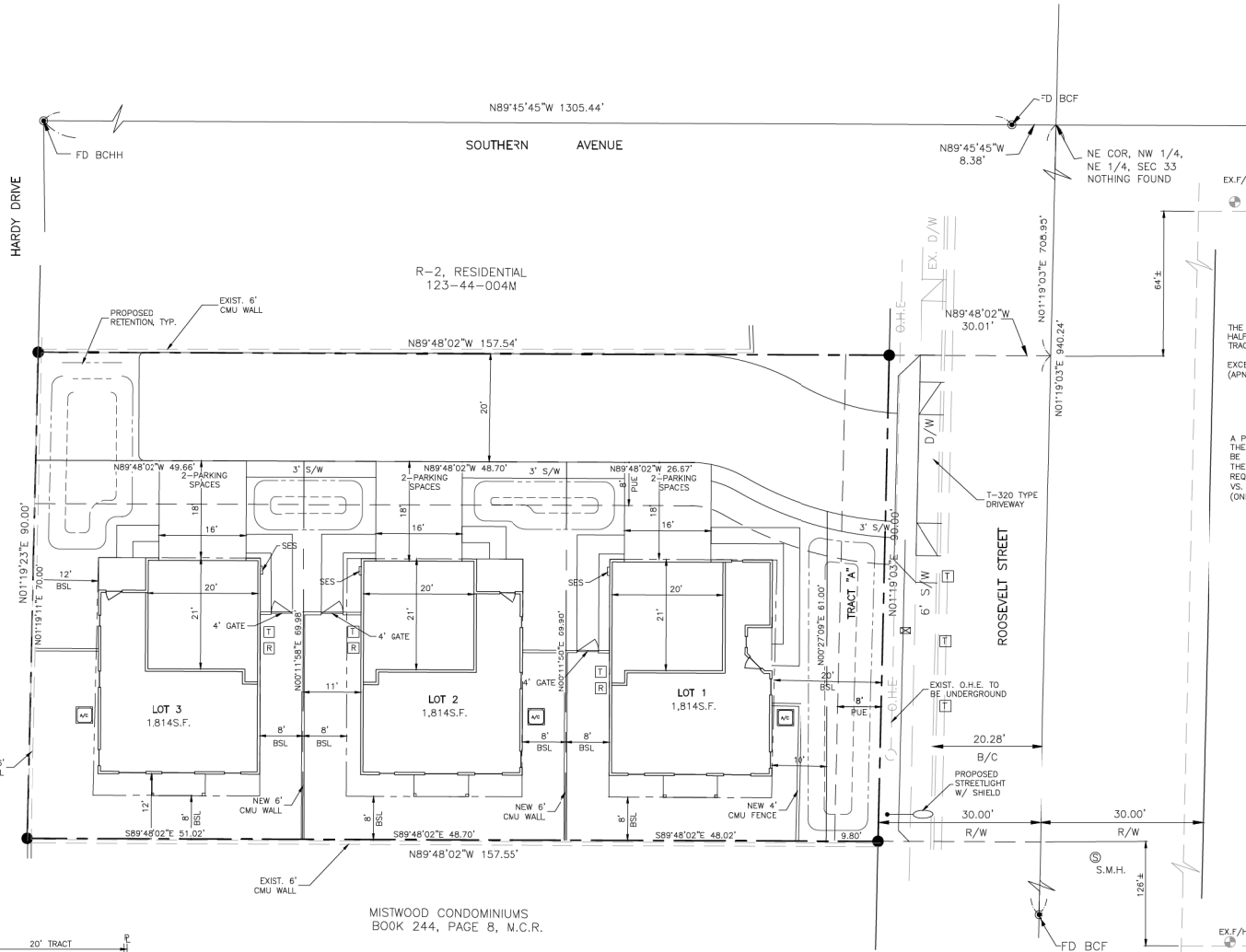
Tana Nichols

Tana Nichols
Director of Land Acquisition and Development

HABITAT AT ROOSEVELT STREET

3606 S ROOSEVELT STREET

MISTWOOD CONDOMINIUMS
BOOK 244, PAGE 8, M.C.R.



VICINITY MAP
NE 1/4 SECTION 33, T.1N., R.4E.

