

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 12/14/2021
Agenda Item: 9**

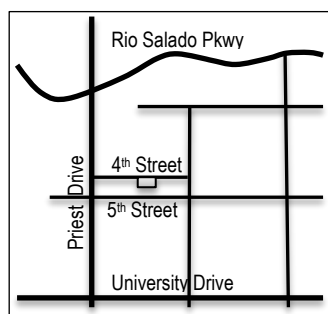
ACTION: Request a Zoning Map Amendment from R-2 Multi-family to R-3R Multi-family Residential Restricted, a Use Permit to allow 8 tandem parking spaces, and a Development Plan Review to add a new one-story multi-family development consisting of 4 dwelling units to an existing development for **4th STREET APARTMENTS** located at 1235 West 4th Street, the applicant is Palmer Architects.

FISCAL IMPACT: While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: 4th ST APARTMENTS (PL210297) consists of three existing single-story duplexes on three lots proposed for infill of two new duplexes within the existing open courtyard between the three buildings. The intent is to maintain existing structures and match the architectural character of the area with the addition of four new units for a total of ten apartments. The existing buildings would be updated and the site would be improved with new lighting, site walls, refuse containers, accessible parking, parking canopies, pedestrian paths and landscape. The zoning change is necessary to allow the density of the new units. The request includes the following:

- ZON210007 Zoning Map Amendment from R-2 Multi-Family to R3R Multifamily Residential Restricted
- ZUP210079 Use Permit to allow 8 tandem parking spaces under shade canopies for four of the units.
- DPR210127 Development Plan Review for a site plan, building elevations, and landscape plan to add two new duplex buildings to an existing three duplex site, for a total of ten units in five single-story buildings on .68 acres.



Existing Property Owner	Michael Teich, Forsees Properties Pecan Grove
Applicant	Jerry Palmer, Palmer Architects
Zoning District (current/proposed)	R-2 / R3-R Multifamily Residential Restricted
Gross / Net site area	.68 acres
Density / Number of Units	15 du/ac / 10 units
Unit Type:	10 two-bedroom (Total with addition)
Total Bedrooms	20 bedrooms
Total Building Area	10,816 s.f.
Lot Coverage	36% (45% maximum allowed)
Building Height	18' (30' maximum allowed)
Building Setbacks	20' north front, 13' west side, 11' east side, 20' south rear (20, 10, 10', 20' min.)
Landscape area	33% (30% minimum required)
Vehicle Parking	23 spaces, 8 spaces are parked in 4 tandem spaces (22 min. required, 28 max allowed)
Bicycle Parking	8 spaces (7 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391
 Department Director: Shelly Seyler, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located south of Rio Salado Parkway, north of University Drive, and east of Priest Drive, on the south side of 4th Street. The site currently has three single-story duplexes each containing two two-bedroom apartments. The owner of the property is requesting to add two more buildings, for a total of five buildings with ten apartments. All of the buildings would be designed to match, keeping the existing single-story pitched roof design with breeze block accents common to the era of the existing structures. To the west of this site is an R1-PAD development of 15 two-story units built in 2017. To the east of the site are existing R-2 duplexes built around 1961. To the north across 4th street are similar buildings owned by the same property owner as this development. To the south west of the site is an R1-PAD development of 13 two-story units built in 2009 by the same developer as the adjacent PAD on 4th Street. Directly south are more R-2 properties with duplex homes built in the early to mid-1960s. The proposed development would maintain the single-story mid-century ranch style architecture of the site, providing a sustainable infill of additional housing.

This request includes the following:

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The applicant is requesting the Development Review Commission act on the Use Permit for tandem parking and the Development Plan Review listed above and provide recommendations to City Council for the zoning request. For further processing, the applicant will need approval for a Subdivision Plat, to combine the individual lots into on lot.

SITE PLAN REVIEW

January 22, 2020 first Preliminary Site Plan review proposed to increase density to 19 du/ac to get 13 units on the site. However the site had significant challenges meeting code requirements including parking. Substantial comments were provided to address site deficiencies. This increase in density would have required a General Plan Amendment. The applicant took time to re-evaluate the site, with a strong interest in preserving the existing buildings, and resubmitted with a revised concept.

September 30, 2020 second Preliminary Site Plan Review staff recommended orienting the units to face 4th street and provided comments about screen walls, perimeter walls, parking requirements and landscape requirements. Questions about retention, private yards and design were provided along with suggestions to reduce the amount of paving and walkways and enhance the quality of life of residents on site. Other comments were related to standard code requirements and sheet formatting for legibility. Parking and solid waste storage/disposal had not been resolved. Only site plan, new floor plans and survey were provided, so there were no comments provided on landscape or elevations.

December 30, 2020 third Preliminary Site Plan Review the applicant provided site details, floorplans for all buildings and elevations for the new buildings, but no landscape plan. This concept included tandem garage buildings, however there was insufficient room on site for these structures. The addition of a sidewalk from the parking spaces to units triggered additional comments regarding the proximity of bedrooms to the new sidewalk, and comments regarding headlight trespass into these windows from the cars. The project was not ready to make a formal application. The applicant revised the plans on the next submittal to address these issues.

July 14, 2021 the applicant paid for additional preliminary reviews to provide sufficient time for comments to be addressed. Each subsequent submittal provided additional information not provided on previous documents. On the fourth Preliminary Site Plan Review the plans were resubmitted with requirements that had not been fully addressed on prior submittals. The units had been oriented to face the street with shade canopies over doors and private yards with storage for trash and recycle containers, parking was covered and all spaces provided sufficient circulation to use the alley for a drive aisle. Units facing each other had privacy screen walls added and headlights were screened from unit windows. Additional elevation enhancements were made for the street front appearance of both the new and existing units. The applicant worked closely with staff to address all comments from the prior reviews. The landscape plan required additional enhancement along the street front. After reviewing the proposed materials, staff recommended standing metal seam roof for the sustainability and durability of this product over architectural asphalt shingles.

August 20, 2021 fifth Preliminary Stie Plan Review the applicant chose to submit another time to catch any additional items prior to formal submittal, to avoid further revisions after making the formal application. The plans at this point had addressed all of the comments, with only minor formatting notes for the formal application. The applicant chose to keep the proposed asphalt shingles as being in character with the surrounding area.

September 20, 2021 First formal submittal was made all formatting issues were addressed, corrections were needed to the landscape plan, the legal description and exhibit. There were questions about quality of roofing material which was only a 15-year product. The material sample board was not yet received for review. No further changes were needed on the architectural plans.

PUBLIC INPUT

- Neighborhood meeting is required and was held on September 22nd 2021 at 6:30pm
- See attached summary of meeting provided by the applicant.
- Community Development staff attended the meeting.
- Several of the residents of the existing duplexes attended the virtual meeting. Concerns were expressed about their current leases, the logistics of constructing the 2 new buildings while the other buildings were occupied, questions about improvements to their buildings, concerns about the current enclosed yards on the east and west sides, questions about retention and existing landscape trees. Questions about how the tandem parking would work. The applicant addressed these questions and told the tenants they wanted to work with them to assure minimal disruption as possible, including a proposed schedule for phasing the work and securing the construction yard with screened fencing. The side patio yards may be modified to address new stormwater retention requirements, but the owner wants to retain the functionality of these private yards for the tenants. Parking of tandem spaces will be assigned to the same unit.

PROJECT ANALYSIS

GENERAL PLAN

The applicant has provided a written justification for the proposed Zoning Map amendment, which is in conformance with the General Plan Land Use and Projected Density for this site. The proposed project retains existing housing while adding additional units to match the existing buildings, making an investment in housing while preserving the existing architectural character of the area. This concept is sensitive to surrounding residents by retaining single-story buildings and not overburdening existing infrastructure with significant intensification. The proposed project meets several of the goals and objectives of neighborhood revitalization, housing and land use elements of the General Plan.

CHARACTER AREA PLAN

By utilizing the R-3R zoning setbacks, which are the same as the R-2 setbacks, there is no change to the separation between buildings to adjacent properties. Rather than blading the site for ease of construction and change of character, the proposed infill project retains the three existing buildings and provides a sustainable solution that reduces construction waste. The existing infrastructure has withstood the test of time and informs the two new buildings in terms of architectural style and all buildings will be upgraded to provide greater energy efficiency and aesthetic curbside appeal. The project enhances the street front while activating the alley with all traffic and solid waste coming from the south side addressing the street and alley character. Relating the buildings to the neighborhood context through massing, scale and setbacks retains the block character along Fourth Street. The site provides views into the complex while providing secure private yards for residents and screen walls for windows facing each other. Use of similar materials to the existing buildings in the area retains the building character. The use of shade canopies, trees and building canopies will provide shade on the buildings, vehicles and walkways to reduce heat gain on the site and surrounding area. Parking is screened from street view and headlights are screened from windows into units. The applicant indicated that by adding a few units while retaining the existing, the site can be modestly updated and offer competitive rental rates in an exceedingly amenitized market of upscale apartments. Although not designated as affordable housing, it fills a niche that is not being met with newer construction in the area.

ZONING

The request to change zoning from R-2 Multi-family to R3-R Multi-family Restricted is within the projected land use and density of the General Plan. The increase from 10 dwelling units per acre to 15 allows four additional units to be built on this site without impact to the existing structures. The applicant seeks to work within the challenges of an infill development rather than redevelop the entire site. This approach provides a sustainable sensitive solution to the neighborhood and would be in conformance with all the development standards of both zoning districts in terms of building height and setbacks.

Section 6-304 C.2. Approval criteria for Zoning amendment (*in italics*):

1. *The proposed zoning amendment is in the public interest.* The project retains the character of the neighborhood, in conformance with the Character Area Plan for Northwest Tempe Neighborhoods, it adds four units without significant change to parking or water demand. The street front and alley will be enhanced by landscape that shades pedestrian pathways.
2. *The proposed zoning amendment conforms with and facilitates implementation of the General Plan.* As outlined in the applicant's letter of explanation and the above analysis, the project complies with the General Plan and implements goals and objectives within the elements of the plan.

USE PERMIT

The proposed use requires a use permit, to allow four tandem parking spaces for eight vehicles to be parked on site accessed from the alley. The project requires a total of 22 parking spaces, and is providing 23, including one van accessible space. There are ten two-bedroom units proposed on site, each would be allowed two parking spaces, and four of the units would be assigned these two spaces in a tandem configuration. Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The existing site has twelve parking spaces for six units, the proposed addition of four units would almost double the number of vehicles parked in the alley, including 20 designated for the residents and 3 provided for guests. Guests would also be allowed to park on 4th street in front of the development as they can today. The tandem spaces do require more circulation movement, if the driver of the vehicle parked first needs to leave before the driver parked behind, maneuvering in the alley could slow down others from the development from existing their spaces while this shuffle of vehicles occurs. However, newer projects have built garages along the alley, which may take similar time in exiting due to site visibility and door maneuvering from the garage. It is not anticipated the addition of four units will significantly impact traffic in the alley.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* Idling vehicles do create emissions during transition between tandem vehicles, however, this is no more than vehicles parked in their parking space while the engine is running. The tandem spaces are tucked in between landscape and the existing buildings and would be used by residents within the complex. The headlights are screened from view of the units and use of the tandem spaces will not create nuisances exceeding that of the existing conditions on site.
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 addition of new canopies and trees will improve the aesthetics of the alley. The canopies will add needed light to the alley, and activation of this area by use for parking and waste collection will help with alley security and surveillance. Shifting the parking spaces north and providing full depth stalls and designated locations on site for the refuse cans will make solid waste collection easier in this portion of the alley. The project is not in conflict with goals and objectives of the General Plan, and by keeping the parking in the alley, it separates and encourages pedestrian traffic along 4th Street and de-emphasizes the vehicle within the overall design concept.
4. *Compatibility with existing surrounding structures and uses.* The alley serves for parking access to other units along both 4th and 5th streets and would continue this pattern of usage. Many existing residences have single car carports with vehicles parked in tandem, this is the historic character of the street front. Many multi-family units have parking with canopies off of the alley, as this site currently has. This condition is not changing, but the alley will be significantly improved by the parking spaces moving north, to provide sufficient 23' backing distance and room for refuse cans on site.

5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* Residents will be responsible for moving their vehicles in the tandem configuration, and behavior will be self-monitored by the other residents within the complex.

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.

DEVELOPMENT PLAN REVIEW

Site Plan

The site configuration is dictated by the existing three duplexes, oriented with two running north/south facing the center of the site, and one running east/west along the southern middle portion of the site. The two new buildings will be located within the existing central open space area, with new canopied entryways facing the street. Sidewalks will connect from 4th Street to each unit and through to the parking on the south side adjacent to the alley. Low screen walls are being added to screen headlights from the windows of the units, and taller breeze block elements are added to enhance privacy without blocking light into windows of units. The existing parking canopies will be replaced with new canopies with compliant lighting. Each unit will have a private yard approximately 10' deep by the width of the unit. Existing units have block walls for privacy around the perimeter of the site. The center yards have steel picket fencing to provide permeability into the site, with a more open courtyard feel with landscape visible to the street front and views into the site for enhanced security. The patio yards have solid metal gates for screening and accessing the private recycle containers within the yards. Recycle bins will be placed on the street for collection day, while trash is collected in larger 300-gallon bins on site adjacent to the alley near the parking. The site is required to have 22 parking spaces, these spaces are set back 3' north of the alley to provide the full required backing distance and parking stall depth with a new sidewalk to access the units. Thirteen of the spaces are shown as covered parking, however the applicant is interested in increasing the canopy size depending on building permit requirements. There are four of the units that will be assigned tandem parking spaces, for a total of 8 vehicles parked in tandem. A new van accessible covered parking space will be included, for a total of 23 spaces including guest parking. The site is wide enough to continue on street parking for additional guests with the exception of recycle pick up days.

Building Elevations

The existing units were built in 1962 and will be updated with new exterior lighting, new masonry wainscot along the lower portion of the building and new medium grey architectural shingles to match the new buildings. The existing slump block buildings will be painted to match the antique white of the new stucco finished buildings, providing variation in elevation material. The design is inspired by mid-century modern ranch style with low single-story forms with gable end pitched asphalt shingle roofs prevalent within the Sunset Neighborhood. The additional buildings are simple and unobtrusive in design, distinguished from the existing buildings to clearly show what is old and what is new with use of stucco and larger windows. The existing character-defining features are not obscured, damaged, or destroyed and the materials and colors are harmonious with the existing building materials. The contemporary windows do not have mullions like the older casement style, but these units have not had multi-lite windows for several decades. The orientation of the buildings will have the narrow gable end facing the street front on four of the units, with the two new units in the middle oriented with canopied windows and the two existing units with new slot windows. Breeze block screen walls adjacent to the sidewalks are used as privacy screens to windows facing each other between units. The new HVAC units will be roof mounted and screened with a brick veneer box out that resembles a chimney on the buildings and ties the screening in to the masonry veneer wainscot, adding more material interest to the structures. Building mounted down lighting will highlight the building while illuminating sidewalks and providing ambient light for security on site.

