

# FIRST + FARMER RESIDENTIAL

**ADDRESS:** 206 South Farmer Avenue  
Tempe, AZ 85281

**REQUEST:** Rezone  
General Plan Amendment  
PAD Amendment  
Development Plan Review

**OWNER:** Tempe 206 S Farmer, LLC

**DEVELOPER:** Wexford Development

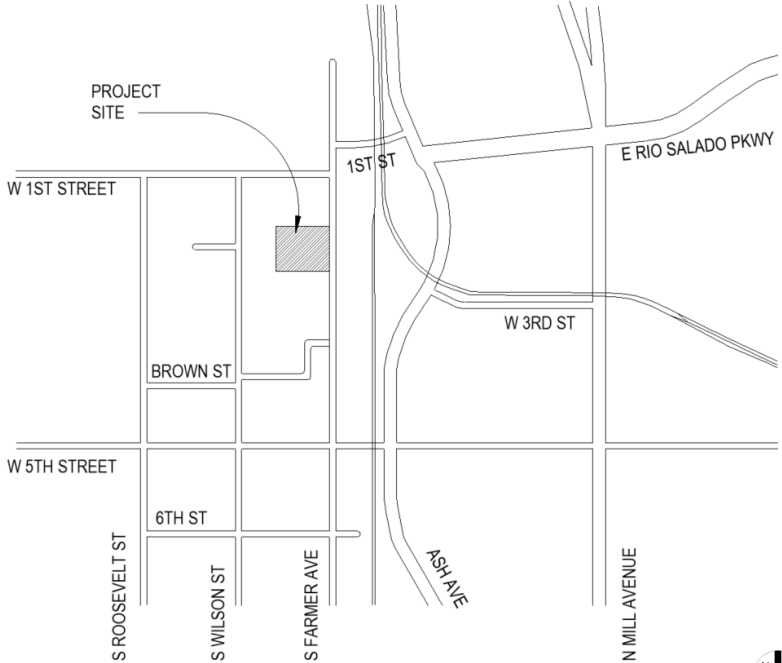
**ARCHITECT:** Architekton

**APPLICANT:** Sender Associates





# LOCATION





# EXISTING CONDITIONS





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**EXISTING CONDITIONS**





2019 Approval (First + Farmer Office)

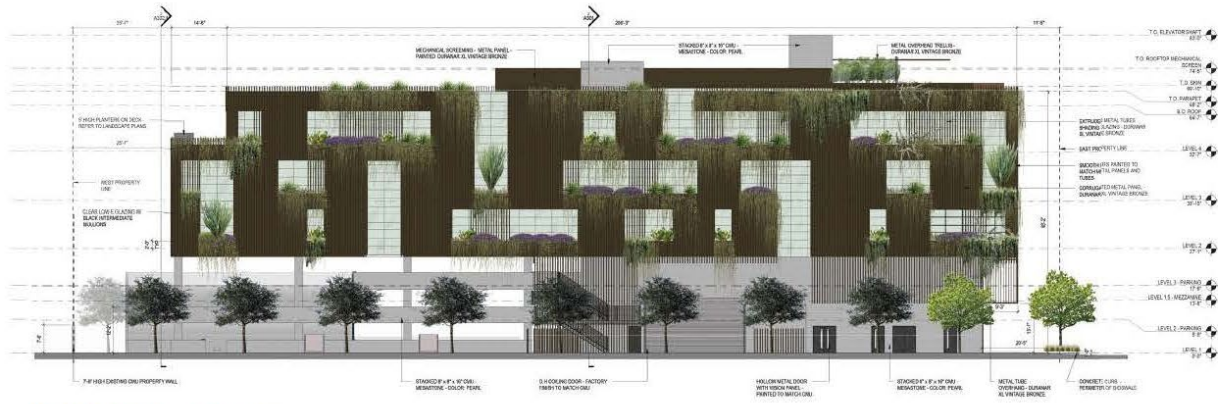


2021 Proposed (First + Farmer Residential)





2019 Approval (First + Farmer Office)



2 COLOR EXTERIOR ELEVATION \_ SOUTH

2021 Proposed (First + Farmer Residential)



2 EXTERIOR ELEVATION SOUTH



1 COLOR EXTERIOR ELEVATION \_ EAST



1 EXTERIOR ELEVATION EAST

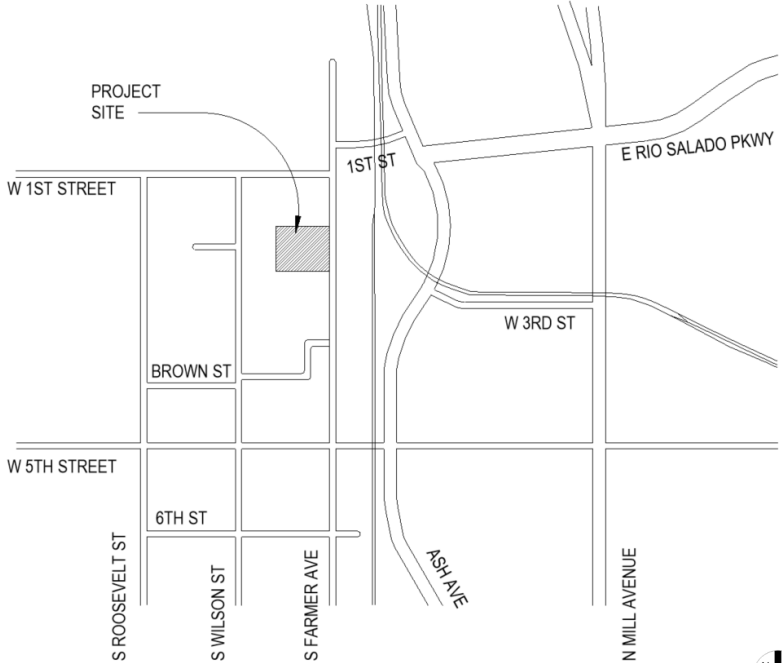
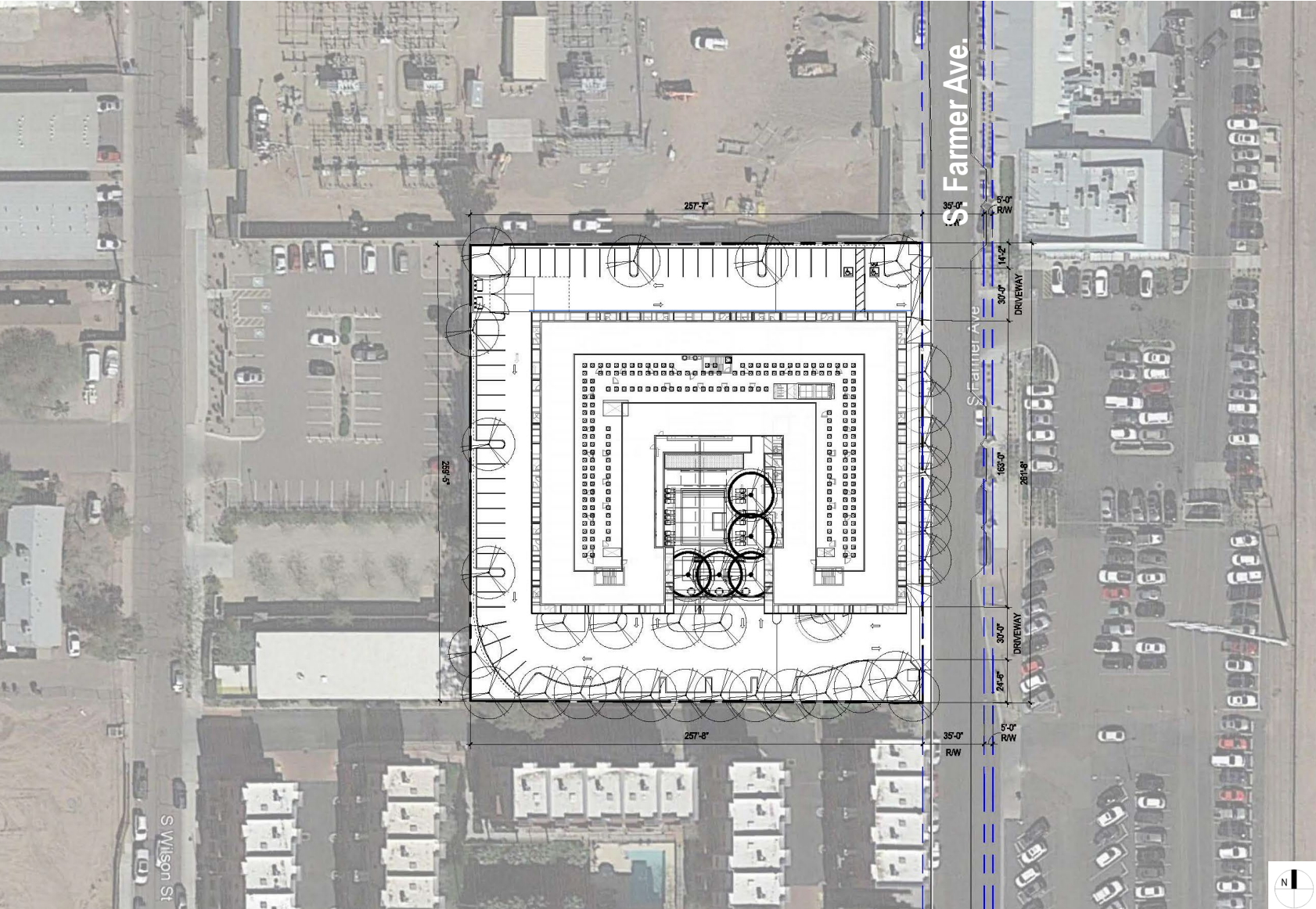