R-2 DEVELOPMENT STANDARDS		
STANDARD	REQUIRED	PROVIDED
DENSITY (DU/AC)	10	9
MIN. LOT AREA (S.F.)**	3,600	4,905
BUILDING HEIGHT MAX. (FT)	30-FT	24-FT
BUILDING HEIGHT STEPBACK	NO	NO
MAX. LOT COVERAGE	45%(6,622SF)	25%(3,720SF)
MIN. LANDSCAPE AREA	30%(4,415SF)	46%(6,790SF)
SITE DEVELOPMENT SETBACKS		
FRONT (EAST)		
BUILDING	20-FT	20-FT
OPEN STRUCTURES	15-FT	15-FT
PARKING	20-FT	20-FT
SIDE (NORTH & SOUTH)		
BUILDING	10-FT	8-FT*
OPEN STRUCTURES	5-FT	10-FT
COMMON WALLS	0-FT	0-FT
REAR (WEST)		
BUILDING	15-FT	12-FT*
COMMON WALLS	0-FT	0-FT
STREET PARKING	10-FT	10-FT
PARKING	20-FT	20-FT

LEGAL DESCRIPTION
THE NORTH 150' OF THE EAST HALF OF THE EAST HALF OF THE SOUTH HALF OF LOT 3 HERWOOD TRACT MAP BOOK 1, MAP PAGE 66 OF THE M.C.R. EXCEPT FOR THE NORTH 60' THEREOF (APN #123-44-004L).

PROJECT DESCRIPTION
A PROPOSED 3 LOT SINGLE-FAMILY SUBDIVISION IN THE R-2 ZONING CATEGORY. A USE PERMIT WILL BE REQUIRED TO ALLOW FOR A 20% REDUCTION IN THE WEST REAR LOT LINE (12' PROVIDED VS. 15' REQUIRED), SOUTH SIDE LOT LINE (8' PROVIDED VS. 10' REQUIRED) AND A TWO STORY BUILDING (ONE STORY REQUIRED).

* USE PERMIT STANDARD REQUIRED
** NET AREA/# OF LOTS
NOTE: INDIVIDUAL LOT SETBACKS ARE AS FOLLOWS:
FRONT: 18'
SIDE: 8'
REAR: 8'

TRACT TABLE		
"A"	0.0769 AC.	PRIVATE DRIVE, EASEMENT FOR PUBLIC UTILITIES DRAINAGE, REFUSE COLLECTION AND EMERGENCY AND SERVICE TYPE VEHICLES

PROJECT DATA
EXISTING GENERAL PLAN: RESIDENTIAL, 10 D.U./ACRE
PROPOSED GENERAL PLAN: RESIDENTIAL, 15 D.U./ACRE
EXISTING ZONING: R-2
PROPOSED ZONING: R-2
SITE NET ACRES: 14,716 S.F. OR 0.338 AC.
INDIVIDUAL BUILDING S.F.: 1,814 S.F. (UNVABLE)
BUILDING S.F. GROUND FLOOR: 1,240 S.F.
BUILDING AREA: 3,720 S.F. (1,240-SF/LOT)
TYPE OF CONSTRUCTION: V-B
SPRINKLER SYSTEM: NONE
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
TOTAL UNITS: 3
PARKING REQUIRED: TWO PER UNIT
PARKING PROVIDED: TWO PER UNIT (DRIVEWAY)
BIKE PARKING REQUIRED: ONE PER UNIT
BIKE PARKING PROVIDED: ONE PER UNIT (GARAGE)
LANDSCAPING: 6,790 S.F., 46% (6,709/14,716)
PROJECTED LAND USE: RESIDENTIAL
TOTAL BEDROOMS: 9, UP TO 12 POSSIBLE.

LOT TABLE		
LOT 1	3,274 S.F.	0.0752 AC.
LOT 2	3,408 S.F.	0.0782 AC.
LOT 3	3,523 S.F.	0.0809 AC.

LOT LANDSCAPE TABLE		
LOT 1	1,728 S.F.	0.0397 AC.
LOT 2	1,880 S.F.	0.0432 AC.
LOT 3	1,995 S.F.	0.0458 AC.