Landscape Plan

The landscape plan will maintain a turf edge along the public sidewalk, with a combination of deciduous Chinese Pistache for fall color and winter sun, Aleppo Pine for year-round shade and Live Oak and Leather-leaf Acacia as background trees. The use of taller tree species will help provide habitat for birds. Understory plants include Acacia redolens, Tecoma Stans, Gold Lantana, Green Cloud and Lynne's Legacy Sage, Aloe and Agave, providing a bio diverse street front with both contemporary and historically referenced plant material. The east and west sides have Mulga in the private patios and south

side, with the interior private patios using citrus for edible vegetation and Crepe Myrtle, both of the historic plant palette in the Character Area Plan. Other plants from the traditional planting of the area include Aloe, Agave, Dwarf Oleander and Trailing Rosemary. More contemporary species line the building's interior to the site with Hopseed Bush, Little Ollie dwarf Olive, Slipper Plant, Regal Mist Muhlenbergia, and Hesperaloe Red Yucca. The landscape is historically informed and contemporarily inspired to provide a balance of low water use material with the comfort and aesthetics of a comfortable shaded green pedestrian frontage.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; The placement of the buildings fits between two existing structures and provides variety in the elevations and materials used, with combinations of breeze block, steel picket fence and opaque wall panels in the landscape to provide both privacy and transparency within the site.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; The site adds 32 trees to the urban canopy, and provides shade over the majority of the parking spaces, sidewalks are shaded by the proximity to the buildings and the use of breezeblock walls both shades the buildings while allowing the masonry mass to stay cool rather than retain heat. The building design is complimented by a range of fast and slow growing plant material that will provide seasonal color, water and energy conservation and comfort.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; Materials are contextually appropriate to the area, retaining the existing slump block masonry buildings with asphalt shingle roofs while adding new contemporary masonry veneer wainscot and newer windows, canopies and lighting to bring the site up to code while complementing the older elements of the surrounding properties.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the proposed project is a revitalization of existing buildings with infill of new single-story structures appropriately scaled to the area. The landscape is a combination of fast and slow growing plants providing variation on plan height appropriate to the buildings, with taller trees along the public street front and smaller slower growing trees in the patio areas.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; The street front experience includes a turf lined front yard with layers of succulents and shrubs between the sidewalk and buildings, large shade trees along the sidewalk and a series of small duplexes with the narrow end facing the street, gabled roofs create a pattern within the structural form, and the use of masonry wainscot and site walls ground the building and different sized windows and brightly colored doors relieve monotony and provide visual interest.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions*; As described in the letter of explanation and the analysis above, the facades are simple and contextual and are accented by masonry and building mounted down lights, illuminating sidewalks and plants in proportion and scale to the site. The use of canopies and trees and turf provide a climactically sensitive solution to the landscape.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; The site is near the neighborhood Orbit circulator and encourages pedestrian and bike use by putting the parking off the alley and creating a strong pedestrian environment, which supports multi-modal transportation.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; Vehicles are tucked in from the alley, with sidewalks connecting to the units, the location of parking minimizes conflicts with pedestrians and enhances the street front of the development.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* The design provides windows on all units facing the street, provides lighting throughout the development, activates the alley with parking and lighting, and uses low height landscape to facilitate surveillance of the common areas. The units have private back yards with gates, and visibility through the site is provided by combination of breeze block and vertical steel picket fencing. The site has been reviewed by police staff.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* The planting provides taller trees along the street front for shade, and shorter trees closer to the single-story buildings for shade and scale. The walkways are lined with plants and common areas and sidewalks are provided with flowering plants and turf. The landscape unifies the older buildings with the new buildings.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* signs will be addressed by separate process and
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* The lighting will enhance the architecture, provide safe pedestrian pathways and parking areas, and provide both aesthetic and environmental benefits to the surrounding area with a sensitivity to energy conservation and dark sky compliance that enhances the residential character of the area.

REASONS FOR APPROVAL:

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

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

ZONING AMENDMENT CONDITIONS OF APPROVAL:

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

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the *Zoning Map Amendment* approval shall be null and void.

USE PERMIT CONDITIONS OF APPROVAL:

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1. This Use Permit is 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 is valid for eight vehicles to be parked in 4 tandem parking spaces, per the plans submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.

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

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

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations stamped on October 31, 2021 and landscape plan stamped on October 25, 2021. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits. Alternatively, the Owner's execution of a Covenant and Agreement to Hold Property as One Parcel may be permitted in lieu of recording the subdivision plat while the plat is being finalized. If this occurs, the plat must be recorded prior to issuance of the first Certificate of Occupancy.

Site Plan

3. Provide service locations for both refuse and recycling collection and pick-up on the property. Coordinate the storage areas for refuse and recycling containers with the overall site and landscape layout.
4. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade or are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
5. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
6. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

8. The materials and colors are approved as presented:
 - Roof – Owens Corning Oakridge Onyx Black Laminated Architectural Shingles
 - Primary Building – Stucco smooth texture painted Dunn Edwards DEW351 Antique White LRV 73
 - Wainscot – Coronado stone 2 ½" x 8" Belgian Brick Bear Creek Brick Veneer (taupe color)
 - Trim - Painted wood fascia trim, metal awning stucco trim – Glidden 00NN 10/000 Gray metal LRV 6
 - Lights – LED high efficiency, dark sky compliant down lights with decorative bulb
 - Doors – Dunn Edwards DEA139 Nautical Blue LRV 7

Provide primary building colors and materials with a light reflectance value of 75 percent or less.

9. Shade canopies for parking areas:
 - a. Provide an 8" fascia for the canopy structure.
 - b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
 - c. Relate canopy in color and architectural detailing to the buildings.
 - d. Conceal lighting conduit in the canopy structure and finish conduit to match.
10. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.

11. Conceal roof drainage system within the interior of the building.
12. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
13. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

14. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

15. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Repair existing irrigation system (on site or in the adjacent public rights-of-way) where damaged by work of this project. Provide temporary irrigation to existing landscape (on site or in these frontages) for period of time that irrigation system is out of repair. Design irrigation so existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.
16. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
17. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Building Address

18. Verify property address and submit a PDF copy of the site plan with unit floor plans for permanent addressing to permitcenter@tempe.gov prior to submittal of construction documents.
19. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 10" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

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

USE PERMIT:

- The Use Permit is valid for tandem parking is transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit 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.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Any intensification or expansion of use shall require a new Use Permit.

SITE PLAN REVIEW: Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE: Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

STANDARD DETAILS:

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

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

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

POLICE DEPARTMENT SECURITY REQUIREMENTS:

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

TRAFFIC ENGINEERING: Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

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

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Any new or existing overhead utilities (if any) on or adjacent to site must be placed underground, including street crossings, per City of Tempe Code, Section 25-120 thru 25-126 & Ord # 88.85 except for transmission lines (greater than 12.5kv).
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- If residential cans are staged in the right-of-way and off-street, a maintenance agreement is required for the paving used to demarcate can location for individual units.
- Develop strategy for recycling collection and pick-up from site. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ZONING AND DEVELOPMENT CODE:

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

LIGHTING:

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

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at <https://agriculture.az.gov/plantsproduce/native-plants>. Follow the link to "applications to move a native plant" to "notice of intent to clear land".

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

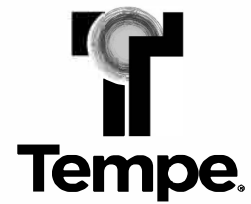
DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality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

HISTORY & FACTS:

1930-1964	Historic Aerials from Maricopa County indicate this area was used for agricultural purposes, including an orchard, with the first residential development occurring around 1961 to the south along 5 th street.
July 20 th , 1958	Tempe City Council approved a Subdivision Plat for Pecan Grove Estates, a Subdivision of State Plat Number 9, including lots 7, 8 & 9, of the proposed new development.
1962	The buildings on these lots were developed as they appear on the lots today.
2018	The current owner purchased the properties.
December 14, 2021	Development Review Commission is scheduled to hear a request for a Zoning Map Amendment from R-2 Multi-family to R-3R Multi-family Residential Restricted, a Use Permit to allow 8 tandem parking spaces, and a Development Plan Review for 2 new and 3 existing duplexes for 4 th STREET APARTMENTS located at 1235 West 4 th Street, the applicant is Palmer Architects.
January 13, 2022	City Council is scheduled for an introduction and first public hearing for this request.
February 10, 2022	City Council is scheduled for a second and final public hearing for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-304, Zoning Map Amendment
Section 6-306, Development Plan Review
Section 6-308, Use Permit



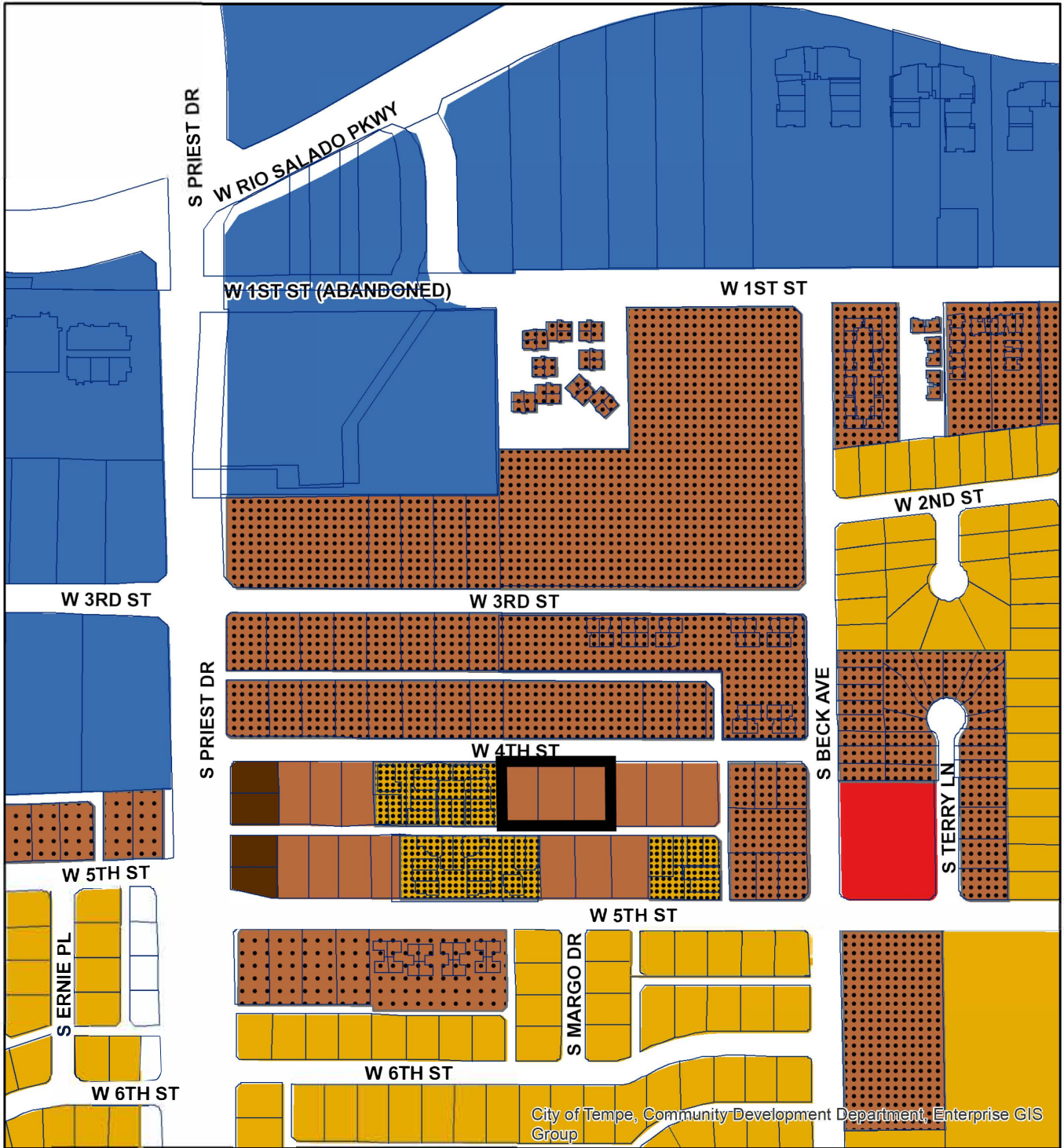
DEVELOPMENT PROJECT FILE
for
4th STREET APARTMENTS
(PL210297)

ATTACHMENTS:









- 1-7. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 8-12. Applicant's Letter of Explanation
- 13-16. Site Design (Site Plan, Site Details, Landscape Plan, Underground Utility Plan,)
- 17-25. Building Design (Blackline/Color Elevations, Street Elevations, Sections, Floor Plans, Renderings, Material Samples)
- 26. Neighborhood Meeting Summary
- 27-29. Supplemental Information
 - Waiver of Rights and Remedies
 - Legal Exhibit

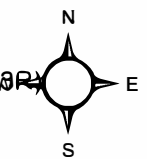
4TH STREET APARTMENTS

PL210297



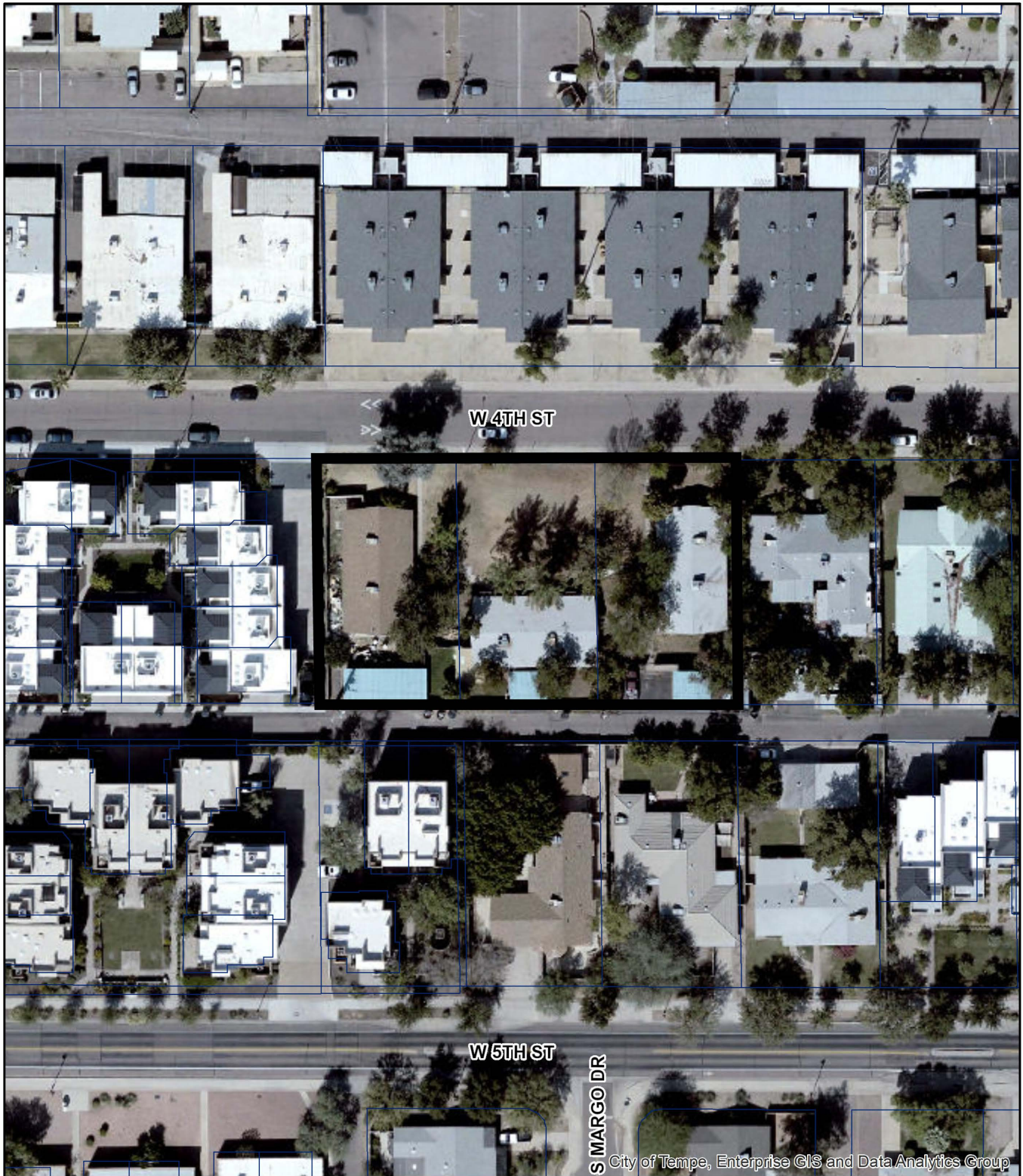
City of Tempe, Community Development Department, Enterprise GIS Group