**SITE PLAN SITE DATA**

ZONING DISTRICT AND OVERLAY TABLES 4-204, 4-203(B), AND 5-611(A)	ZDC STANDARDS FOR UNDERLYING DISTRICT GID TOD	EXISTING ENTITLED PAD GID PAD TOD	PAD PROPOSED MU-4 PAD TOD
<b>GENERAL PLAN LAND USE</b>	MIXED-USE	MIXED-USE	MIXED-USE
<b>GENERAL PLAN RES. DENSITY</b>	MEDIUM DENSITY (<15 DUA)	MEDIUM DENSITY (<15 DUA)	HIGH DENSITY URBAN CORE (>65DUA)
<b>ZONING</b>	GID TOD (CORRIDOR)	GID PAD TOD (CORRIDOR)	MU-4 (PAD & TOD - CORRIDOR)
<b>SITE AREA (NET/GROSS)</b>		67,124 SF (1.541AC)	67,124 SF (1.541AC)
<b>DWELLING QUANTITY</b>			
STUDIO		-N/A-	36 UNITS
1-BEDROOM		-N/A-	114 UNITS
2-BEDROOM		-N/A-	50 UNITS
LOW INCOME HOUSING		-N/A-	20 UNITS (11 STUDIO/7 1-BR/2 2-BR)
TOTAL UNITS		-N/A-	200 UNITS (INCLUDES 20 LOW INCOME)
<b>DENSITY</b>	0.00 DU/AC	0.00 DU/AC	130 DU/AC
<b>BUILDING HEIGHT</b>	35'	4-COMMERCIAL STORIES	7-RESIDENTIAL STORIES
		±68'-0" (TOP OF PARAPET)	±76'-0" (TOP OF PARAPET)
		±83'-0" (TOP OF ELEVATOR CORE)	±77'-6" (TOP OF ELEVATOR CORE)
		±65'-7" (ROOF DECK)	±72'-6" (ROOF DECK)
<b>BUILDING LOT COVERAGE</b>	NO STANDARD	±67.8% (45,480.0SF / 67,124 SF)	±49% (33,048 SF / 67,124 SF)
<b>SITE LANDSCAPE AREA</b>	10%		
LEVEL 1 - GROUND LEVEL		±14% (9,387.43 SF/67,124 SF)	±11% (7,489 / 67,124 SF)
LEVEL 2		±1% (716.75 SF/67,124 SF)	±0% (0 SF / 67,124 SF)
LEVEL 3		±1% (750.89 SF/67,124 SF)	±4% (2,782 SF / 67,124 SF)
LEVEL 4		±1% (779.77 SF/67,124 SF)	±2% (1,187 SF / 67,124 SF)
LEVEL 5		-N/A-	±2% (1,114 SF / 67,124 SF)
LEVEL 6		-N/A-	±1% (920 SF / 67,124 SF)
LEVEL 7		-N/A-	±2% (1,133 SF / 67,124 SF)
ROOF		±3% (1,791.65 SF/67,124 SF)	±3% (2,005 SF / 67,124 SF)
TOTAL LANDSCAPE AREA		±20% (13,426.42 SF/67,124 SF)	±25% (16,630 SF / 67,124 SF)
<b>BUILDING SETBACKS</b>			
FRONT (EAST)	25'	±0'-0" (±20' AT GROUND FLOOR)	±8'-0"
SIDE (NORTH)	0'-0"	±8'-0"	±37'-0"
SIDE (SOUTH)	0'-0"	±20'-0"	±48'-0"
REAR (WEST)	0'-0"	±8'-0"	±33'-0"
PARKING	±20'-0"	±20'-0"	±20'-0"
<b>BUILDING STEPBACK</b>	YES	YES	YES (SOUTH SIDE)
<b>VEHICLE PARKING QUANTITY</b>			
TOTAL REQUIRED		±326.53	±230 (TOD)
COMMERCIAL		-N/A-	2.59 (1,036 SF/300, waive 1st 25%)
STUDIO		-N/A-	27.0 (36/0.75/br)
1-BEDROOM		-N/A-	85.5 (114/0.75/br)
2-BEDROOM		-N/A-	75.0 (100/0.75/br)
GUEST		-N/A-	40.0 (200/0.2/unit)
<b>TOTAL PROVIDED</b>		±438 (±426 STRUCTURE/±12 SURFACE)	±141 (±56 STRUCT/±85 SURF) (PER PARKING STUDY)
<b>BICYCLE PARKING QUANTITY</b>			
TOTAL REQUIRED		±11.88	±192
TOTAL PROVIDED		±12	±208
<b>USES</b>			
RESIDENTIAL		-N/A-	±121,547 SF
CAFÉ		±544 SF	±1,036 SF
STORAGE UNITS		±146,426 SF	±1,559 SF
UTILITY		-N/A-	±33,441 SF
TOTAL BUILDING		±252,753.87 SF	±157,429 SF
LEVEL 2 POOL DECK		-N/A-	±6,697 SF
ROOF DECK		±5,707.39 SF	-N/A-