RETENTION CALCULATIONS
 $V_r = (0/12) \times 0.46 = 0$
 $V_s = (1.3/12) \times (14,716 \times 0.82) = 1,307CF$
 $V_p = 554CF + 350CF + 291CF + 336CF = 1,531CF$

OWNER
HABITAT FOR HUMANITY CENTRAL ARIZONA
9133 NW GRAND AVENUE, SUITE 1
PEORIA, AZ 85345
(602) 617-9694
EMAIL: tananichols@me.com
CONTACT: TANA NICHOLS

ENGINEER
CLOUSE ENGINEERING, INC.
5010 E. SHEA BLVD, #110
SCOTTSDALE, AZ 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310
EMAIL: tweber@clouseaz.com
CONTACT: TOM WEBER

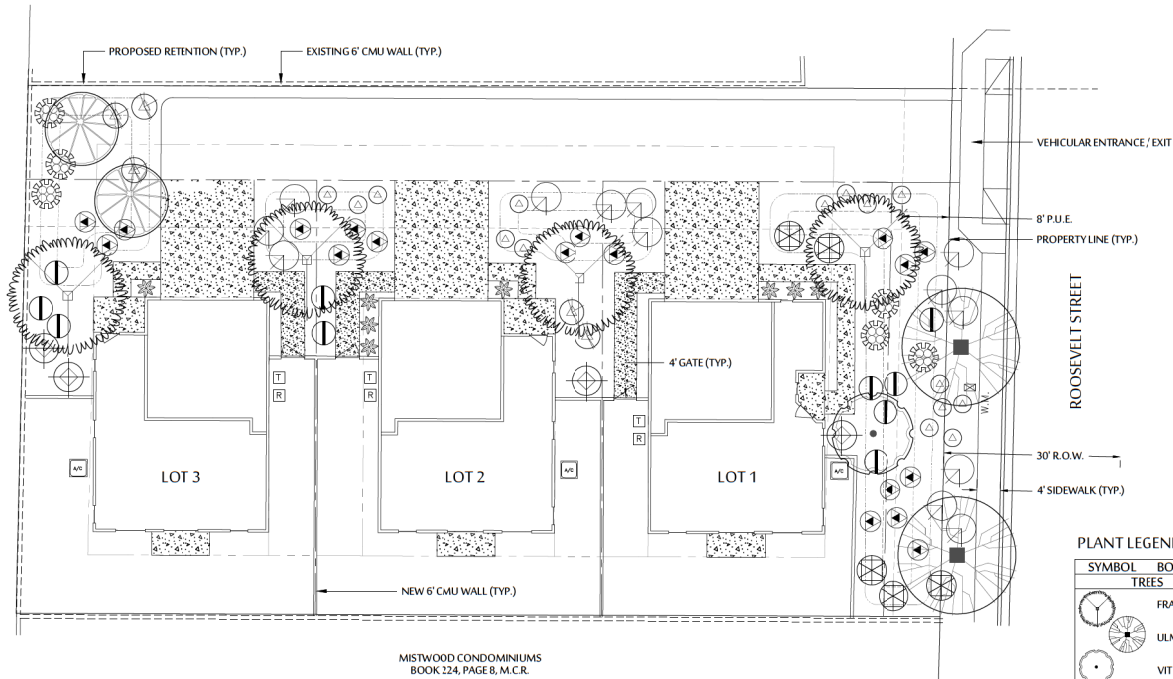


LEGEND
 PROPOSED TRASH BIN
 PROPOSED RECYCLE BIN

Clouse Engineering, Inc.
ENGINEERS ■ SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel 602-395-9300 Fax 602-395-9310

Job No. 190212
SH. 1
OF 1
SITE PLAN/DWG

MISTWOOD CONDOMINIUMS
BOOK 224, PAGE 8, M.C.R.

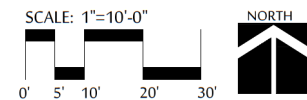


LANDSCAPE NOTES (NOT APPROVED BY THE CITY)

1. PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
2. PREPARED BACKFILL FOR PLANTING PITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN PIT.
3. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATIONS, SECTION 795. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
4. PLANT TABLETS TO BE AGRIFORM 21 GRAM 20-10-5 FERTILIZER TABLETS.
5. CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATED DECOMPOSED GRANITE QUANTITIES. INDICATE THE UNIT PRICE ONLY AT THE TIME OF BIDDING.
6. ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE.
8. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100 OR 1-800-782-5348.
9. PRIOR TO BIDDING, THE LANDSCAPE SUPERINTENDENT SHALL WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.
10. THE LANDSCAPE CONTRACTOR SHALL WARRANT ALL HARDSCAPES, IRRIGATION COMPONENTS AND TREES FOR A PERIOD OF 1 YEAR. SHRUBS, ACCENTS AND GROUND COVERS SHALL CARRY A 90 DAY WARRANTY.
11. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
12. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND THE CITY OF TEMPE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
14. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
15. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.
16. SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.
17. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.
18. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
19. LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THRU. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
20. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.
21. LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS REQUIRED.
22. LANDSCAPE PLANS MUST CONFORM TO CIVIL DRAWINGS.
23. LANDSCAPE MAINTENANCE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.

PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMONNAME	QTY.	CALIPER	COMMENTS
TREES				
	FRAXINUS VELUTINA - ARIZONA ASH	4	1.5" MIN	STANDARD
	ULMUS PARVIFOLIA - CHINESE EVERGREEN ELM	2	1.5" MIN	STANDARD
	VITEX AGNUS-CASTUS - CHASTE TREE	1	1.5" MIN	STANDARD
	CITRUS SPECIES - CITRUS (VARIOUS)	2	1.5" MIN	STANDARD
SHRUBS				
	CAESALPINIA PULCHERRIMA - MEXICAN BIRD OF PARADISE	4	5 GAL	CAN FULL
	LEUCOPHYLLUM FRUTESCENS - HEAVENLY CLOUD SAGE	6	5 GAL	CAN FULL
	RUPELLIA PENINSULARIS - BAJA RUELLIA	5	5 GAL	CAN FULL
	EREMOPHILA GLABRA SSP. CARINOSA - WINTER BLAZE	10	5 GAL	CAN FULL
	EREMOPHILA HYGROPHANA - BLUE BELLS	15	5 GAL	CAN FULL
	SENNA ARTEMISIOIDES - SILVER CASSA	5	5 GAL	CAN FULL
ACCENTS				
	MUHLENBERGIA RIGENS - DEER GRASS	18	5 GAL	CAN FULL
	AGAVE SPECIES - AGAVE (VARIOUS)	8	5 GAL	CAN FULL
GROUND COVERS				
	ROSMARINUS OFFICINALIS - ROSEMARY	13	5 GAL	CAN FULL
	3/4" SCREENED DECOMPOSED GRANITE. COLOR TO BE 'APACHE BROWN' BY KALAMAZOO MATERIALS INC.	2" MIN. DEPTH	4,340 SQ.FT	



535 E. MCKELLIPS RD. SUITE 131
MESA, ARIZONA 85203
PHONE: (602) 997-9093



PLANTING PLAN
HABITAT FOR HUMANITY
3606 S. ROOSEVELT DRIVE
TEMPE, ARIZONA 85282

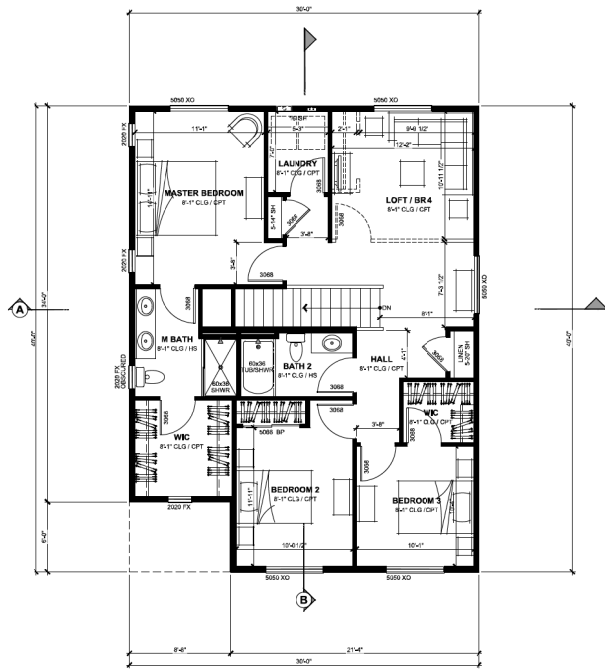
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

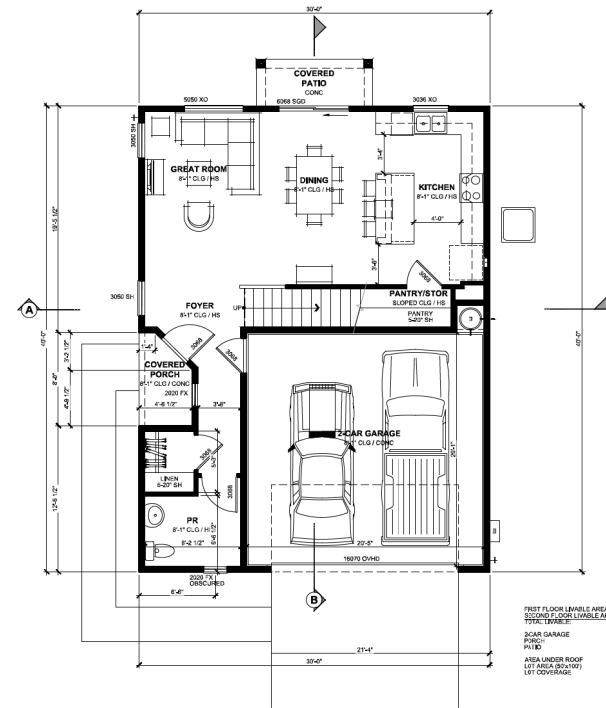
JOB NO. XX-XX
DATE: 05-15-20
DRAWN BY: TV
CHECKED BY: NA