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

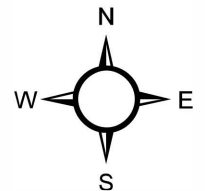


4TH STREET APARTMENTS

PL210297



Aerial Map

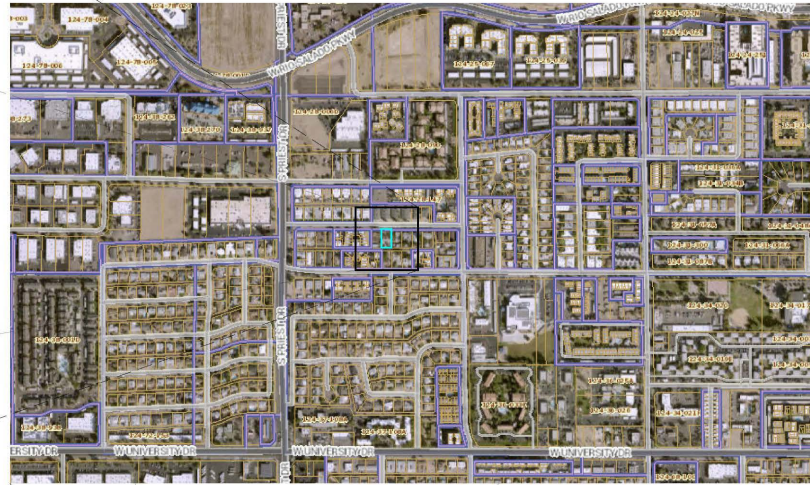
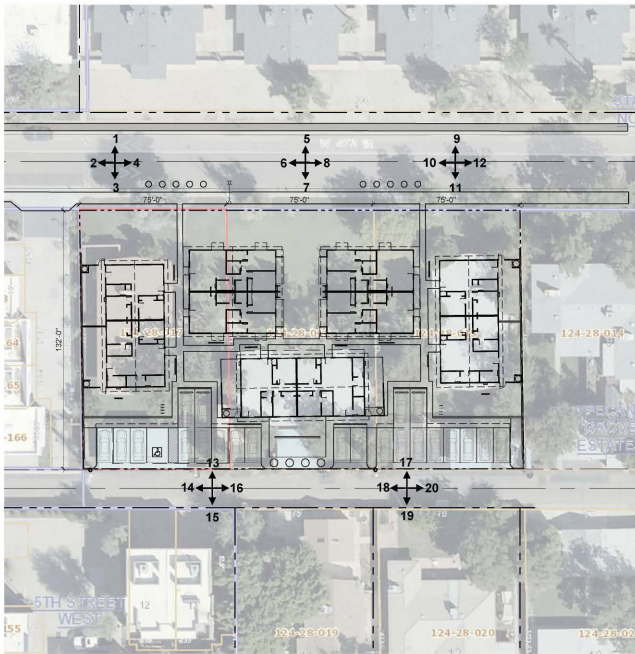


4TH STREET APARTMENTS ADDITION

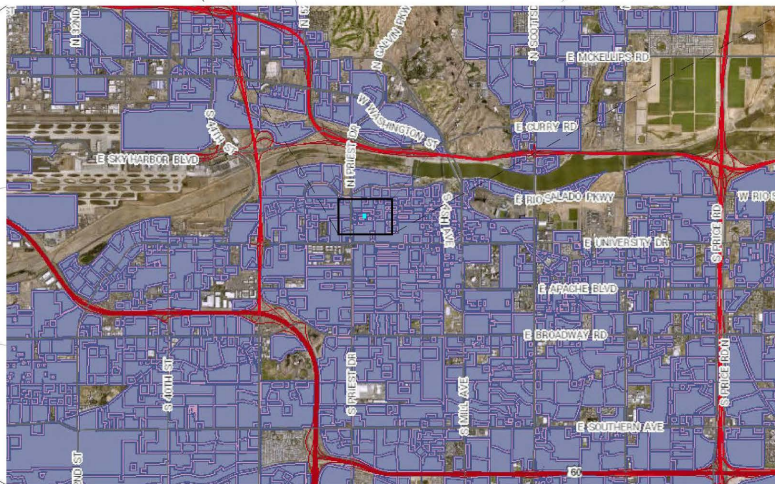
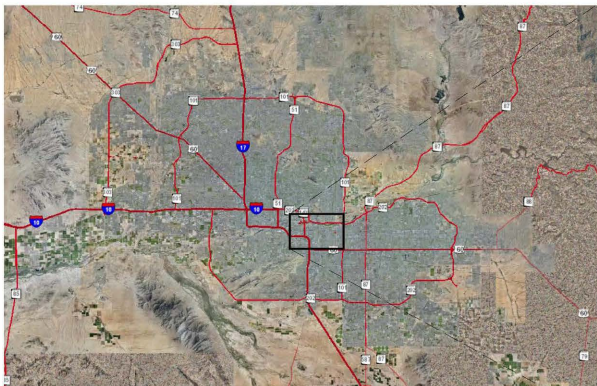
1237 W. 4TH STREET

TEMPE, AZ 85281

S.F.A. W/ LOT SALES



CONTEXTUAL SITE PLAN
SCALE: 1" = 30' @



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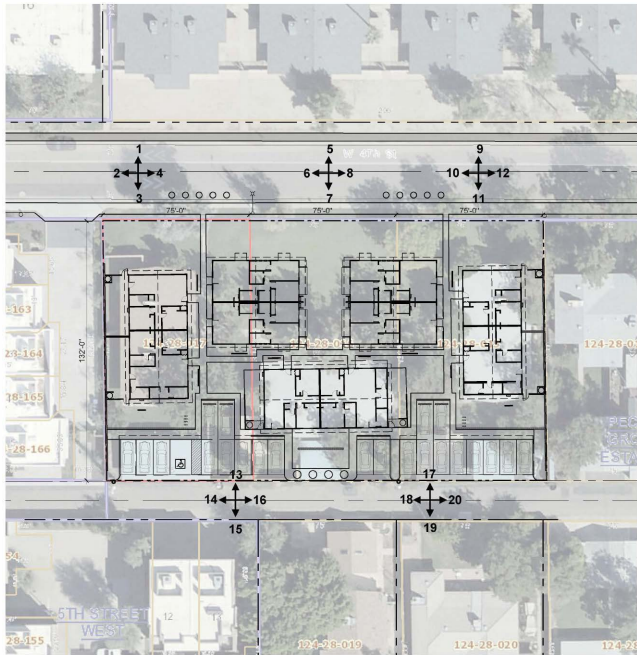


CONTEXT PLAN
APARTMENTS ADDITION
1235 W. 4TH STREET
TEMPE, AZ 85287

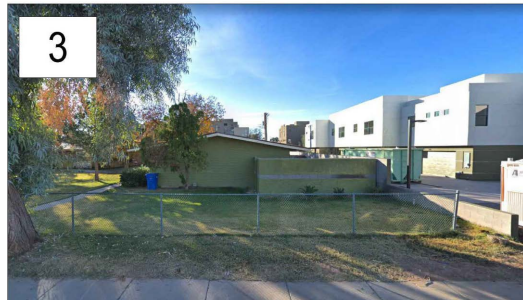
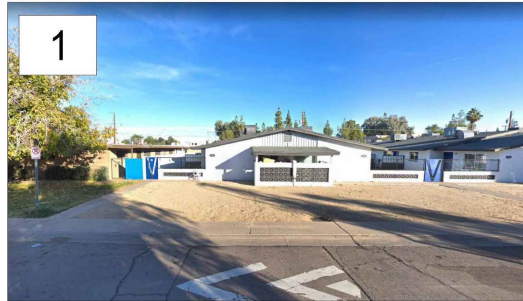
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JOB NO: 023 2019 1237 W. 4TH ST
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4TH STREET APARTMENTS ADDITION
 1237 W. 4TH STREET
 TEMPE, AZ 85281
 S.F.A. W/ LOT SALES



CONTEXTUAL SITE PLAN
 SCALE 1" = 30'-0"
 NORTH



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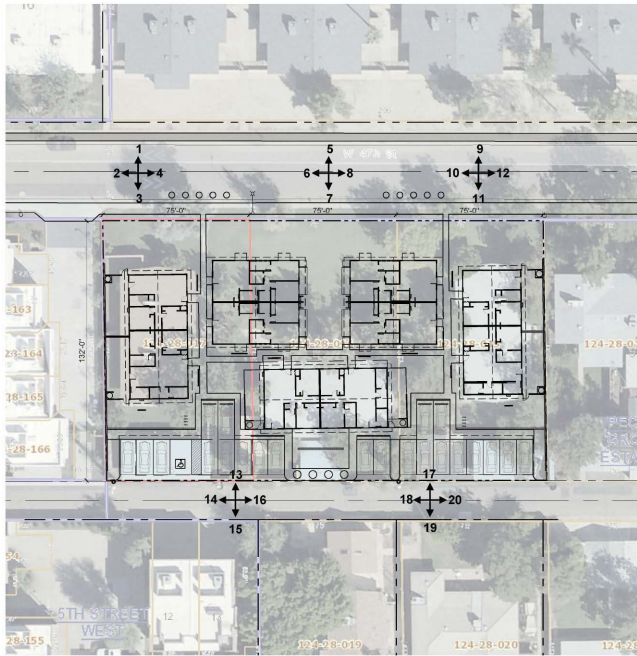


APARTMENTS ADDITION
1235 W. 4TH STREET
 TEMPE, AZ 85287
CONTEXT PICTURES

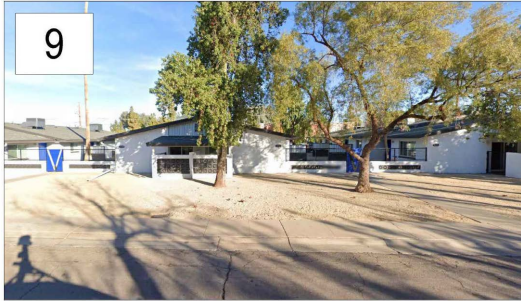
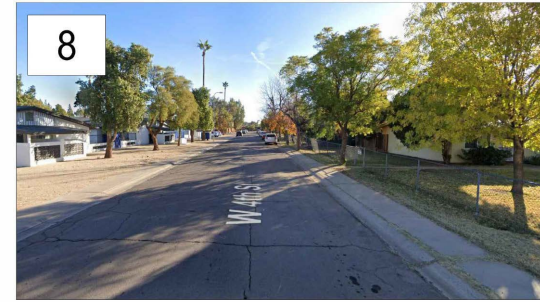
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CP1.0
 1 OF 9 SHEETS

4TH STREET APARTMENTS ADDITION
 1237 W. 4TH STREET
 TEMPE, AZ 85281
 S.F.A. W/ LOT SALES



CONTEXTUAL SITE PLAN
 SCALE 1" = 20'-0"
 NORTH



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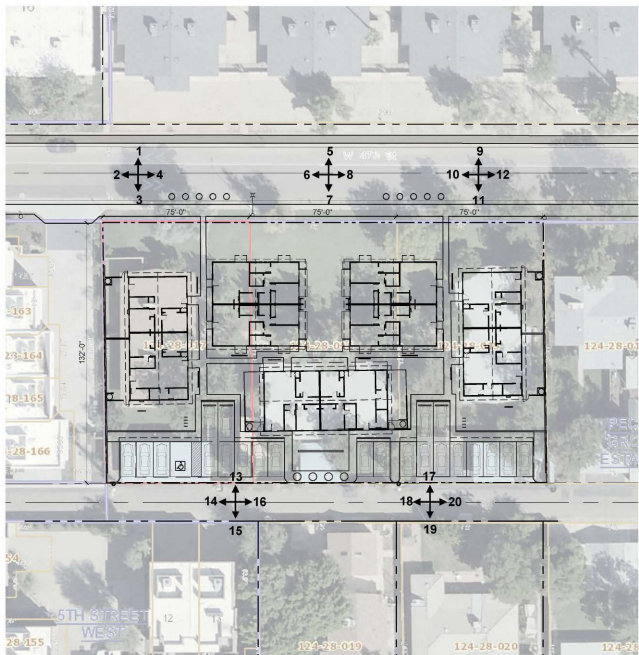
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 TEMPE, AZ 85287
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CP1.1
 3 OF 8 SHEETS

4TH STREET APARTMENTS ADDITION

1237 W. 4TH STREET
 TEMPE, AZ 85281
 S.F.A. W/LOT SALES



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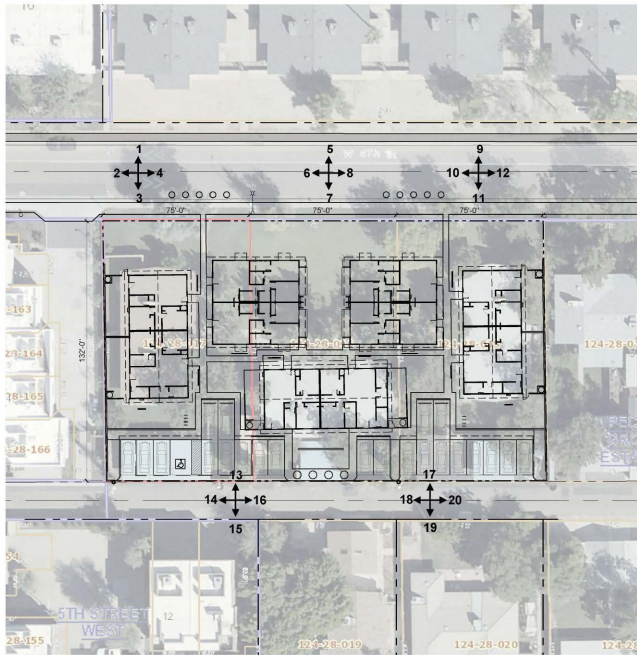
APARTMENTS ADDITION
1235 W. 4TH STREET
 TEMPE, AZ 85287
CONTEXT PICTURES

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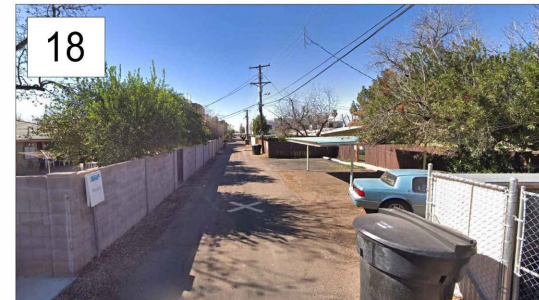
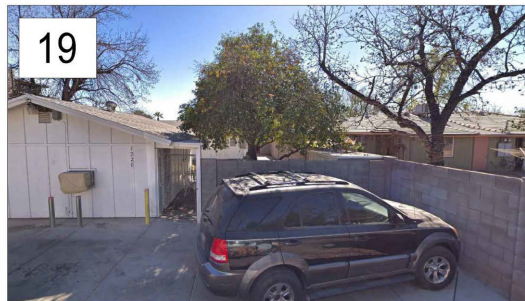
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CP1.2
 3 OF 8 SHEETS

4TH STREET APARTMENTS ADDITION

1237 W. 4TH STREET
 TEMPE, AZ 85281
 S.F.A. W/LOT SALES



CONTEXTUAL SITE PLAN
 SCALE: 1" = 20' 0"
 NORTH



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APARTMENTS ADDITION
1235 W. 4TH STREET
 TEMPE, AZ 85287
CONTEXT PICTURES

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 DATE: N/A
 SCALE: N/A
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CP1.3
 4 OF 8 SHEETS



PALMER ARCHITECTS, LTD.