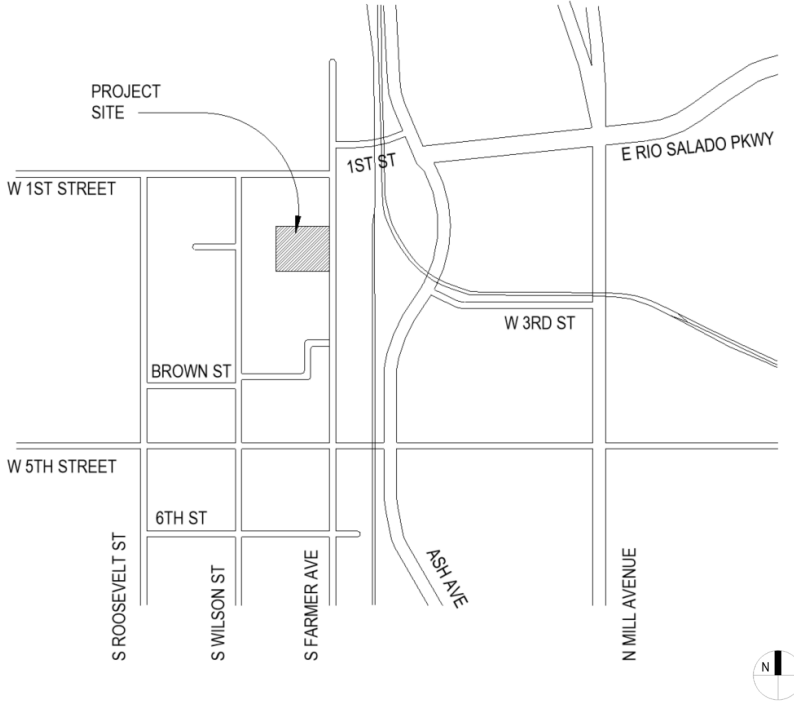
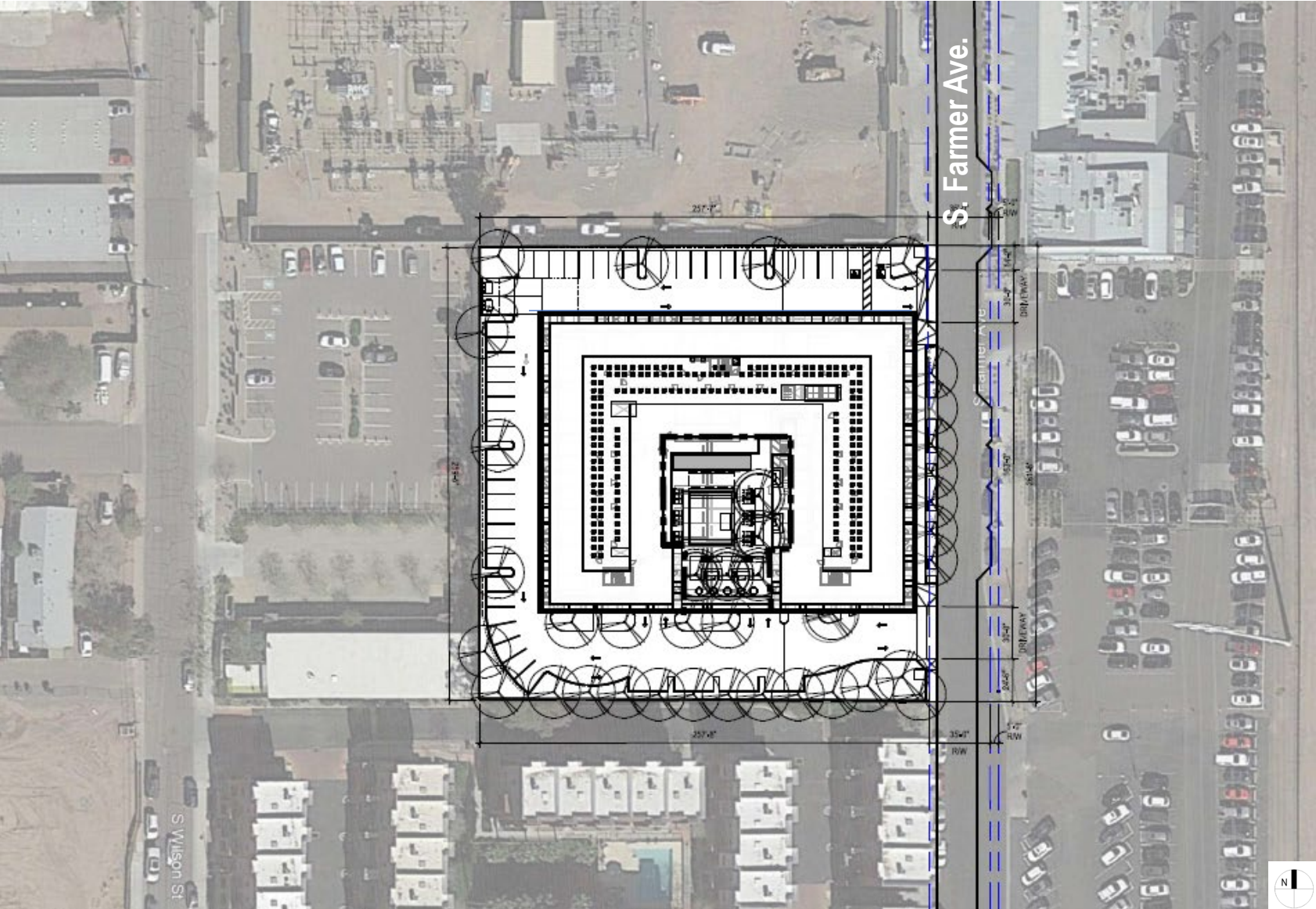