REVISIONS:

SHEET NO.
L1.1



SECOND FLOOR PLAN
ELEVATION A 3/16" = 1'-0"

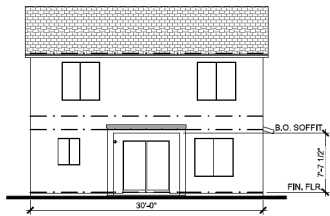


FIRST FLOOR PLAN
ELEVATION A 3/16" = 1'-0"

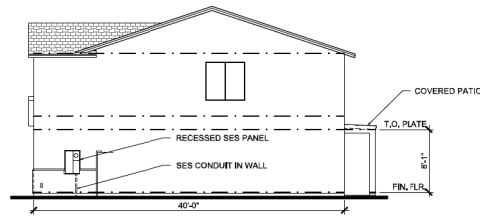
FIRST FLOOR LIVABLE AREA	713 SF
SECOND FLOOR LIVABLE AREA	1198 SF
TOTAL TYPICAL	1911 SF
2-CAR GARAGE	435 SF
PORCH	35 SF
PATIO	40 SF
AREA UNDER ROOF	1039 SF
LOT AREA (34'x100')	3400 SF
LOT COVERAGE	28.78 %

Plan 1814 | Lot 1 | Optional Side Entry | Roosevelt | Tempe, AZ | Garage Right

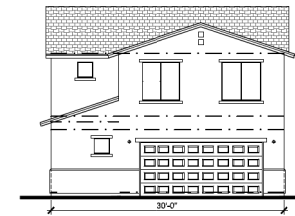
7-20-2020



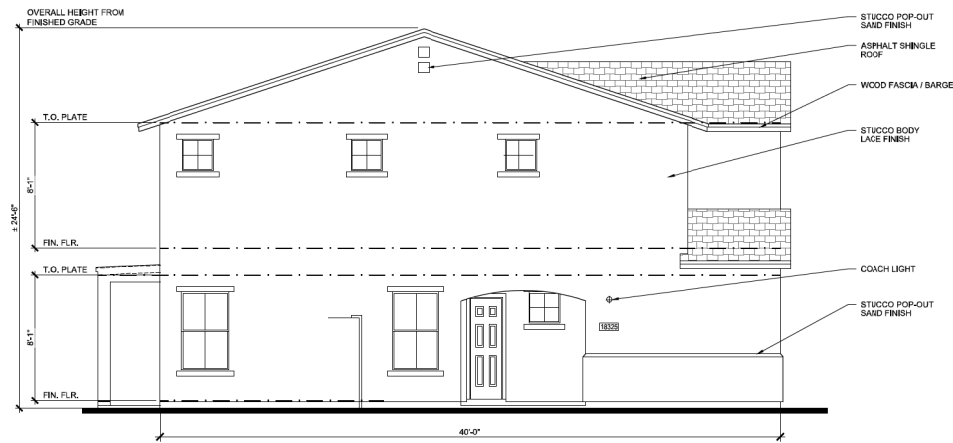
LEFT ELEVATION
ELEVATION A
1/8" = 1'-0"



REAR ELEVATION
ELEVATION A
1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A
1/8" = 1'-0"



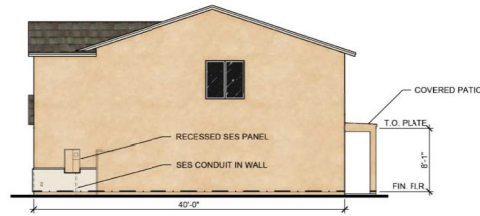
FRONT ELEVATION
ELEVATION A
1/4" = 1'-0"

Plan 1814 | Lot 1 | Optional Side Entry | Roosevelt | Tempe, AZ | Garage Right

7-20-2020



LEFT ELEVATION
ELEVATION A
1/8" = 1'-0"