November 2, 2021

LETTER OF EXPLANATION
4 New Apartment Units
1235 W. 4th Street, Tempe, AZ 85281
Conformance to 5-306D

- **Re-zoning from R-2 to R-3R**
- **Use permit to allow tandem parking spaces.**
- **Major development review for new 4 apartments.**
- **Subdivision plat for a lot combination of 3 lots into one.**

The project is located at three existing lots with A.P.N. 124-28-015, 124-28-016 and 124-28-017. At the moment 3 2-apartment existing buildings are on site, giving a total of 6 existing apartments. The owner of these lots, Foresees Properties Pecan Grove Estates L.L.C., is looking to add 4 2-bedroom, 2-bath apartments to the north central portion of existing parcels at 1245, 1239 and 1233 W. 4th Street, Tempe, AZ 85281. The project boundaries are into these mentioned lots, which can be described as lots 7, 8 & 9, Pecan Grove Estates, according to the plat of record in the office of county recorder of Maricopa County, Arizona, recorder book 78 of maps, page 39. As the project moves forward, a lot combination of 3 lots into one will be provided. This combination shall conform to the requirements and objectives of the general plan, or any parts thereof, as adopted by the commission and the city council and also shall conform to the requirements of the Zoning and Development Code and to other ordinances and regulations of the city, and to the Arizona Revised Statutes. This land is not subject to periodic flooding, it will be properly drained; grading and drainage plans showing this affirmation are being provided.

The new units will provide articulation with a variety of elements including decorative walls, fenced private patios and colors & textures that complement the existing six single story apartments. Building design and orientation provides for shaded walkways. Ground cover and landscape areas with mature existing trees and new added trees and scrubs to provide shade for energy conservation and human comfort. All new material to be of superior quality providing building, structures and landscape elements scaled to the site and surroundings. There are no large building masses on this residential scaled project. New units are single story and match character, scale and color of existing units. New building facades provide architectural detail from the street level at proportionate scale. Building shall respond to climate condition providing high efficacy insulations, low water use fixtures and drought tolerant landscapes. Design does not modify existing multi-modal transportation which provides to support transit patronage, vehicular circulation minimizes on-site and off-site conflicts for pedestrian and vehicular access. Environmental design principles provide for easy natural surveillance access

Page 1 of 4



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control, activity support and ongoing maintained. This provides for better crime prevention. Landscape accents will delineate parking, driveways and shaded walks. New lighting not create negative effects for existing units or adjoining buildings.

Additionally; this project will follow the next City of Tempe's design criteria:

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape; buildings have a variety of elevations designs that on site placement provide this streetscape results of articulations and different forms that integrate with context.
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; the location and orientation of this building, contributes shadowing the surface of the site, each unit have a private patio with garden spaces. The open space on the site helps to mitigate heat along with our landscape design along with our variety of vegetation species.
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; this harmony between smooth stucco, brick veneer and metal; on color and textures, provides a sense of high-quality living; matching with the City of Tempe surroundings and intentions.
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; these buildings do not contrast their surroundings, they are appropriate scale and address City of Tempe's height delimitations.
5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the existing sidewalks along the north side of the site, are showing different elevations one from another; as you walk thru this street level, the perspective of the volumes will change along with the movement; this will be the same effect inside the development walkways.
6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the elevations variety of textures, windows design, landscaped entries, articulation of buildings, awnings breezeblock wall details create the character of this buildings.
7. Project provides pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; our design integrates individual pedestrian access, as well as vehicular with its own required parking spaces.
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; as mentioned before, this individual pedestrian access will remove any conflicts with vehicular access.



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9. Landscape accents and provides delineation from parking, buildings, driveways and pathways; this delamination of landscape, integrated with decorative C.M.U. fences and decorative breezeblock walls, provide a private space for residents without interrupting the integration of the City of Tempe design criteria.
10. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; also, some of the signs will be replaced to keep the original function of the City of Tempe transit and order; required new signs will be placed to integrate the project into this function per City of Tempe's requirements.
11. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; these fixtures are clearly proposed in our project, playing an important part in the building and site design, as required by dark-sky standards.

This project will not be detrimental to persons residing or working in the vicinity, to adjacent properties, to the neighborhood, or the public welfare in general and will conform to the following standards and Zoning and Development Code Criteria Section 6-308(E), as applicable:

- a. Any significant vehicular or pedestrian traffic in adjacent areas; this project has its own vehicular and pedestrian traffic on-site which doesn't intervene with the public welfare. This project counts with 23 parking spaces on site with adjacent to the alley at the south side of the site, which 4 of them are considered tandem, this will provide with the required parking summary for a total of 10 apartment units.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions; as residential use, not commercial, this product will not have a negative affect regarding these ambient conditions; also, parking spaces are near open areas and landscape, they have shadow protections, screen walls and a new paved area.
- c. Contribution 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; we believe that this product will increase the value of the neighborhood, as this high-quality living units are in place and the behavior of exterior with the surroundings providing exterior care-free landscape and open space maintained by the owner; tandem spaces in this project will provide with sufficient parking counting for Tempe's design criteria.
- d. Compatibility with existing surrounding structures and uses; this complex doesn't affect negatively to the context, as the main access for parking is placed in a low-traffic alley, 4th Street is adjacent to a landscaped view of the buildings, providing pleasant movement for pedestrians as well. Tandem garaged are use also in lots 124-28-019 and 124-28-020, which are neighbors at the south.



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e. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public. We are proposing heavily landscaped open space with 8'-0" C.M.U. walls that will provide with a private area of recreation where the owner will maintain and create rules of behavior; being a community, the tenants will have its own privacy as well private patios for recreation. We also have the use of lighting, low landscape, breeze block and picket fences to control access but maintain views, opted surveillance and territoriality as it relates to the parking.

Sincerely

Jerry Palmer
Architect



CURRENT ZONING MAP (R-2)

SCALE: N.T.S.



NORTH



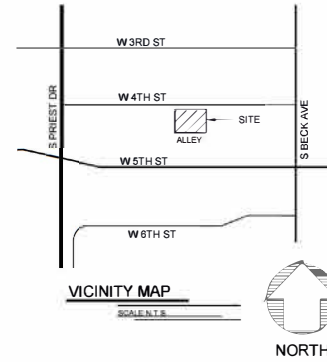
CURRENT ZONING MAP (R-3R, CITY USES SAME COLOR)

SCALE: N.T.S.



NORTH

4TH ST. APARTMENTS ADDITION
1237 W. 4 TH STREET
TEMPE, AZ 85281



VICINITY MAP

SCALE: N.T.S.



NORTH

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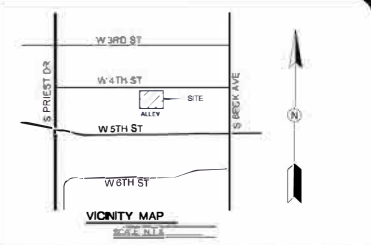
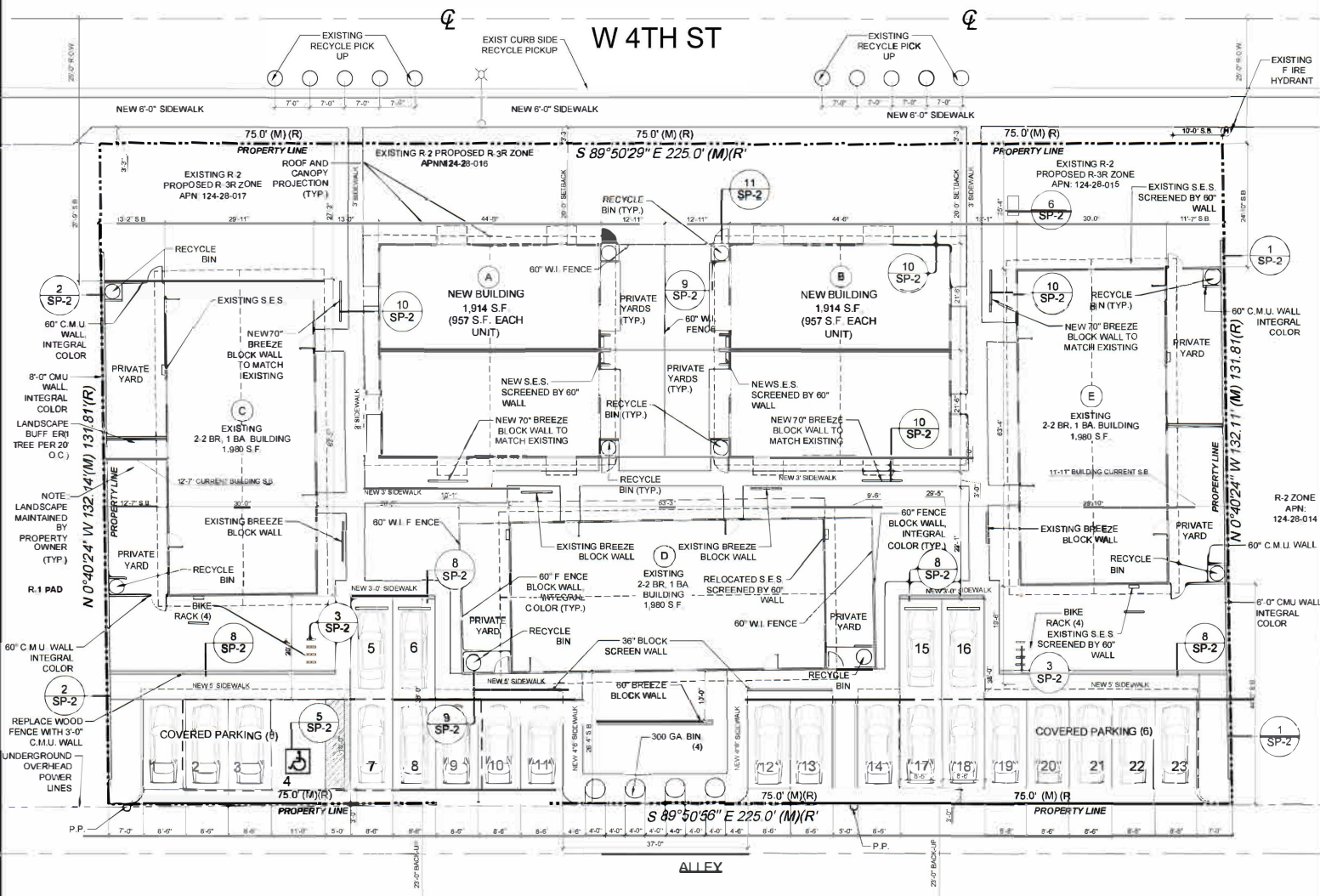


APARTMENTS ADDITION
1237 W. 4TH STREET
TEMPE, AZ 85287
ZONING MAP
EXPIRES: 10/30/2025

REVISIONS	BY

DRAWN	SR
CHECKED	GP
DATE	
SCALE	1/8" = 1' - 0"
JOB NO	023-2019-1237 W. 4TH ST
SHEET	ZO-01
OF 5 SHEETS	

4TH STREET 4 APARTMENT ADDITION



SITE DATA

ZONING: R-2
 EXISTING: R-2, APN: 124-28-015
 R-2, APN: 124-28-016
 R-2, APN: 124-28-017

PROPOSED: R-3R W/LOT COMBINATION

NET LOT: 1 31' B1 K225 = 29,659 S.F. (67 ACRES)

PROVIDED: 20 SPACES
 20 SPACES
 20 SPACES

NEW UNIT SIZE: 44'-0" x 24'-7" BR + 2 BA = 907 S.F. (LIVABLE)

LEGAL DESCRIPTION: LOTS 7 & 8 S. PECAN GROVE ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED BOOK 78 OF MAPS, PAGE 39, APN: 124-28-015, 124-28-016 & 124-28-017

NOTES:
 1. ALL LANDSCAPE AND PRIVATE YARDS TO BE MAINTAINED BY PROPERTY OWNER.
 2. SITEWORK SHALL BE REQUIRED TO COMBINE LOTS.
 3. REFER TO PLANNING DEPT. FOR RESUBDIVISION MEETING LOG, DDC REPORT FOR PROPOSED WOODCHUCK VIEWING REPAIRS.

REQUIRED AND PROVIDED DEVELOPMENT STANDARDS IN MULTI-FAMILY DISTRICTS

ZONING DISTRICT(S) & OVERLAY(S), TABLE 4-2025	EXISTING R-2 ALLOWED	R-3 ALLOWED	NEW R-3R PROPOSED
DENSITY (DU/ACRE)	10 DU/AC	15 DU/AC	0.68 AC X 10 UNITS = 15 DU/AC
MINIMUM LOT AREA PER DWELLING UNIT (SQUARE FEET)	3,600 S.F.	2,900 S.F.	29,658 S.F. / 10 UNITS = 2,965.8 S.F. / UNIT
BUILDING HEIGHT	30'-0"	30'-0"	18'-0"
MAXIMUM LOT COVER (%) OF NET LOT AREA	45%	45%	EXISTING BDG: 6,240 S.F. / 10,816 S.F. = 57% NEW BDG: 4,576 S.F. / 29,658 S.F. = 15.4%
MIN. LANDSCAPE AREA (% OF NET LOT AREA)	30%	30%	9,899 S.F. / 29,658 S.F. = 33%
BUILDING SETBACKS			
FRONT (NORTH)	20'-0"	20'-0"	20'-0"
SIDE (WEST)	10'-0"	10'-0"	10'-0"
REAR (SOUTH)	15'-0"	20'-0"	20'-0"
SIDE (EAST)	10'-0"	10'-0"	10'-0"

ARCHITECT: JERRY PALMER, PALMER ARCHITECTS, LTD., 422 EAST CAMELBACK ROAD #110, PHOENIX, ARIZONA 85016, PHONE: (602) 947-7171, E-MAIL: JERRY@PALMERARCHITECTS.COM

FORRESTER PROPERTY SERVICES, INC., CONTACT: MICHAEL TEICH, TEMPE, ARIZONA 85281, E-MAIL: DMTEICH@GMAIL.COM

CONTRACTOR: ALT DEVELOPMENT, CONTACT: THOMAS GOSICKI, E-MAIL: ALTDEV@COX.NET

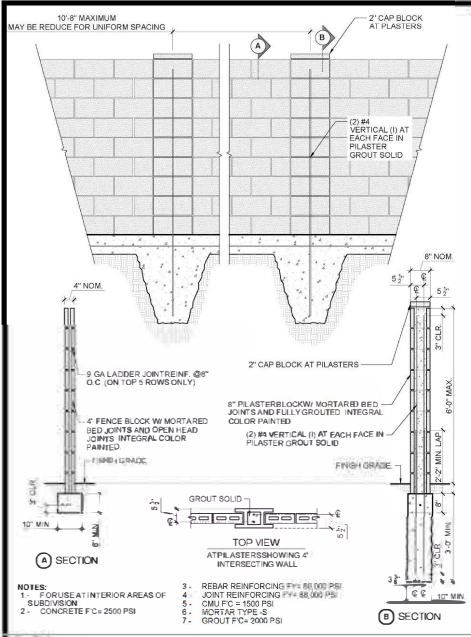


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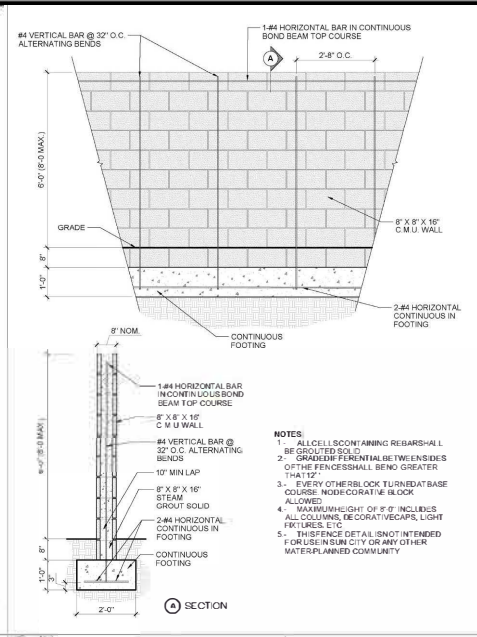
APARTMENTS ADDITION
 1235 W. 4TH ST.
 TEMPE AZ 85281