# AERIAL CONTEXT



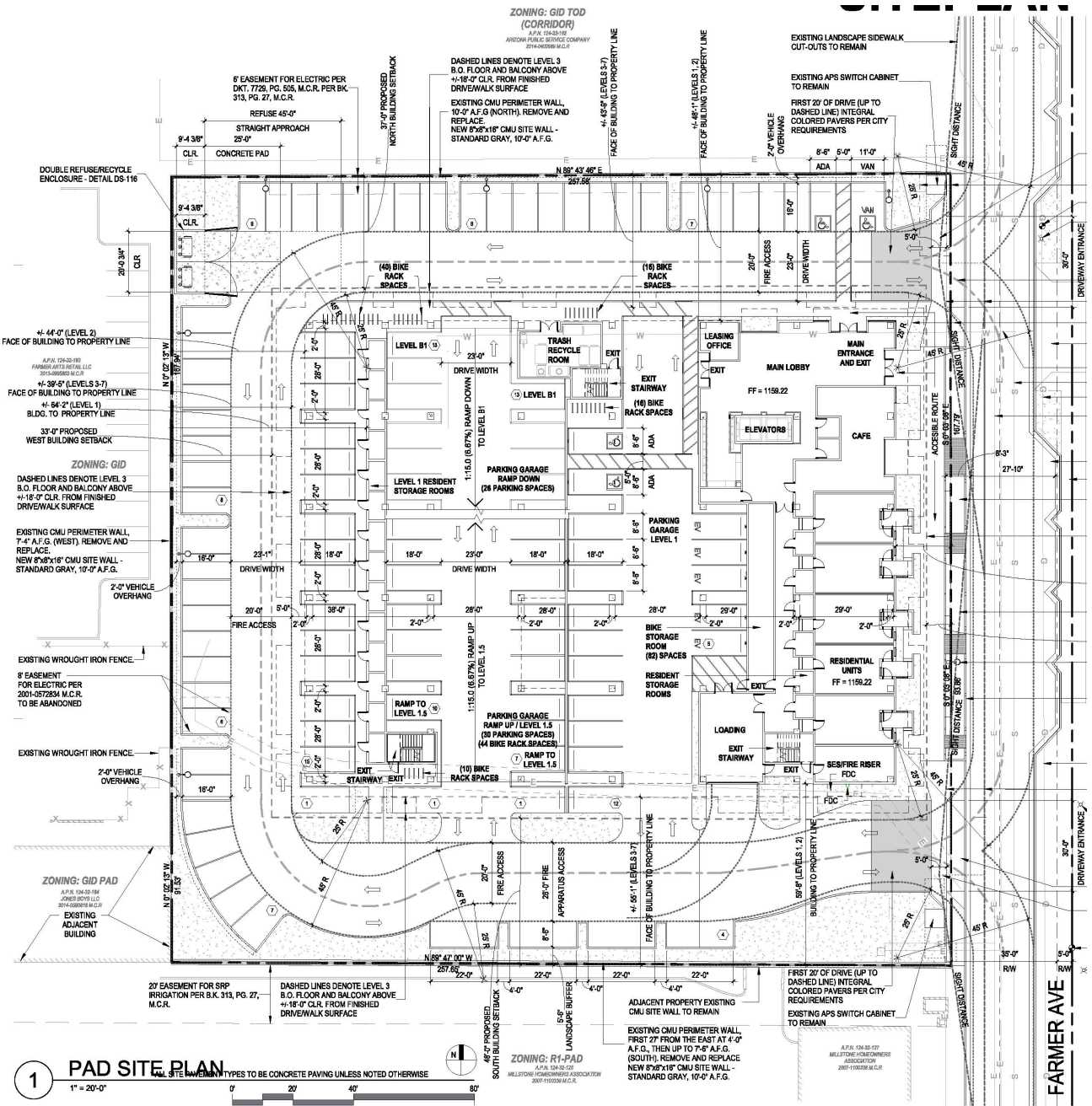


# AERIAL CONTEXT

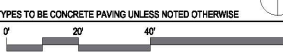




# SITE PLAN

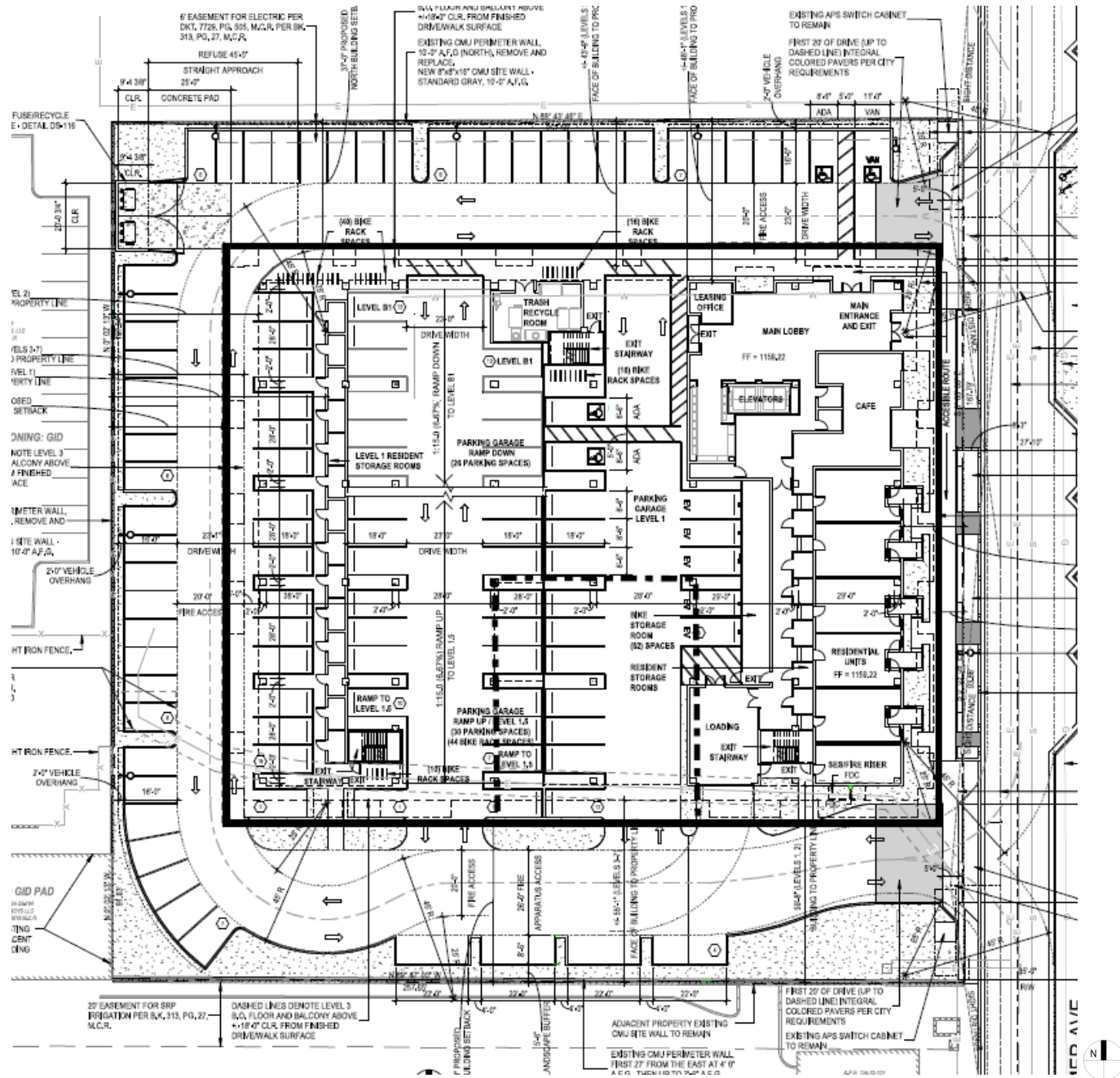


**1 PAD SITE PLAN**





# SITE PLAN





**PROJECT  
RENDERINGS /  
VISUALS**





# PROJECT RENDERINGS / VISUALS





# PROJECT RENDERINGS / VISUALS



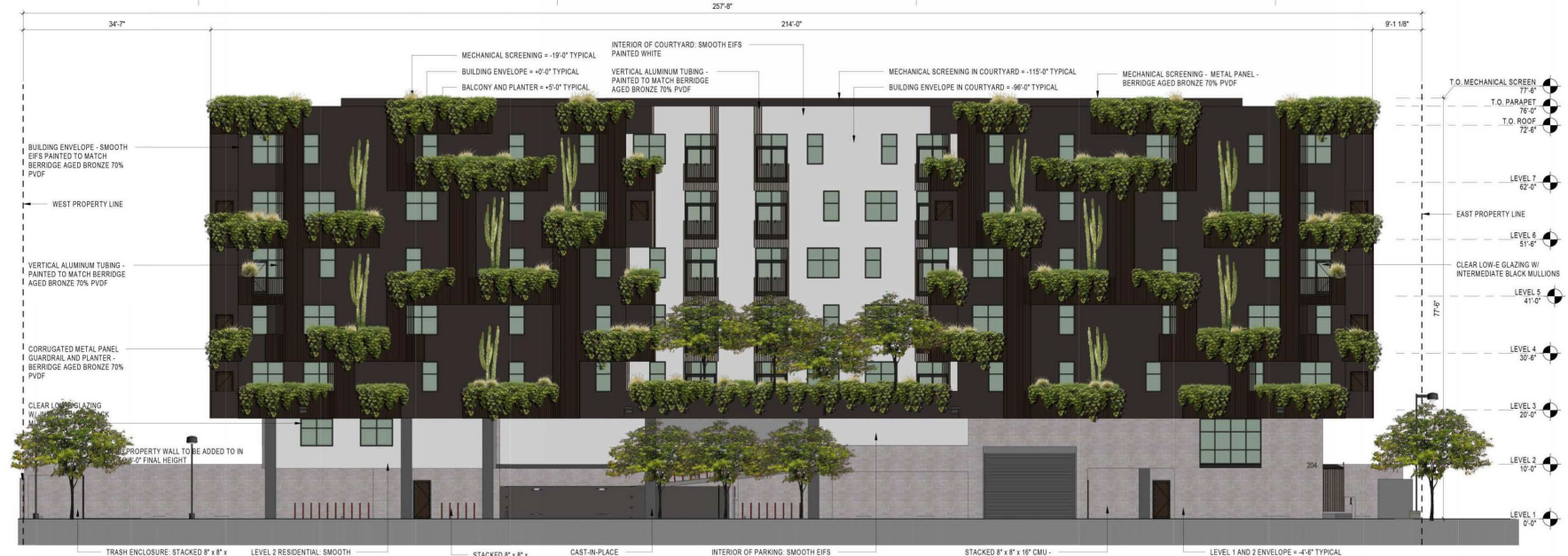


# PROJECT RENDERINGS / VISUALS

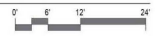




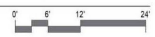
# PROJECT RENDERING VISUALS



2 EXTERIOR ELEVATION SOUTH  
3/32" = 1'-0"



1 EXTERIOR ELEVATION NORTH  
3/32" = 1'-0"

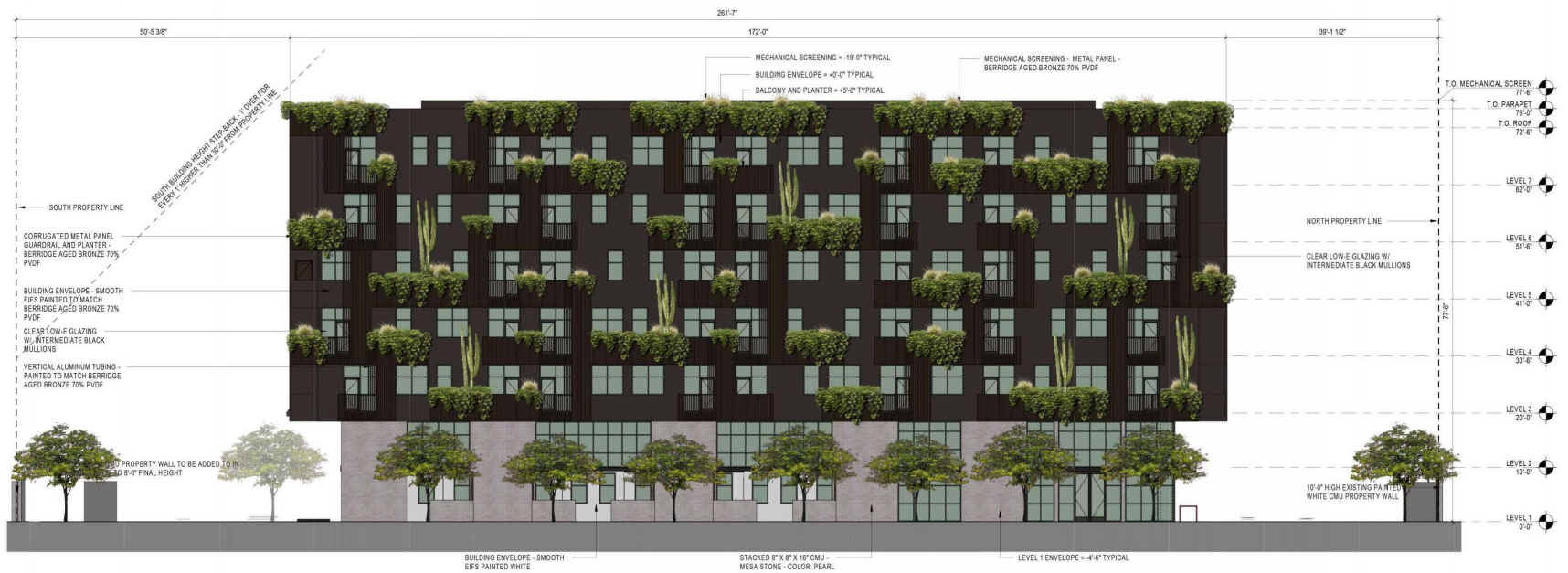




# PROJECT RENDERINGS / VISUALS



2 EXTERIOR ELEVATION WEST  