REAR ELEVATION
ELEVATION A
1/8" = 1'-0"



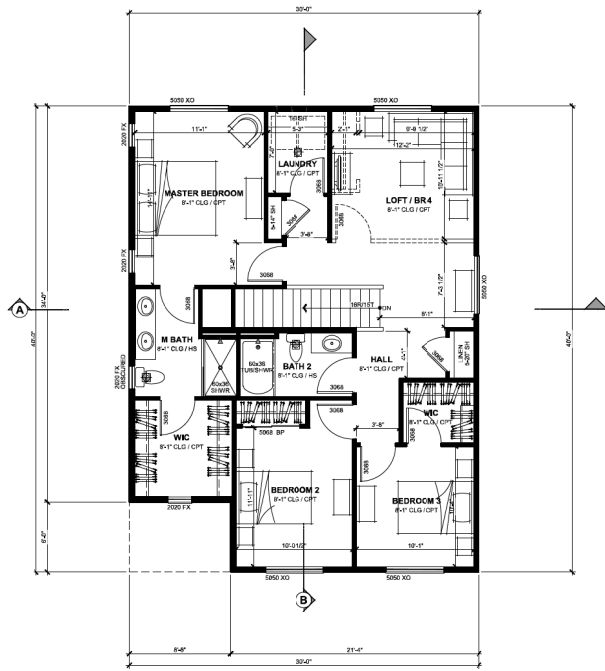
RIGHT ELEVATION
ELEVATION A
1/8" = 1'-0"



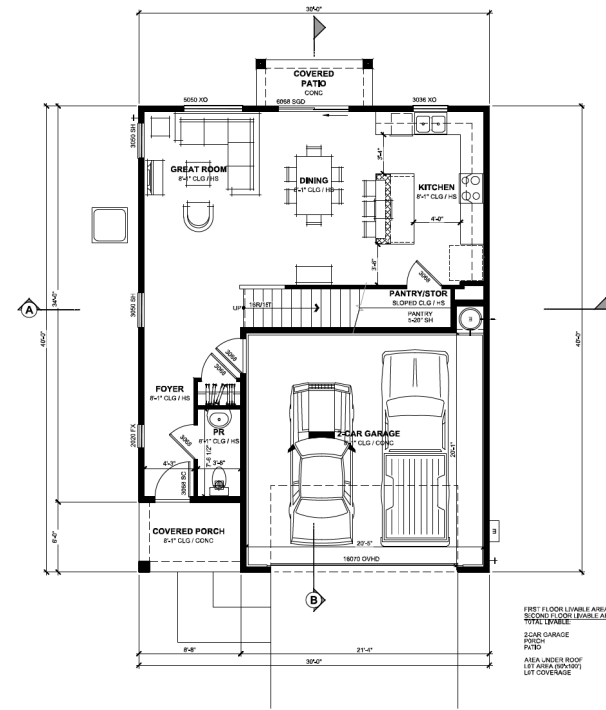
FRONT ELEVATION
ELEVATION A
1/4" = 1'-0"

Plan 1814 | Lot 1 | Optional Side Entry | Roosevelt | Tempe, AZ | Garage Right

4-27-2020



SECOND FLOOR PLAN
ELEVATION B 3/16" = 1'-0"

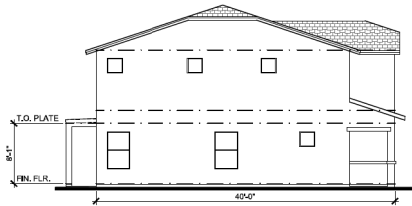


FIRST FLOOR PLAN
ELEVATION B 3/16" = 1'-0"

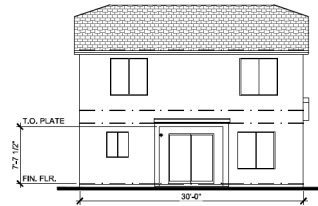
FIRST FLOOR Livable AREA	713 SF
SECOND FLOOR Livable AREA	1098 SF
TOTAL FLOOR	1811 SF
2-CAR GARAGE	438 SF
POOR	42 SF
PATIO	40 SF
AREA UNDER ROOF LET (NO BALCONY)	1560 SF
LET COVERAGE	24.35 %

Plan 1814 | Lot 2 | Roosevelt | Tempe, AZ | Garage Right

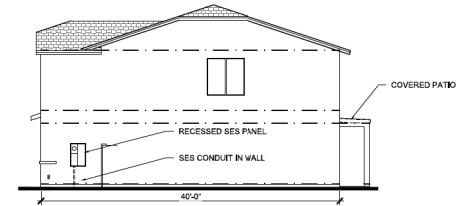
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LEFT ELEVATION
ELEVATION B
1/8" = 1'-0"