REVISIONS BY

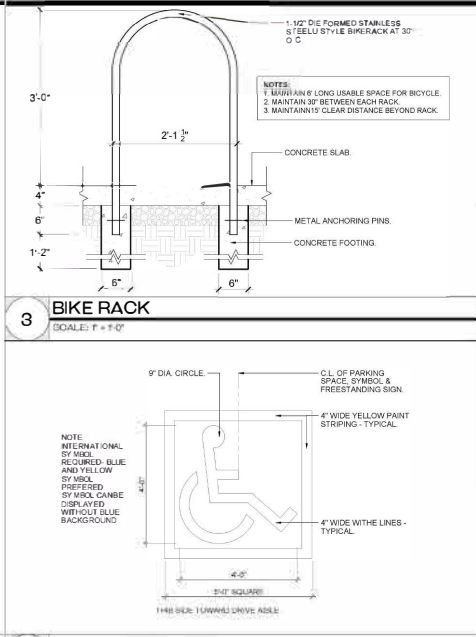
DRAWN BY: SP
 CHECKED BY: SP
 DATE: 11-10-23
 SCALE: 1" = 10'-0"
 JOB NO: 0232019 W 4TH STREET
 SHEET: SP-1 OF SHEETS



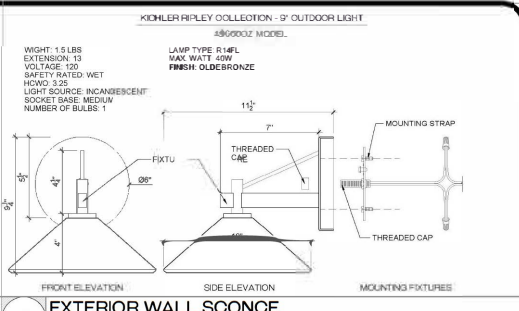
1 6'-0" C.M.U. FENCE WALL
SCALE: 1/2" = 1'-0"



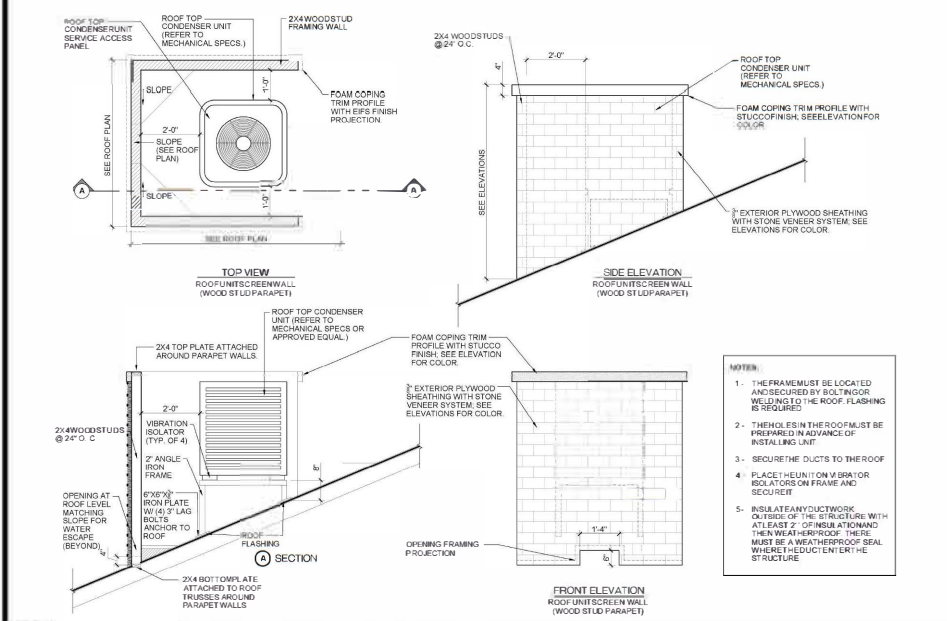
2 8'-0" C.M.U. FENCE WALL (8")
SCALE: 1/2" = 1'-0"



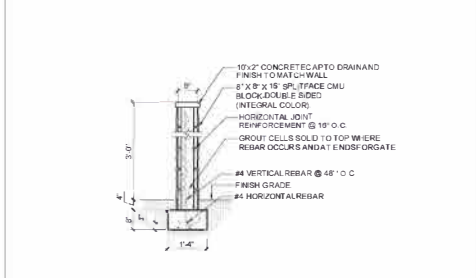
5 H.C. PARKING SYMBOL
SCALE: 1/2" = 1'-0"



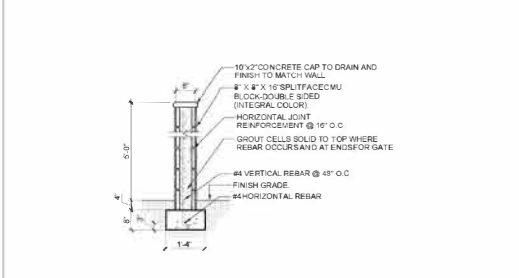
4 EXTERIOR WALL SCONCE
SCALE: 3/4" = 1'-0"



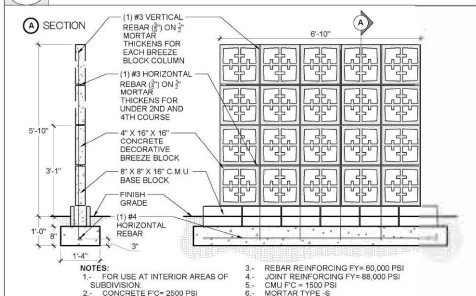
7 SCREEN WALL AND MOUNTED CONDENSER UNIT
SCALE: 1/2" = 1'-0"



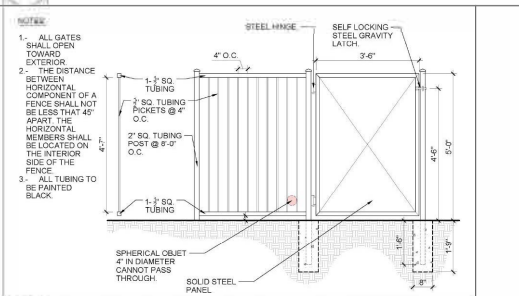
8 3'-0" C.M.U. LOW WALL
SCALE: 1/2" = 1'-0"



9 5'-0" C.M.U. LOW WALL
SCALE: 1/2" = 1'-0"



10 DECORATIVE BREEZE WALL DETAIL
SCALE: 1/2" = 1'-0"



11 FENCE AND SELF CLOSING GATE
SCALE: 1/2" = 1'-0"

1235 W. 4TH ST. TEMPE AZ 85281
APARTMENTS ADDITION

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APARTMENTS ADDITION
1235 W. 4TH ST.
TEMPE AZ 85281

SITE PLAN DETAILS

REVISIONS BY

DRAWN BY
CHECKED BY
DATE
SCALE
1" = 10'-0"
JOB NO.
023 2019 WATSH STREET
MHIH

SP-2
OF SHEETS

PLANT INVENTORY SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
(Symbol)	<i>Acacia whitebark</i>	PALO BLANCO	EXISTING	-	PER PLAN
(Symbol)	<i>Abutilon</i>	ROSE HIBISCUS	EXISTING	-	PER PLAN
(Symbol)	<i>Bougainvillea</i>	BOUGAINVILLEA	EXISTING	-	PER PLAN
(Symbol)	<i>Carya illinoensis</i>	PECAN TREE	EXISTING	-	PER PLAN
(Symbol)	<i>Eucalyptus</i>	EUCALYPTUS SPECIES	EXISTING	-	PER PLAN
(Symbol)	<i>Juniperus</i>	JUNIPER	EXISTING	-	PER PLAN
(Symbol)	<i>Prinos</i>	PRINOS SPECIES	EXISTING	-	PER PLAN
(Symbol)	<i>Yucca</i>	SPANISH BAYONET	EXISTING	-	PER PLAN

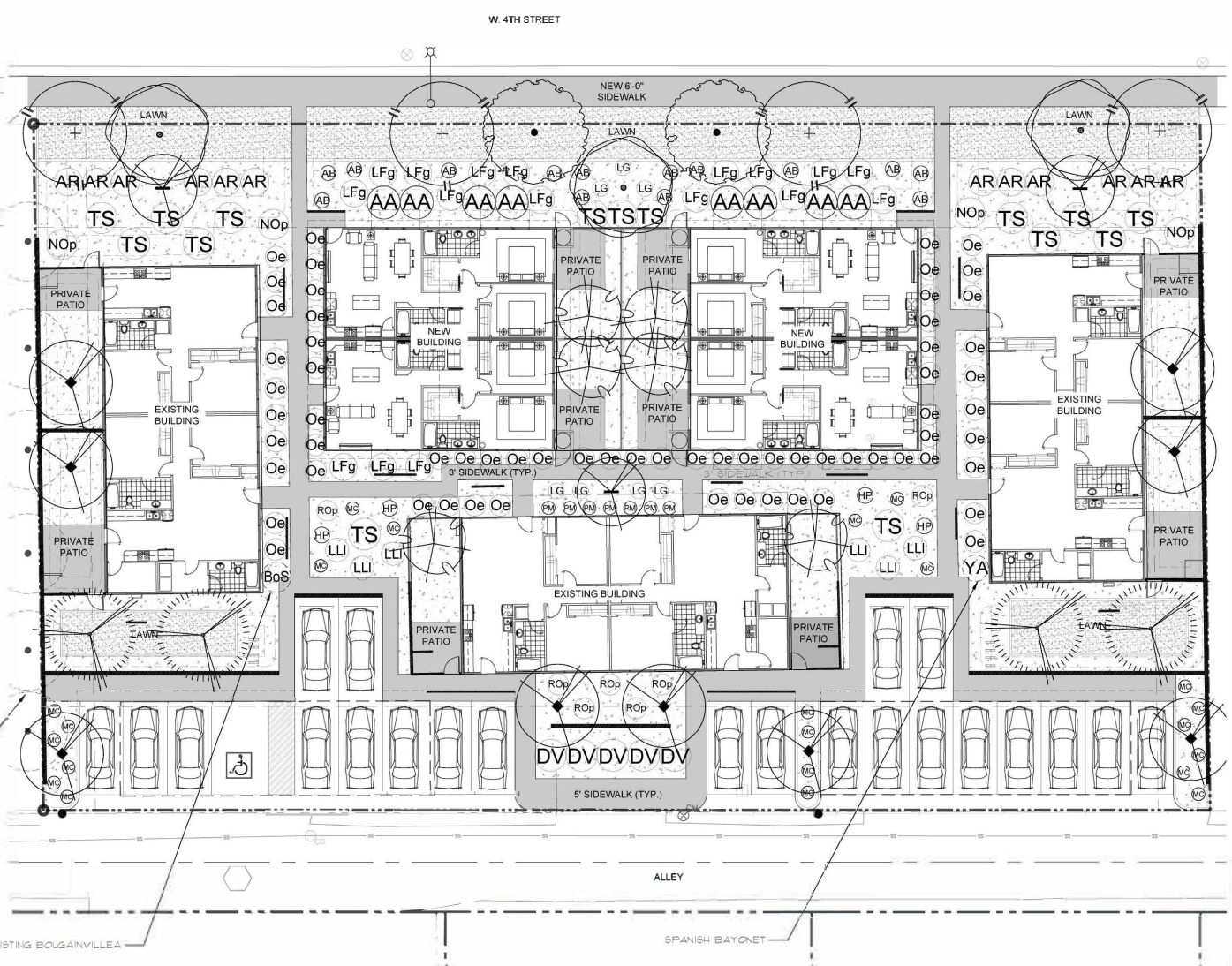
MISCELLANEOUS LEGEND

SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
(Symbol)	SIDEWALK & WALLS - PER ARCH & CIVIL PLANS	4,325 SQ FT	PER PLAN
(Symbol)	PRIVATE PATIOS - PER ARCH & CIVIL PLANS	11,335 SQ FT	PER PLAN
(Symbol)	DECKING - PER ARCH & CIVIL PLANS	9,629 SQ FT	PER PLAN
(Symbol)	LAWN - MIDSPAN	2,800 SQ FT	PER PLAN
(Symbol)	LAWN HEADER - EXTENDED CURB	443 LN FT	PER PLAN

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
PROPOSED TREES					
(Symbol)	<i>Acacia aneura</i>	MULGA	24" BOX	06	PER PLAN
(Symbol)	<i>Acaciacraspedocarpa</i>	LEATHERLEAF ACACIA	24" BOX	03	PER PLAN
(Symbol)	<i>Citrus species</i>	CITRUS TREE	24" BOX	06	PER PLAN
(Symbol)	<i>Lagerstroemia indica</i>	CRAPPE MYRTLE	24" BOX	04	PER PLAN
(Symbol)	<i>Pinus halepensis</i>	ALEPPO PINE	24" BOX	02	PER PLAN
(Symbol)	<i>Platanus chinensis</i>	CHINESE PISTACHE	24" BOX	04	PER PLAN
(Symbol)	<i>Quercus virginiana</i>	LIVE OAK	24" BOX	03	PER PLAN
PROPOSED PLANTS					
(Symbol)	<i>Agave americana</i>	CENTURY PLANT	5 GAL	06	PER PLAN
(Symbol)	<i>Aloe barbadensis</i>	ALOE VERA	5 GAL	14	PER PLAN
(Symbol)	<i>Acacia redolens</i>	TRAILING ACACIA	5 GAL	12	PER PLAN
(Symbol)	<i>Dodonaea viscosa</i>	HORSESHOE BUSH	5 GAL	05	PER PLAN
(Symbol)	<i>Hesperaloe parviflora</i>	RED YUCCA	5 GAL	04	PER PLAN
(Symbol)	<i>Lantana White Dwarf</i>	GOLDEN MOUNDING LANTANA	5 GAL	07	PER PLAN
(Symbol)	<i>Leucophyllum frutescens</i>	GREEN BLOOD	5 GAL	17	PER PLAN
(Symbol)	<i>Leucophyllum lanigerum</i>	LYNN'S LEGACY	5 GAL	06	PER PLAN
(Symbol)	<i>Muhlenbergia capillaris</i>	REGAL MIST	5 GAL	26	PER PLAN
(Symbol)	<i>Nerium oleander</i>	DWARF OLEANDER	5 GAL	07	PER PLAN
(Symbol)	<i>Olea europaea 'Monra'</i>	LITTLE OLIVE DWARF OLIVE	5 GAL	05	PER PLAN
(Symbol)	<i>Pedicularis croceus</i>	SUPPER PLANT	5 GAL	07	PER PLAN
(Symbol)	<i>Rosemarinus officinalis 'Prostratus'</i>	TRAILING ROSEMARY	5 GAL	08	PER PLAN
(Symbol)	<i>Tecomestans v. angustata</i>	YELLOW BELLS	5 GAL	15	PER PLAN

PLANTING PLAN



OFF-SITE TREES NOT PART OF PROJECT SHOWN FOR REFERENCE



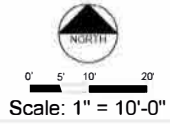
MTH Design Group
 landscape architecture
 office/fax 887.374.4214
 mobile 859.948.5481
 matt@mthdesigngroup.com
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APARTMENTS ADDITION
 1235 W. 4TH STREET
 TEMPE, ARIZONA 85281

MTHDesignGroup
 landscape architecture
 matt@mthdesigngroup.com

Project: Apartment Addition
 Title: Landscape
 Date: 10/25/2021
 Designed/Drawn By: Matthew Horns

No.	Revision	Date
01	ISSUE FOR PERMITS	09/15/2021
02	ISSUE FOR PERMITS	09/15/2021
03	DATE UPDATE	10/23/2021
04	DATE UPDATE	09/15/2021
05	CITY COMMENTS	09/23/2021
06	PLAN REVISION	09/23/2021



4TH ST. APARTMENTS ADDITION
 1237 W. 4 TH STREET
 TEMPE, AZ 85281

NOTES:

- PER SOLID WASTE SERVICES DIVISION; THIS PROJECT IS ZONED AS TOWNHOMES, INDIVIDUALLY METERED.
- THIS PLAN IS PRELIMINARY, NOT FOR CONSTRUCTION. TO BE HANDLED FOR PROPER ENGINEERING AFTER CITY'S REVIEW.
- SEE SHEET SP-2 FOR LIGHTING LOCATIONS AND DETAILS.
- SEE SHEET SP-1 FOR SITE DATA.