3/32" = 1'-0"
















1 EXTERIOR ELEVATION EAST  
3/32" = 1'-0"






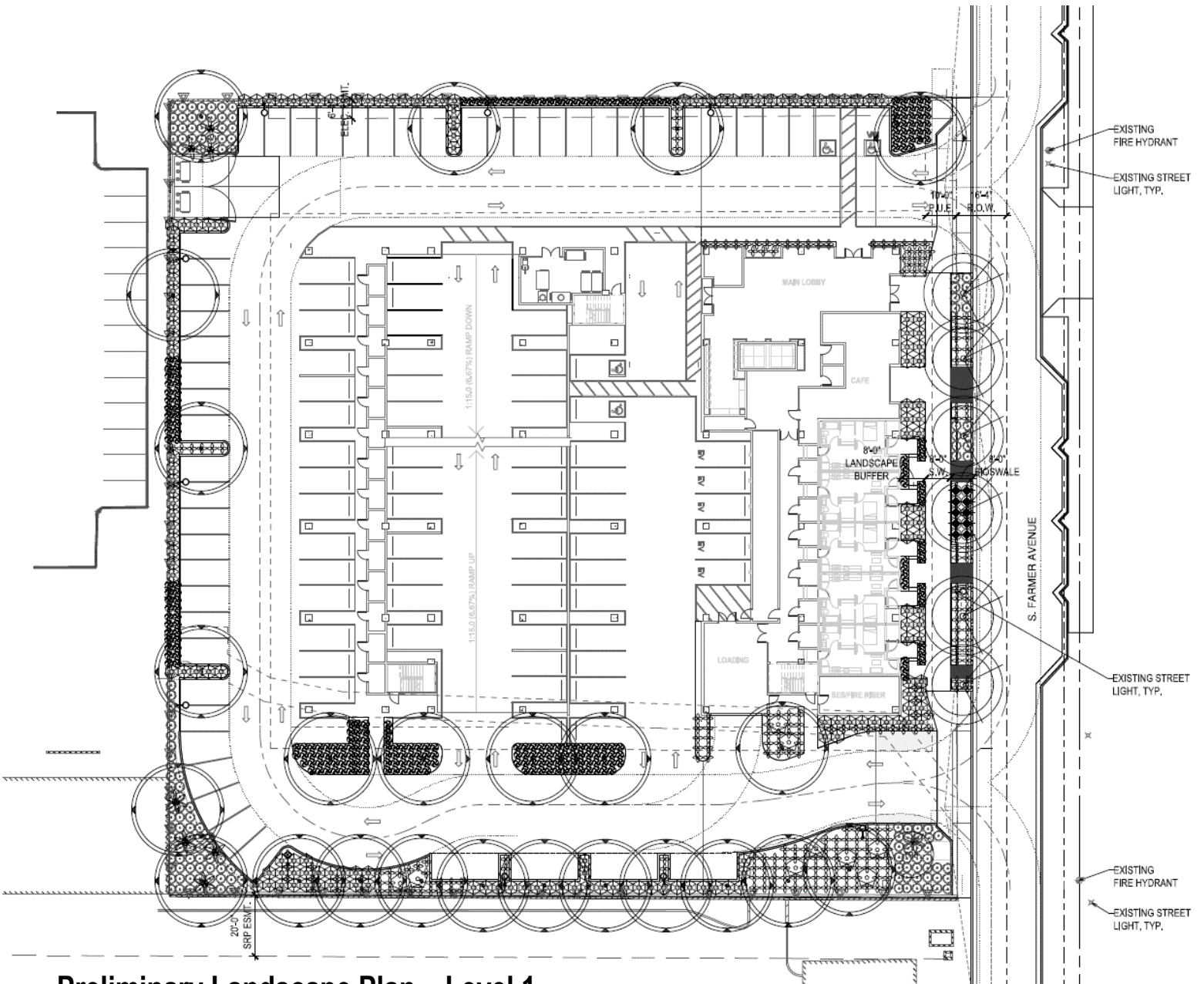
# LANDSCAPE PLANS

**PLANT LEGEND:**

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY
	CERCIS CANADENSIS V. TEXENSIS TEXAS REDBUD	24" BOX	1
	FRAXINUS V. FAN TEX FANTEX ASH	48" BOX	11
	QUERCUS VIRGINIANA HERITAGE LIVE OAK	48" BOX	25
<b>ACCENTS</b>			
	AGAVE FRANZOSNI	5 GAL	8
	MAJESTIC AGAVE	5 GAL	386
	ALOE BARBADENSIS 'YELLOW' YELLOW ALOE VERA	5 GAL	9
	NOTMISIFNL DFNK L DWBN OLD MEXICO PRICKLY PEAR	5 GAL	301
	YUCCA RUPICOLA TWISTED LEAF YUCCA	5 GAL	189
<b>SHRUBS</b>			
	MULHENBERGIA RIGENS	1 GAL	10
	DEER GRASS	1 GAL	294
	RUELLIA BRITTONIANA MEXICAN PETUNIA	1 GAL	63