REAR ELEVATION
ELEVATION B
1/8" = 1'-0"



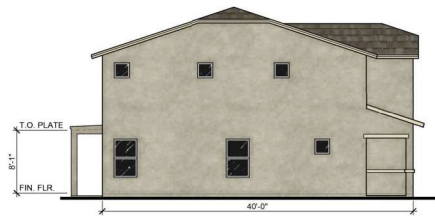
RIGHT ELEVATION
ELEVATION B
1/8" = 1'-0"



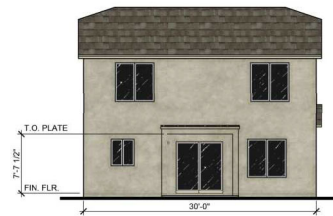
FRONT ELEVATION
ELEVATION B
1/4" = 1'-0"

Plan 1814 | Lot 2 | Roosevelt | Tempe, AZ | Garage Right

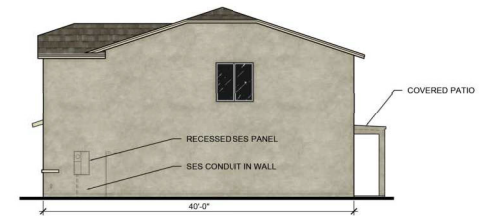
4-29-2020



LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



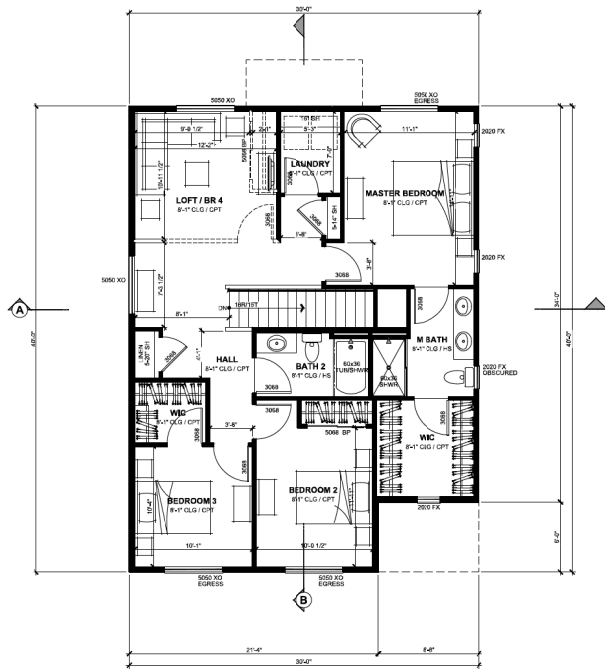
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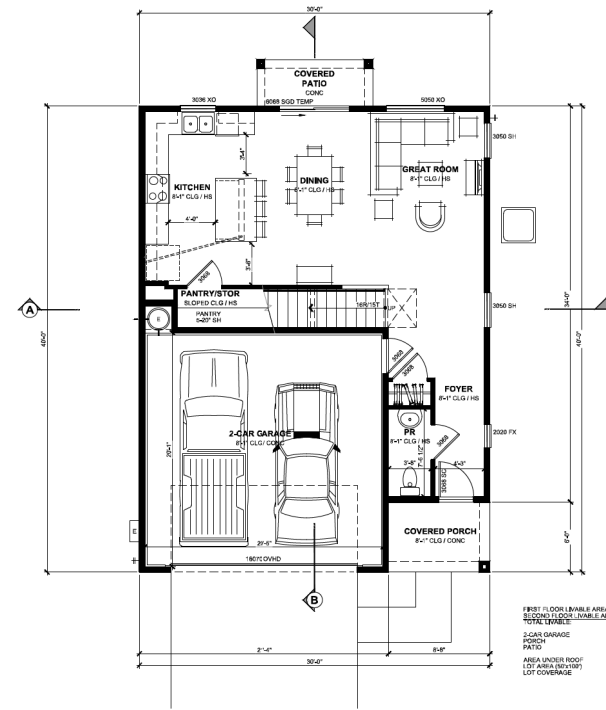
FRONT ELEVATION
ELEVATION B 1/4" = 1'-0"