LEGEND

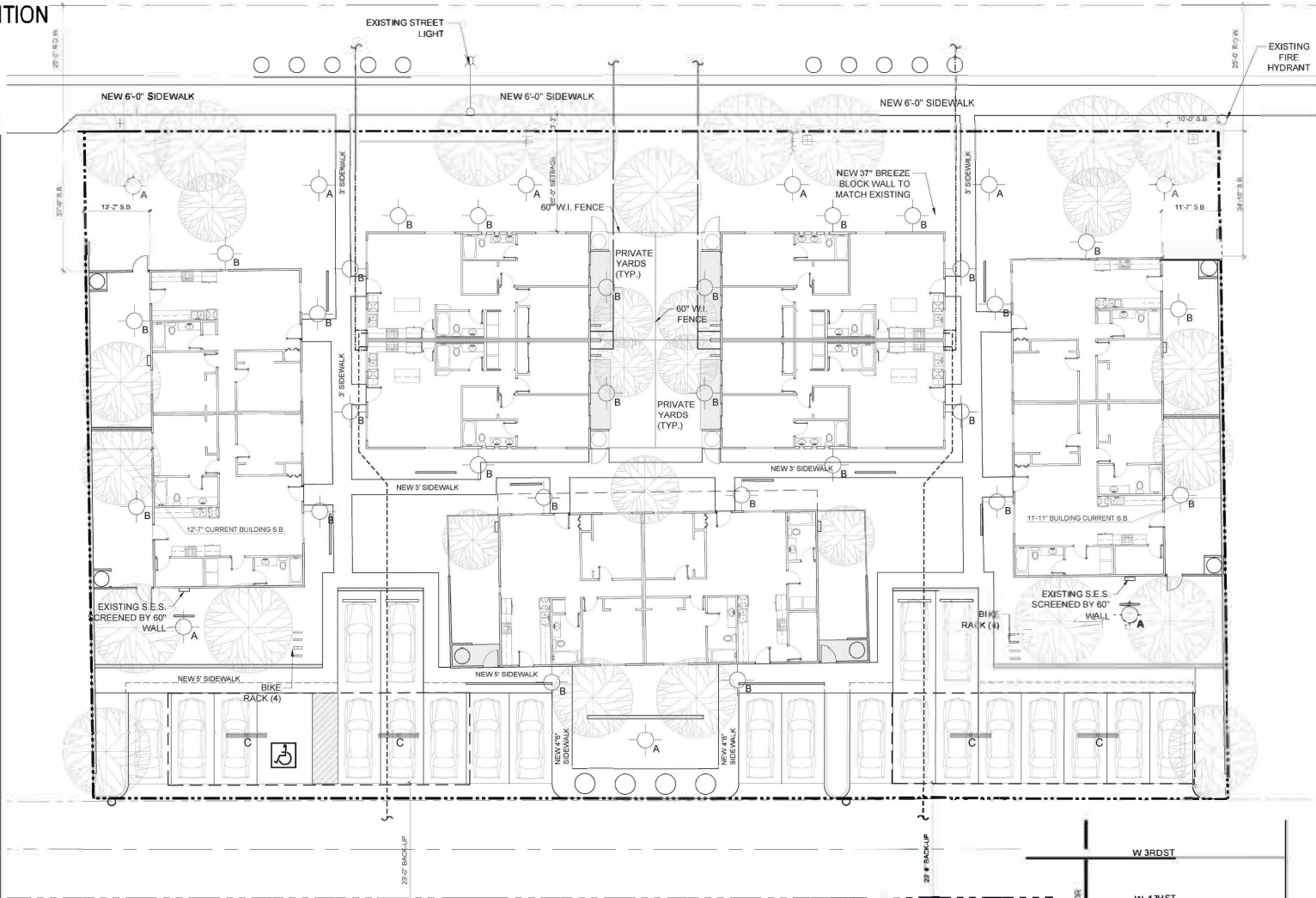
- INDICATES FOUND BRASS CAP AS SHOWN
- INDICATES FOUND MONUMENT AS SHOWN
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- CABLE RISER
- ELECTRIC BOX
- GAS METER
- LIGHT POLE
- UTILITY POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGN
- DRAIN INLET
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC BLUESTAKE
- FENCE
- GAS BLUESTAKE

- PUBLIC UTILITY EASEMENT LINE
- SETBACK LINE
- MONUMENT LINE
- PROPERTY LINE
- ADJOINING LOT LINE

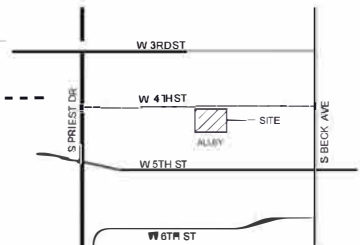
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- B.S.L. BUILDING SETBACK LINE
- M.C.R. MARICOPA COUNTY RECORDER
- M.C.A. MARICOPA COUNTY ASSESSOR
- T.B.M. TEMPORARY BENCHMARK

- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND WATER LINE

- 42" HIGH, 6" ROUND BOLLARD SITE LIGHT AT EACH LOCATION
- EXTERIOR WALL LAMP (SCONCE)
- FLUORESCENT 2 TUBE LIGHT AT PARKING CANOPIES



PRELIMINARY UNDERGRUOUND UTILITY PLAN



VICINITY MAP



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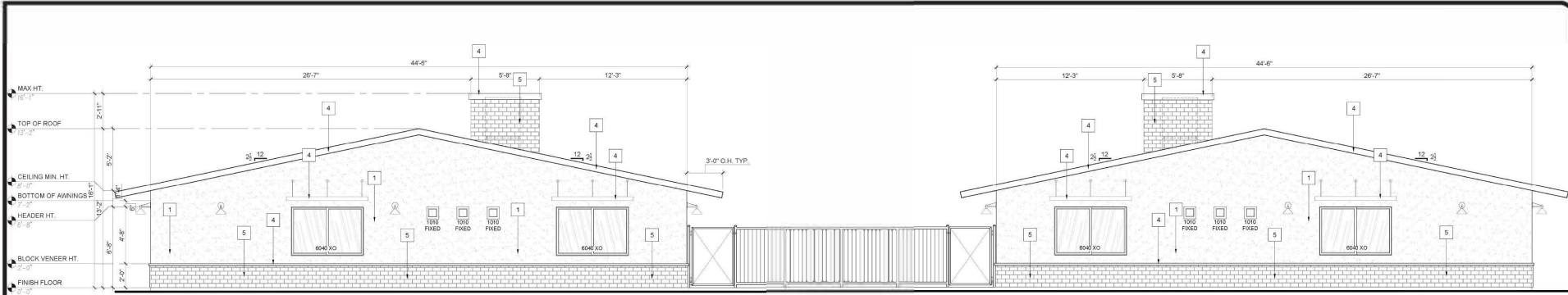
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APARTMENTS ADDITION
 1237 W. 4TH STREET
 TEMPE, AZ 85287
PRE UNDERGROUND UTILITY PLAN

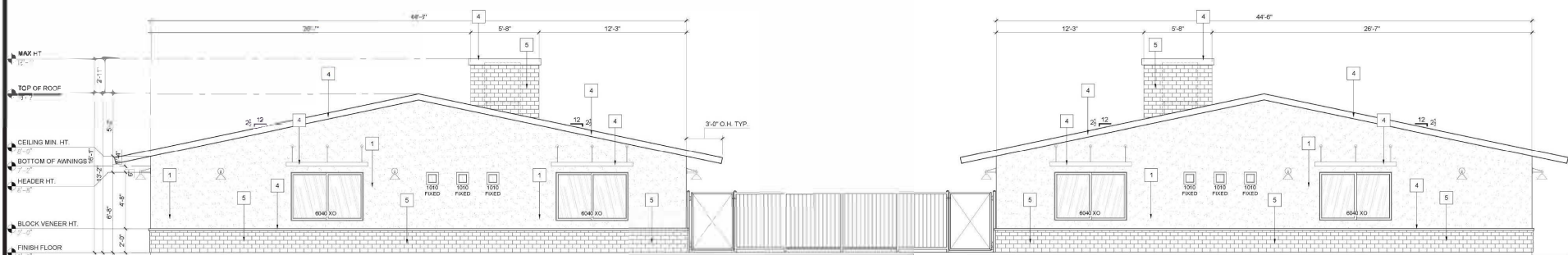
REVISIONS	BY

DRAWN BY: SP
 CHECKED BY: SP
 DATE: 11/13/2020
 SCALE: N/A
 JOB NO: 023-2019-1237 W. 4TH ST
 SHEET: UP.0
 © DP'S ARCHT.



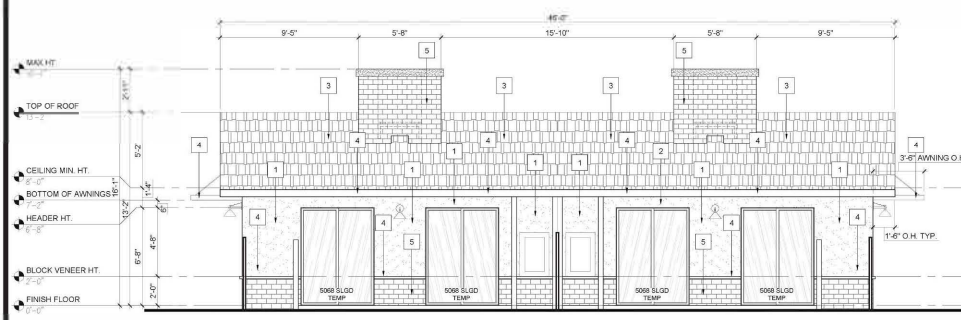
NORTH ELEVATIONS

SCALE: 1/4" = 1'-0"



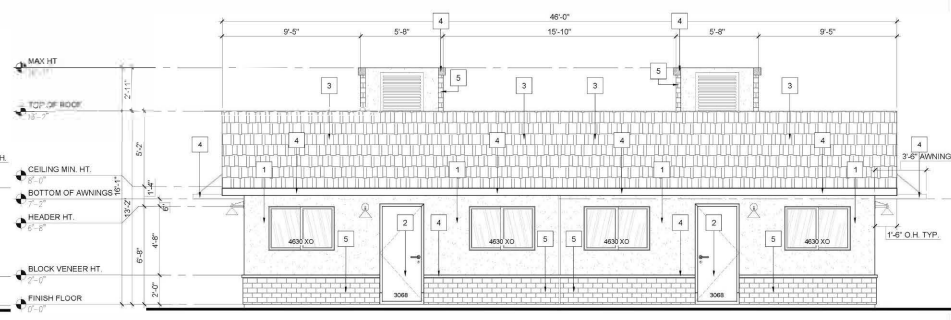
SOUTH ELEVATIONS

SCALE: 1/4" = 1'-0"



WEST PRIVATE PATIO ELEVATIONS (REVERSED EAST)

SCALE: 1/4" = 1'-0"



EAST ELEVATIONS (REVERSED WEST ELEVATION)

SCALE: 1/4" = 1'-0"

MATERIAL COLOR BOARD

1	DEW551 ANTIQUE WHITE LRV 73 STUCCO SMOOTH TEXTURE	2	DEA139 NAUTICAL LRV 7 PDR FRONT DOOR	3	OWENS CORNING CHARLIZE DINKY BLACK LAMINATED ABS FLECT/UP/L SHINGLES	4	GLIDDEN 6004H10000 GRAY METAL LRV 5 FASCIA/TIMING/ METAL AWNING/ STUCCO TRIM	5	CORONADO STONE 3-1/2" x 8" BELGAN BRICK BEAR CREEK BRICK VENEER
---	--	---	---	---	--	---	---	---	--

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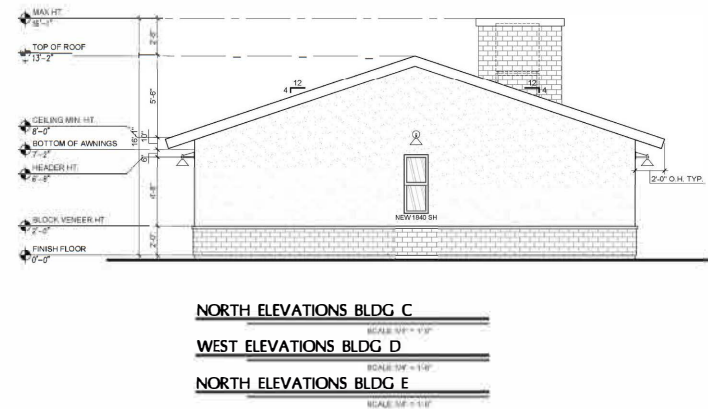
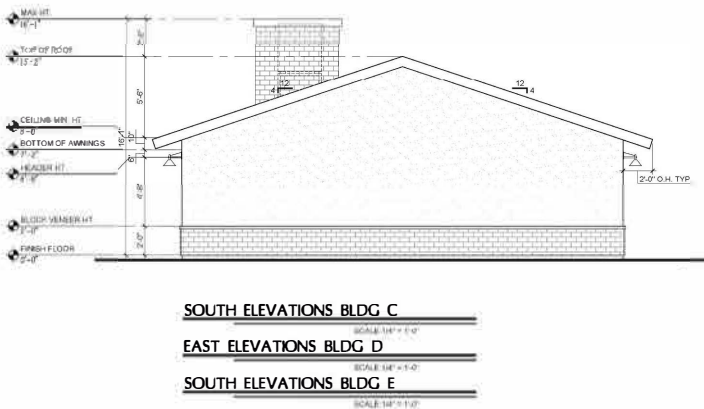
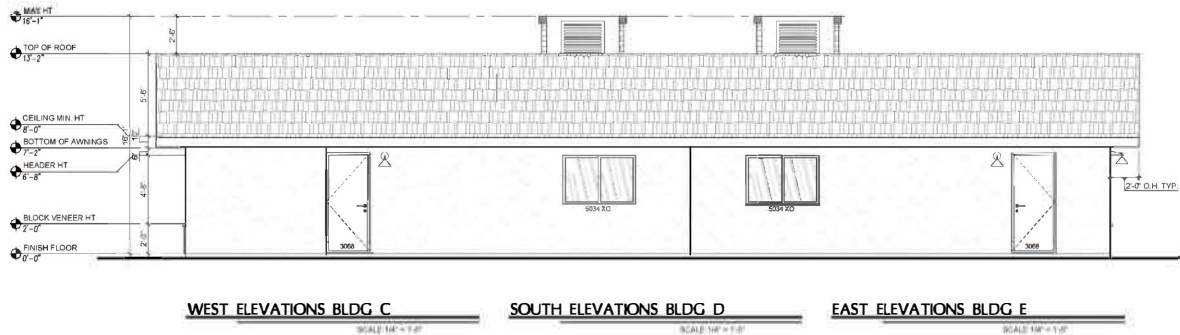
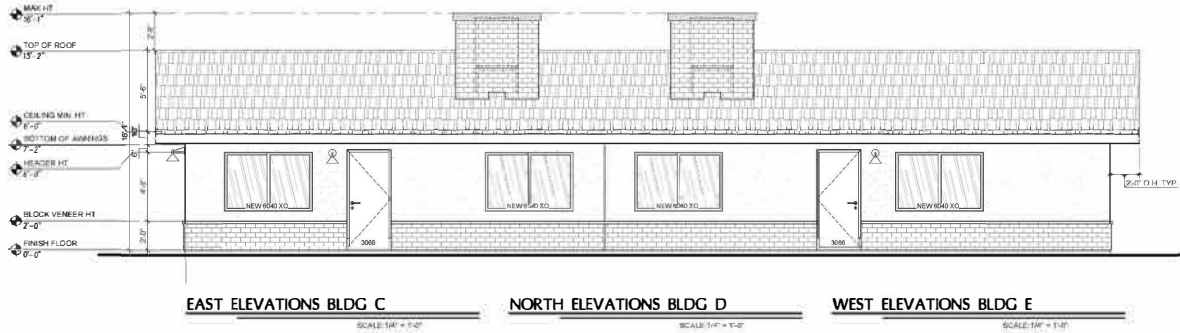
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APARTMENTS ADDITION
1237 W. 4TH STREET
TEMPE, AZ 85281
NEW BUILDING ELEVATIONS