<b>GROUND COVER</b>			
	PORTULACARIA AFRA ELEPHANT FOOD	5 GAL	63
<b>VINES</b>			
	PARTHENOCISSUS SP. HACIENDA HACIENDA CREEPER	5 GAL	

**INERT MATERIALS LEGEND:**

	3/4" MINUS DECOMPOSED GRANITE IN ALL PLANTING AREAS UNLESS OTHERWISE NOTED
	3/4" MINUS - 6" FEATHERED RIP RAP IN ALL BIOSWALE PLANTING
	OVER-STRUCTURE SOIL MIX IN ALL OVER-STRUCTURE PLANTERS. 40-40-10-10 MIX SUPPLIER: GRO-WELL BRANDS CONTACT: JIM BURLEIN (602) 399-1925














Preliminary Landscape Plan – Level 1






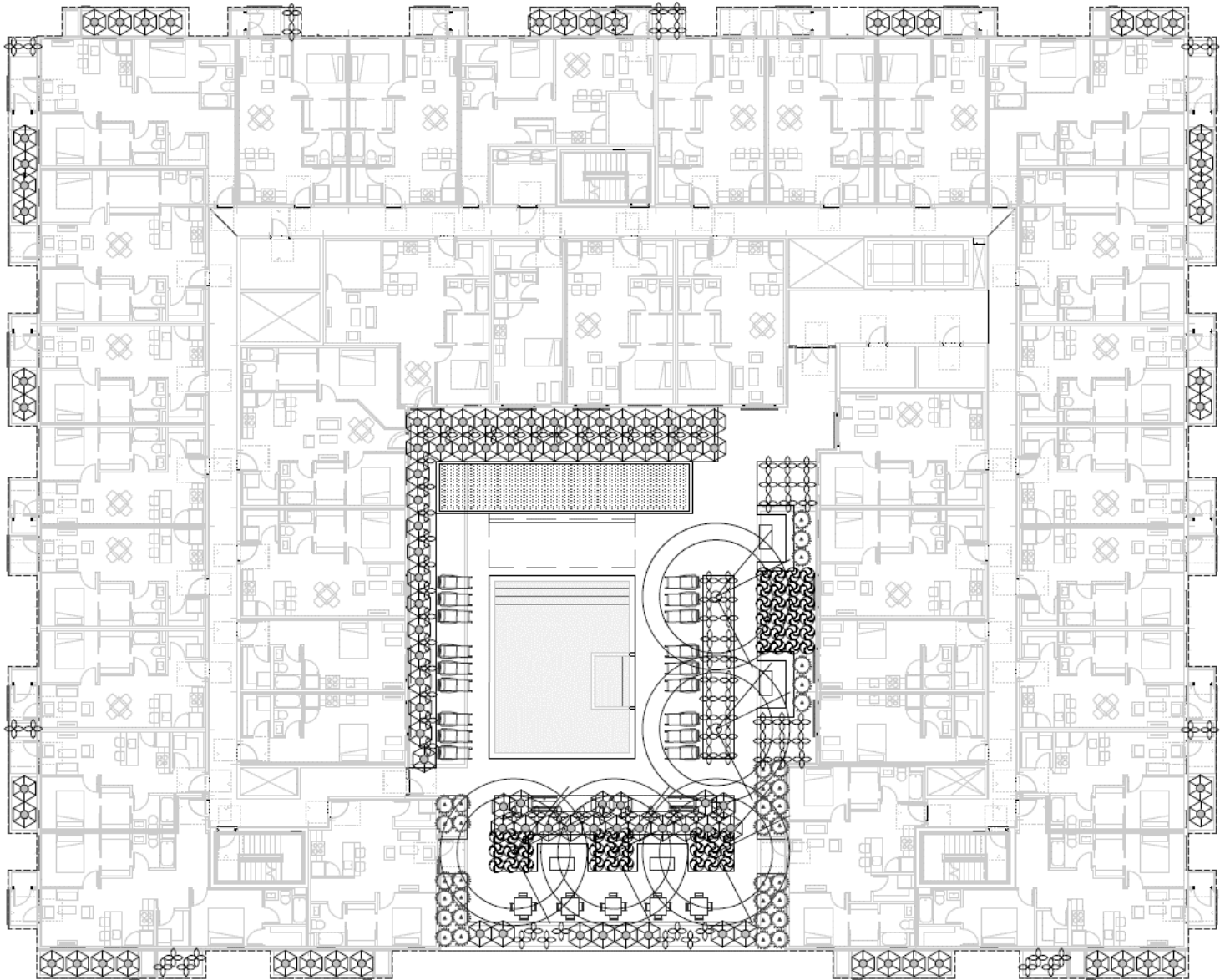
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	OVER-STRUCTURE SOIL MIX IN ALL OVER-STRUCTURE PLANTERS. 40-40-10-10 MIX SUPPLIER: GRO-WELL BRANDS CONTACT: JIM BURLEIN (602) 399-1925