Plan 1814 | Lot 2 | Roosevelt | Tempe, AZ | Garage Right

4-27-2020



SECOND FLOOR PLAN
ELEVATION C 3/16" = 1'-0"

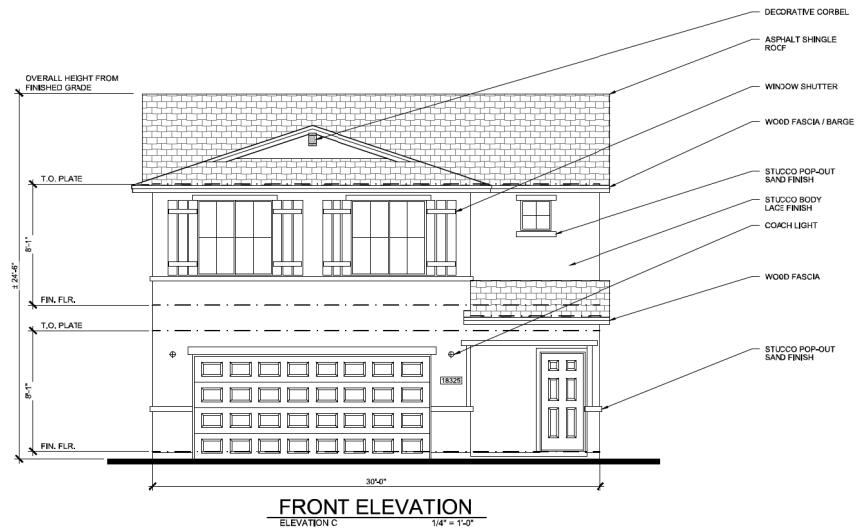
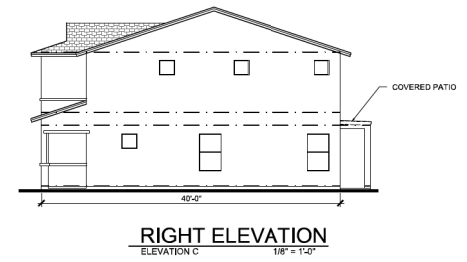
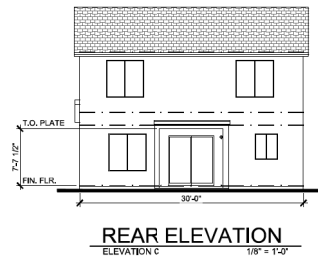
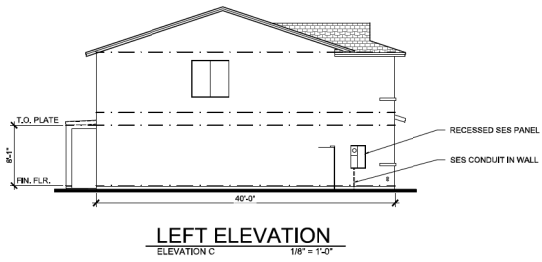


FIRST FLOOR PLAN
ELEVATION C 3/16" = 1'-0"

FIRST FLOOR FINISHABLE AREA	710 SF
SECOND FLOOR FINISHABLE AREA	1198 SF
TOTAL FINISHABLE	1908 SF
2-CAR GARAGE	438 SF
PORCH	63 SF
PATIO	63 SF
AREA UNDER ROOF (2 ND FLOOR W/OUT)	1260 SF
LOT AREA (W/OUT)	6200 SF
LOT COVERAGE	24.30 %

Plan 1814 | Lot 3 | Roosevelt | Tempe, AZ | Garage Left

5-11-2020

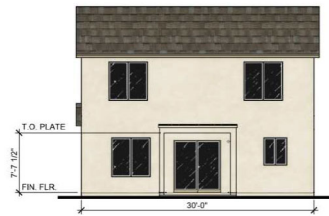


Plan 1814 | Lot 3 | Roosevelt | Tempe, AZ | Garage Left

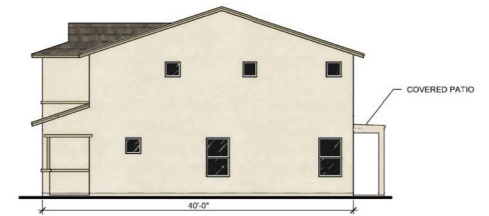
4-29-2020



LEFT ELEVATION
ELEVATION C 1/8" = 1'-0"



REAR ELEVATION
ELEVATION C 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION C 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION C 1/4" = 1'-0"

Plan 1814 | Lot 3 | Roosevelt | Tempe, AZ | Garage Left

4-27-2020