REV	DATE	BY

DRAWN BY: S1
CHECKED BY: S1
DATE: 08/08/2019
SCALE: 1/4" = 1'-0"
JOB NO: PLMR 2019 022
SHEET: 17 OF 17
A-2.0



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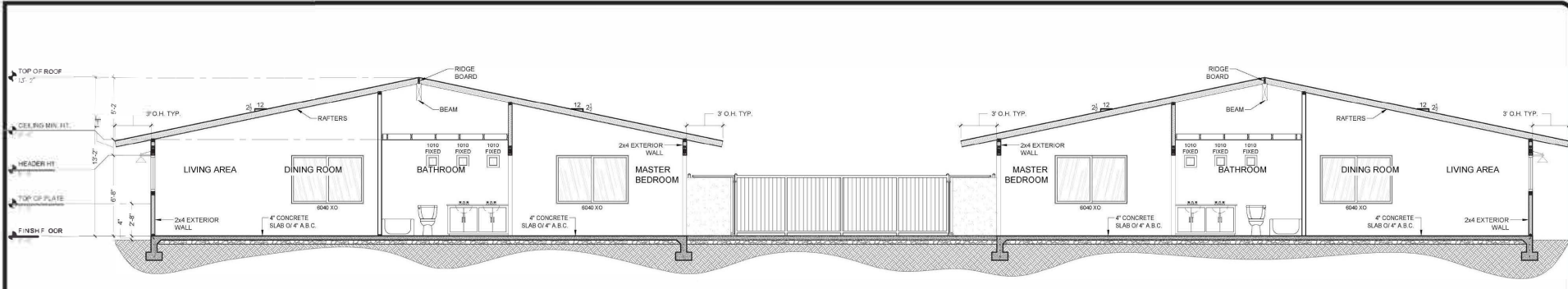
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 Fax: (480) 947-7716



APARTMENTS ADDITION
 1237 W. 4TH STREET
 TEMPE, AZ 85281
 EXISTING BUILDING ELEVATIONS

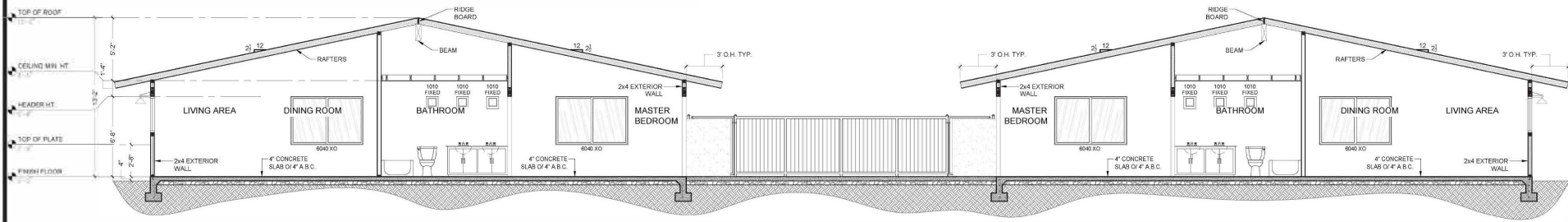
REVISIONS	BY

DRAWN	JL
CHECKED	GP
DATE	
SCALE	1/4" = 1'-0"
JOB NO	PLMR 2019 022
SHEET	
A-2.2	
OF SHEETS	



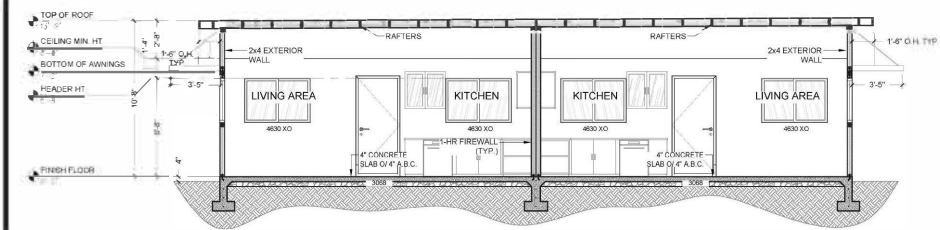
SECTION A-A

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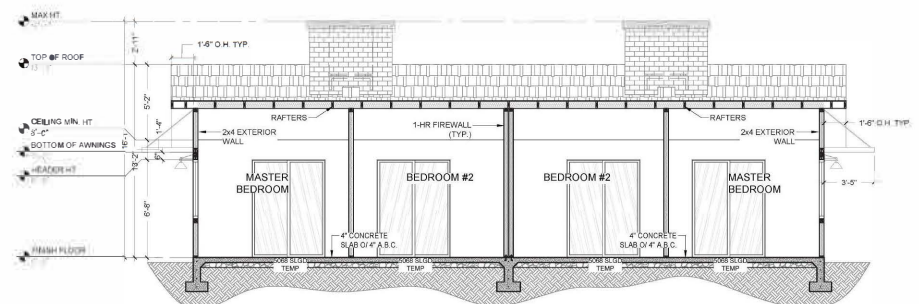
SECTION B-B

SCALE: 1/4" = 1'-0"



SECTION C-C

SCALE: 1/4" = 1'-0"



SECTION D-D

SCALE: 1/4" = 1'-0"

NOTES:

1. SEE DETAIL 715P-2 FOR SCREEN WALL AND MOUNTED ROOF TOP UNIT DETAIL.
2. SEE UNITS FLOORPLAN FOR SECTIONS CALL OUTS.

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL MECHANICAL AND PLUMBING CODE BOOK (IMC/IPC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES DUE TO UNFORESEEN CONDITIONS OR CHANGES IN REQUIREMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING ADJACENT PROPERTY OR PERSONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE CONTRACTOR'S WORK OR MATERIALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE OWNER'S WORK OR MATERIALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE SUBCONTRACTOR'S WORK OR MATERIALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE SUPPLIER'S WORK OR MATERIALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE MANUFACTURER'S WORK OR MATERIALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE INSTALLER'S WORK OR MATERIALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE MAINTENANCE PERSONNEL'S WORK OR MATERIALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE USER'S WORK OR MATERIALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE OPERATOR'S WORK OR MATERIALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE MAINTENANCE PERSONNEL'S WORK OR MATERIALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE USER'S WORK OR MATERIALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE OPERATOR'S WORK OR MATERIALS.

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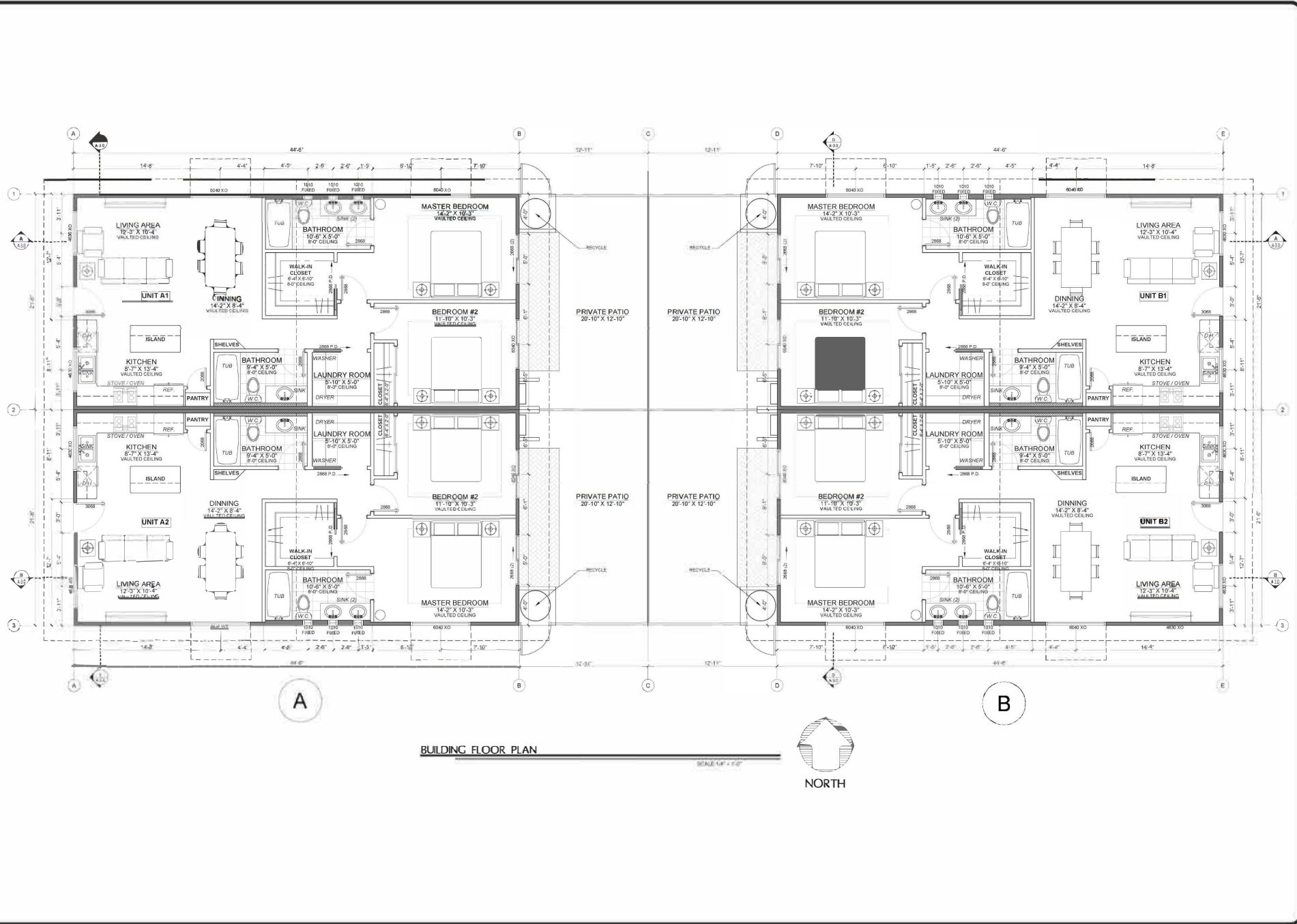


APARTMENTS ADDITION
1237 W. 4TH STREET
TEMPE, AZ 85281

REV	DATE	BY	CHKD

DRAWN: BPL/1
 CHECKED: GP
 DATE: 11/15/23
 SCALE: 1/4" = 1'-0"
 JOB NO: PLMR 2019 022
 SHEETS:

A-3.0
 OF SHEETS



BUILDING FLOOR PLAN

SCALE: 1/4" = 1'-0"



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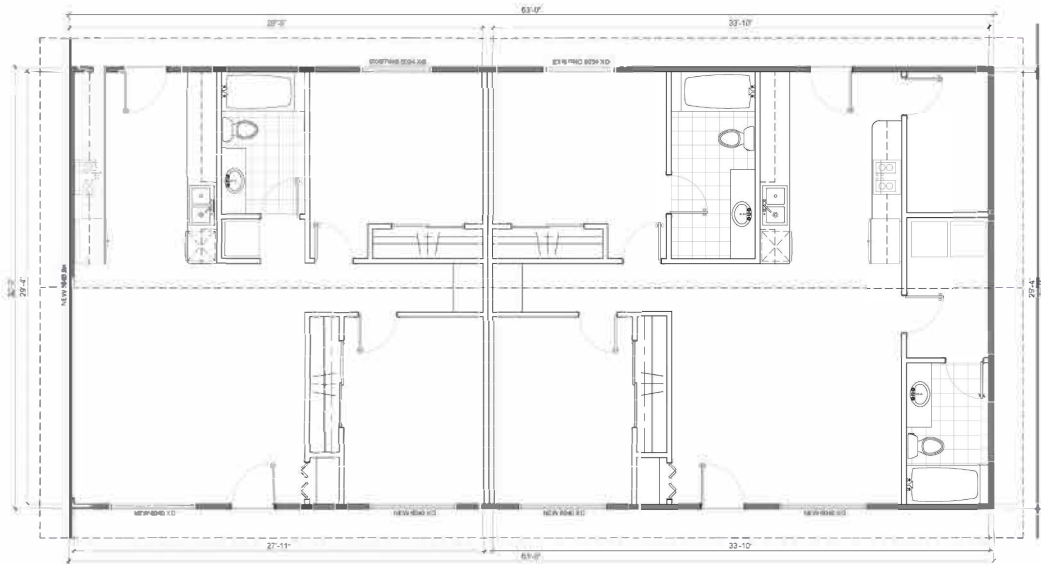


APARTMENTS ADDITION
1237 W. 4TH STREET
 TEMPE, AZ 85281

BUILDING FLOOR PLAN

REVISED	BY

DRAWN: BRYN
 CHECKED: SP
 DATE: 10/20/19
 SCALE: 1/4" = 1'-0"
 JOB NO: 2019-022
 SHEET: **A-1.0**
 OF SHEETS: 1.0



EXISTING BUILDINGS FLOOR PLANS (TYP. OF 3)

SEE SITE PLAN (SHEET BP-1) FOR BUILDING ORIENTATION
SCALE: 1/4" = 1'-0"