**Preliminary Landscape Plan – Level 3**



# PLANT PALETTE

ELEPHANT FOOD  
PORTULACARIA AFRA



TWISTED-LEAF YUCCA  
YUCCA RUPICOLA



DEERGRASS  
MUHLENBERGIA RIGENS



MEXICAN PETUNIA  
RUELLIA BRITTONIANA





# PLANT PALETTE

OLD MEXICO PRICKLY PEAR  
*OPUNTIA GOMEI*



TEXAS REDBUD  
*CERCIS CANADENSIS V. TEXENSIS*



FAN TEX ASH  
*FRAXINUS VELUTINA*

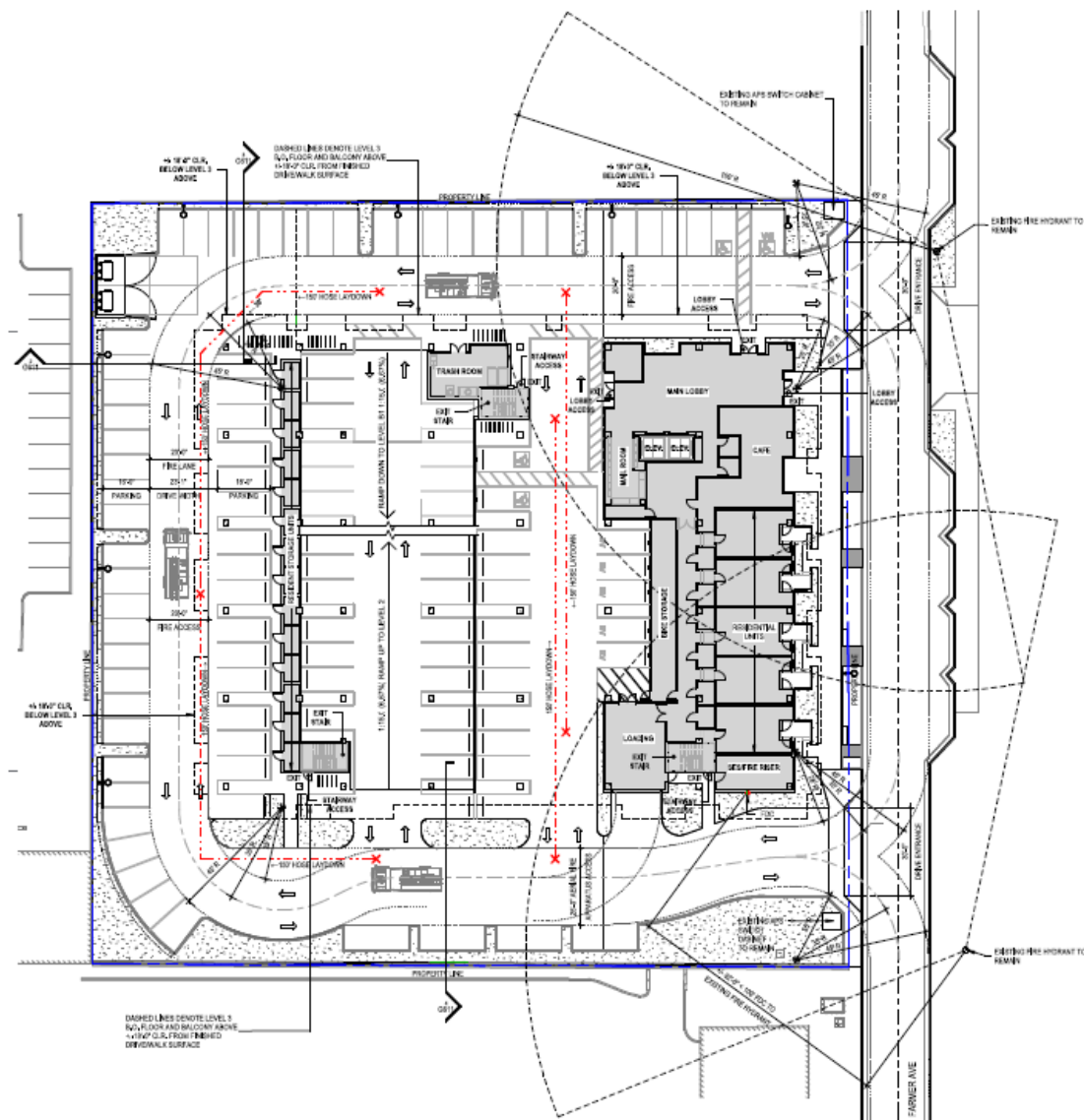


HERITAGE LIVE OAK  
*QUERCUS VIRGINIANA*

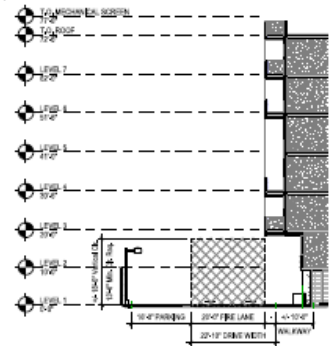




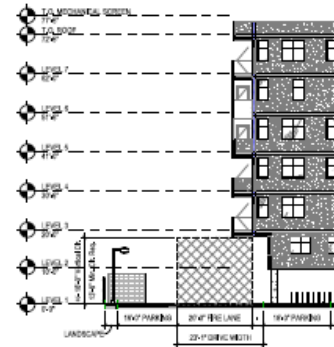
# SITE PLAN FIRE ACCESS



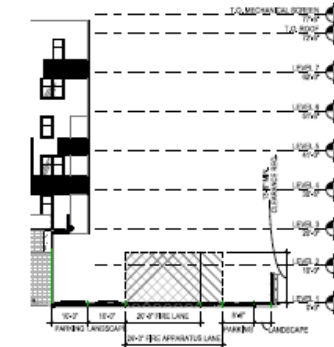
1 SITE PLAN FIRE ACCESS  
1" = 20'-0"



3 SECTION NORTH FIRE LANE TO EAST  
V.P. = T.V.P.



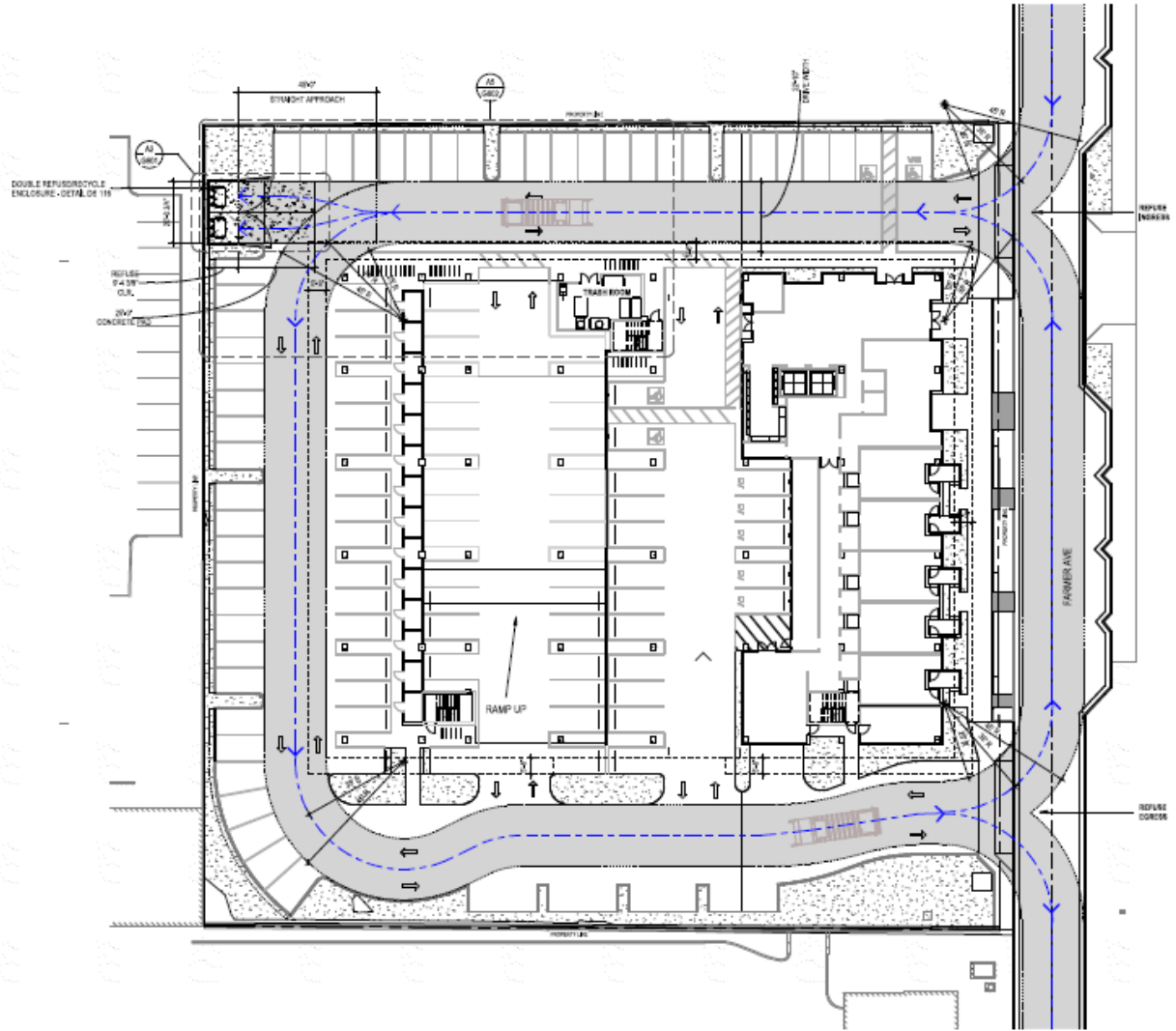
2 SECTION WEST FIRE LANE TO NORTH  
V.P. = T.V.P.



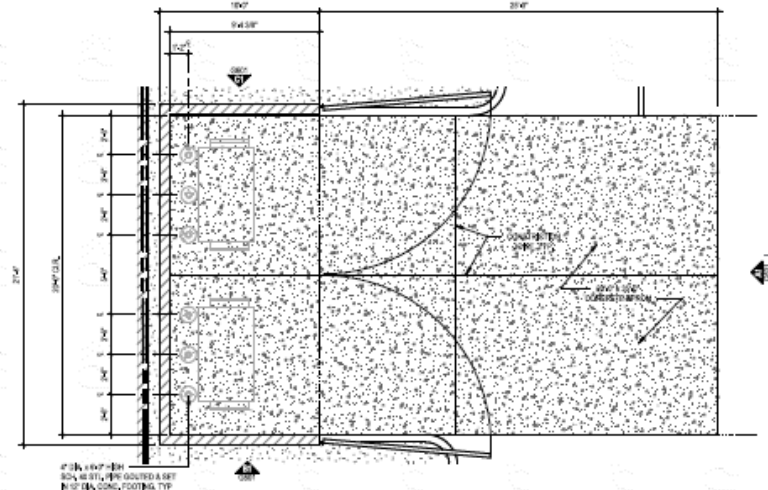
4 SECTION SOUTH FIRE LANE TO EAST  
V.P. = T.V.P.



# SITE PLAN REFUSE ACCESS



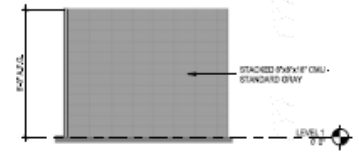
**A5** SITE PLAN REFUSE ACCESS  
1" = 20' 0"



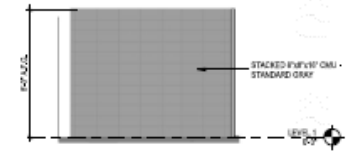
**A2** REFUSE ENCLOSURE PLAN VIEW  
1" = 12' 0"



**A1** REFUSE ENCLOSURE ELEVATION EAST  
1" = 12' 0"



**C1** REFUSE ENCLOSURE ELEVATION NORTH  
1" = 12' 0"



**B1** REFUSE ENCLOSURE ELEVATION SOUTH  
1" = 12' 0"