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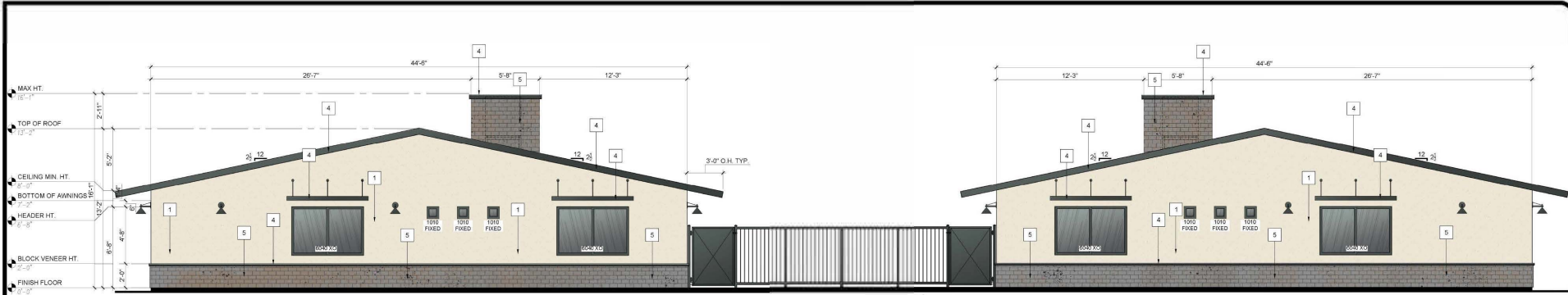
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APARTMENTS ADDITION
1237 W. 4TH STREET
 BUILDINGS
 FLOOR PLANS
 TEMPE, AZ 85281

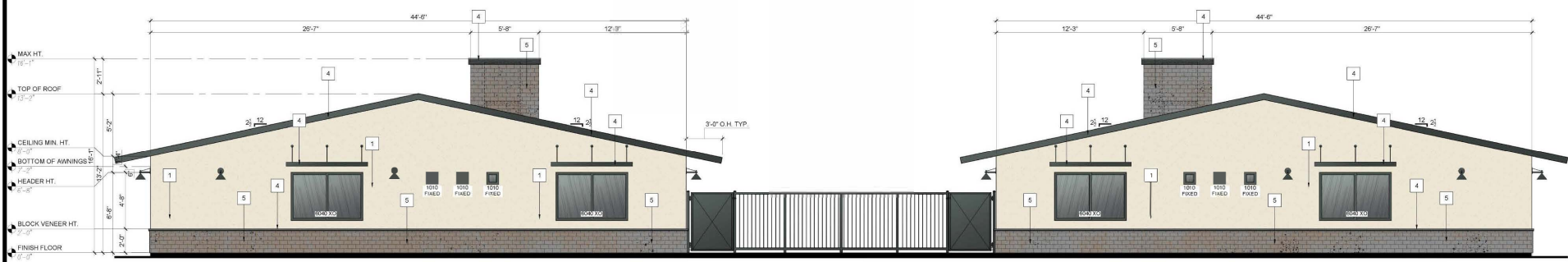
REVISIONS	BY

DRW'n	SR
CHECKED	SP
DATE	12/15/2017
SCALE	1/4" = 1'-0"
JOB NO.	19-1000-2018-002
SHEET	A-1.0
OF SHEETS	3



NORTH ELEVATIONS

SCALE: 1/4" = 1'-0"



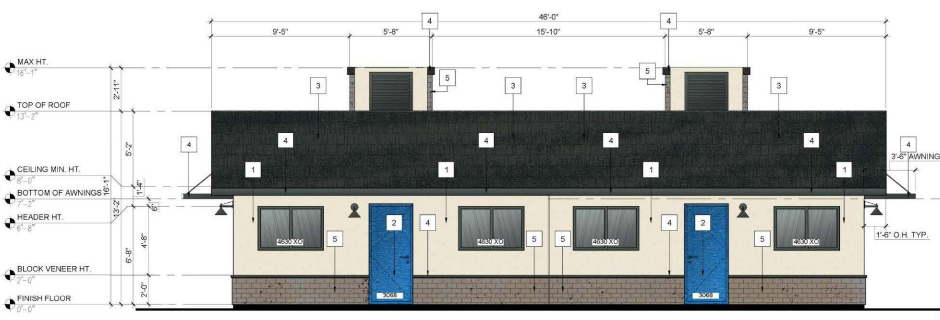
SOUTH ELEVATIONS

SCALE: 1/4" = 1'-0"



WEST PRIVATE PATIO ELEVATIONS (REVERSED EAST)

SCALE: 1/4" = 1'-0"



EAST ELEVATIONS (REVERSED WEST ELEVATION)

SCALE: 1/4" = 1'-0"

MATERIAL COLOR BOARD

1	DEV951 ANTIQUE/WHITE LRV 73 STUCCO SMOOTH TEXTURE	2	DEA139 NAUTICAL LRV 7 FOR FRONT DOOR	3	OWENS CORNING QUARTZITE DYSK BLACK LAMINATED 8899 INTEC/LRVL SHINGLES	4	GLIDDEN 600N/10000 GRAY METAL LRV 5 FASCIA/TRIM/ METAL AWNING/ STUCCO TRIM	5	CORONADO STONE 3.1/2" x 8" BELGIAN BRICK BEARCREEK BRICK VENEER
---	--	---	---	---	---	---	---	---	--

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APARTMENTS ADDITION
1237 W. 4TH STREET
TEMPE, AZ 85281
 NEW BUILDING
 ELEVATIONS

REVISIONS	BY

OWNER: SWS/1
 CHECKED: OP
 DATE: 11/20/21
 SCALE: 1/4" = 1'-0"
 JOB NO: PLMR 2019 022
A-2.0
 OF SHEETS



STREET ELEVATION

SCALE 1/8" = 1'-0"



ALLEY ELEVATION

SCALE 1/8" = 1'-0"



STREET ELEVATION (NO LANDSCAPE)

SCALE 1/8" = 1'-0"



ALLEY ELEVATION (NO LANDSCAPE)

SCALE 1/8" = 1'-0"

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 (602) 947-7171



APARTMENTS ADDITION
 1237 W. 4TH STREET
 TEMPE, AZ 85281

STREET ELEVATIONS

EXP. 12/31/2021

REVISIONS	BY

DRAWN BY: []
 CHECKED BY: []
 DATE: []
 SCALE: 1/8" = 1'-0"
 JOB NO. PLM 2019-001
 SHEET
A-2.3
 OF SHEETS



1 COLOR PERSPECTIVE LOOKING AT BUILDING E, A FROM NORTHEAST

SCALE: 1/8" = 1'-0"



4 COLOR PERSPECTIVE LOOKING AT BUILDING D, B FROM SOUTH

SCALE: 1/8" = 1'-0"



2 COLOR PERSPECTIVE LOOKING AT BUILDING D, B, E FROM SOUTHEAST

SCALE: 1/8" = 1'-0"



5 COLOR PERSPECTIVE LOOKING AT BUILDING B, A FROM NORTHWEST

SCALE: 1/8" = 1'-0"



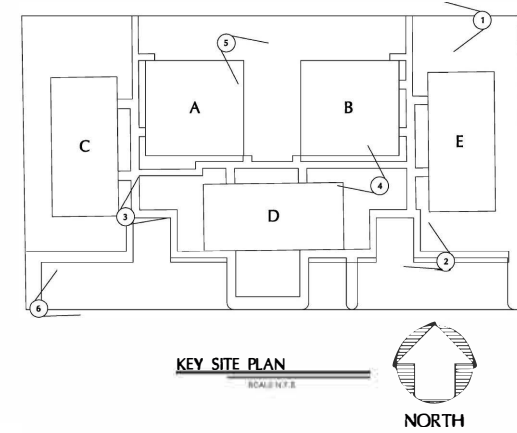
3 COLOR PERSPECTIVE LOOKING AT BUILDING A, D FROM SOUTHWEST

SCALE: 1/8" = 1'-0"



6 COLOR PERSPECTIVE LOOKING AT BUILDING C, A, D FROM SOUTHWEST

SCALE: 1/8" = 1'-0"



PLM ARCHITECTS, LTD. is a registered professional architectural firm in the State of Arizona. License No. 10000. The firm is responsible for the design and construction of the project. The project is located at 1237 W. 4th Street, Tempe, AZ 85281. The project is scheduled for completion in Q3 2021. The project is a multi-unit residential development. The project is a multi-unit residential development. The project is a multi-unit residential development.

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(480) 947-7717



COLOR PERSPECTIVES

APARTMENTS ADDITION
1237 W. 4TH STREET
TEMPE, AZ 85281

REVISIONS	BY

DRAWN	SB
CHECKED	SP
DATE	
SCALE	1/8" = 1'-0"
JOB NO	PLMR 2019 022
SHEET	A-2.4
OF SHEETS	

1



DEW351
ANTIQUE WHITE
LRV 73
STUCCO SMOOTH TEXTURE

2



DEA139
NAUTICAL
LRV 7
FOR FRONT DOOR

3



OWENS CORNING
OAKRIDGE ONYX BLACK
LAMINATED
ARCHITECTURAL
SHINGLES

4



GLIDDEN 00NN10/000
GRAY METAL
LRV 6
FASCIA TRIM /
METAL AWNING/
STUCCO TRIM

5



CORONADO STONE
2-1/2" x 8" BELGIAN BRICK
BEAR CREEK
BRICK VENEER

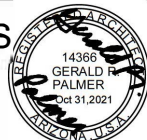


EXTERIOR ENTRY LIGHTS

4TH ST. APARTMENTS ADDITIONS

1237 W. 4TH STREET
TEMPE, AZ 85281

MATERIAL BOARD



EXPIRES: 12/31/2021



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Public Involvement Final Report

Case Number: #SPR20001

There was only a single neighborhood meeting scheduled and it was a virtual meeting that was held via the online video meeting website Zoom. The meeting was held on September 22, 2021 and began at 6:30pm. We had prepared a powerpoint presentation with several slides that showed the basic geographical location of the proposed project, the site plans, the floor plans, the landscape plans, and some 3D renderings of the completed project. We presented the information and allowed any of the participants the opportunity to ask questions.

We sent out a total of 170 notification letters regarding the neighborhood meeting and only had four individuals actually attend and participate in the virtual neighborhood meeting. There were three residents from the complex representing two apartment units and one property owner from a nearby complex also online. There were four members of the development team and one city staff member in attendance online.

There were only a couple of concerns brought up during the meeting by two tenants who currently live on the subject property. One of the concerns was related to parking access for the tenants and the other was to the noise and other disruptions during the construction process.

To resolve these concerns, we reiterated that the tenants are able to park along the South side of 4th Street, there will be privacy fencing put up around the work areas, and construction will be limited to between the standard working hours of 6am to 6pm to help minimize the disruption to the current tenants and surrounding properties.

WHEN RECORDED RETURN TO:
City of Tempe
Community Development Department
31 E. 5th Street
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by FORESEES PROPERTIES PECAN GROVE ESTATES LLC (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL210297 – **4th STREET APARTMENTS**, to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER _____
(Identify Action Requested)

for development of the following real property (Property):

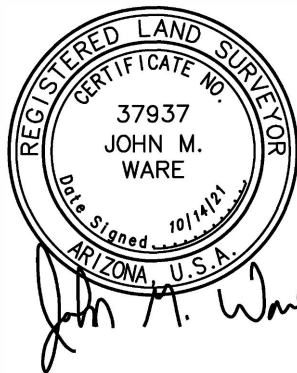
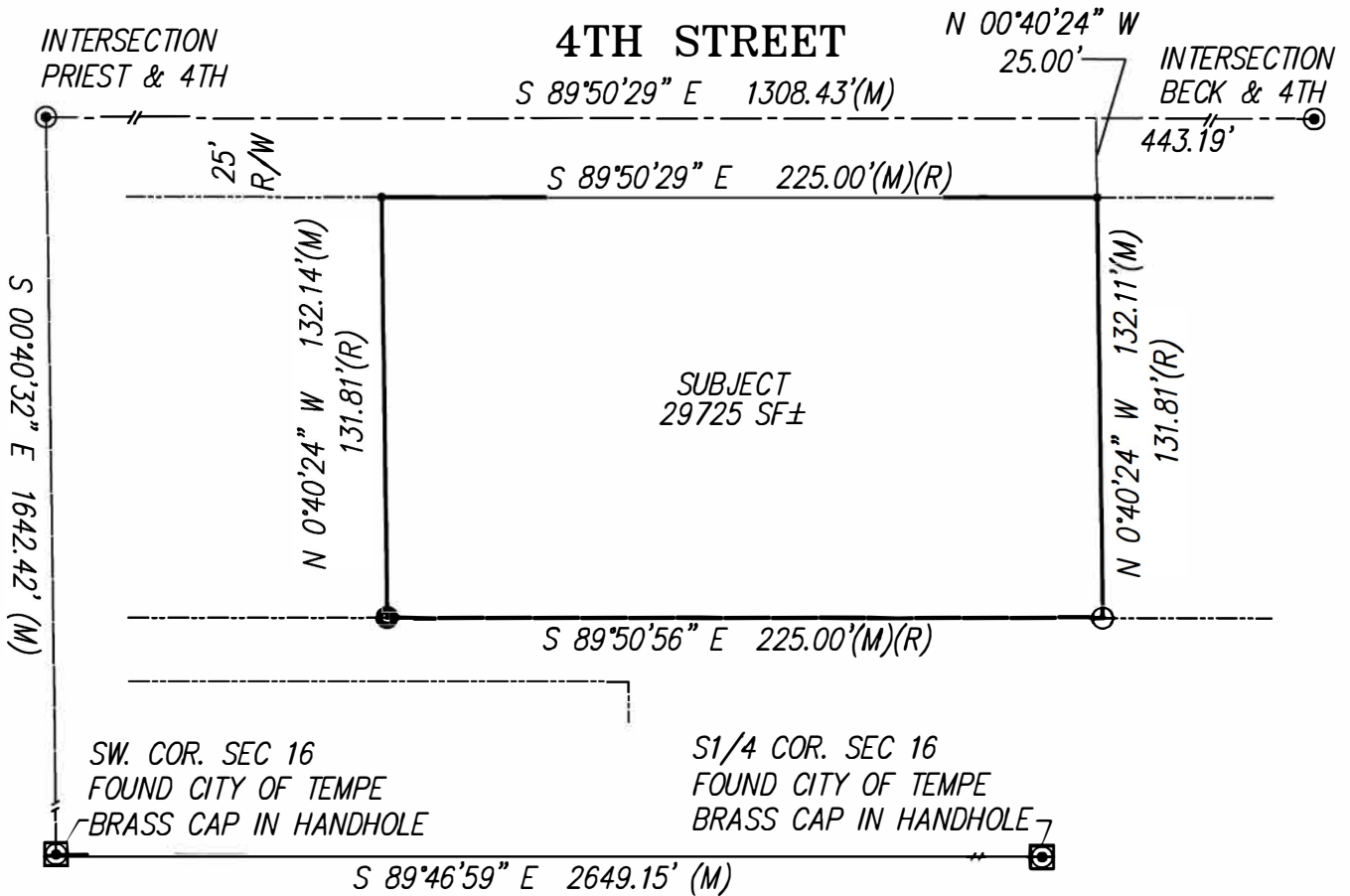
Insert Property Address: 1235 W. 4th Street, Tempe AZ 85281

Parcel Numbers: 124-28-015, 124-28-016, 124-28-017

EXHIBIT

DESCRIPTION:

LOTS 7, 8 & 9, PECAN GROVE ESTATES,
AS SHOWN ON THE OFFICIAL PLAT
FILED IN BOOK 78 OF MAPS, PAGE 39
IN OFFICE OF THE COUNTY RECORDER,
MARICOPA COUNTY, ARIZONA.



ARIZONA SURVEYORS, INC.
11445 EAST VIA LINDA, SUITE 2-447
SCOTTSDALE, ARIZONA 85259-2638
PHONE - 480-816-9773
EMAIL - jwazrls@gmail.com

SURVEY: EXHIBIT B
DRAWN: JMW
CHECK: DH
SCALE: 1"=60'
JOB NO. 4TH
DATE: 10/14/21
SHEET 1 OF 1