

Staff Summary Report

Development Review Commission Date: **04/08/08**

Agenda Item Number: _____

SUBJECT: Hold a public meeting for a Development Plan Review for GREENWOOD APARTMENTS located at 4502 S. Hardy Drive.

DOCUMENT NAME: DRCr_Greenwoodapts_040808

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **GREENWOOD APARTMENTS (PL070267)** (Jerald Alford, Monarch Group, owner / Antwain Patrick, Whitneybell Architects, applicant) consists of the addition of two new two-story apartments on an existing multi-family development for a total of approximately 277,536 s.f., on 16.33 net acres, located at 4502 S. Hardy Drive in the R-3 Multi-Family Residential Limited District. The request includes the following:

DPR07238 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989) 

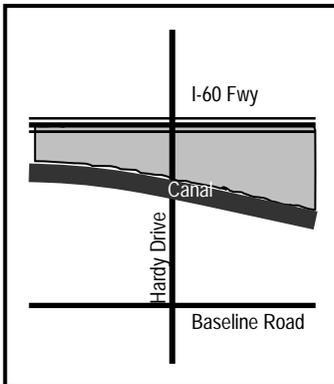
LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval, subject to conditions**

ADDITIONAL INFO:

General Plan	Residential up to 25 du/ac
Zoning	R-3 Multi-family up to 20 du/ac
Density	17 du/ac (existing) 18 du/ac (proposed with added units)
Number of Units	270 (existing) 296 (proposed: 116 west side and 180 east side)
Gross/Net site area	16.33 acres (6.8 west side and 9.53 east side)
New Building area	21,556 s.f. (12,312 s.f. west side and 9,244 s.f. east side)
Total Building area	277,536 s.f. (87,888 s.f. west side and 189,648 s.f. east side)
Lot Coverage	39% (50% maximum allowed)
Building Height	24 ft (30 ft maximum allowed)
Building setbacks	20' front, 10' side, 15' rear, 10' street side
Landscaped area	35% (25% minimum required)
Vehicle Parking	617 spaces (606 min. required)
Bicycle Parking	208 spaces (43 minimum required based on date of original development ; 81 west provided and 127 east provided)



A neighborhood meeting is not required with this application; residents within 300' of the property were notified by staff of the Development Review Commission meeting.

- PAGES:**
1. List of Attachments
 - 2-3. Comments
 - 4-5. Reasons for Approval / Conditions of Approval
 - 6-8. Code / Ordinance Requirements
 9. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 - 3-4. Letter of Explanation
 - 5-6. Site plans
 - 7-8. Floor plans
 - 9-10. Building Elevations
 - 11-12. Building Sections
 - 13-14. Landscape Plan
 15. Enlarged East Side Site Plan with Utilities identified

COMMENTS:

This site is located between the I-60 freeway to the north and the Western Canal to the south, and is comprised of two properties straddling the west and east side of Hardy Drive. The property was originally developed in 1983 as apartments, with R-3 zoning allowing up to 20 dwelling units per acre (du/ac). The density of the original development was 17 du/ac, with a tennis court and vacant land at the far west end and single-story units located along the south property line of the west lot and a boat/RV storage yard on the east end of the east lot. The current owner is adding two new buildings, one to each of the lots, at the far ends, replacing the tennis court and storage yard. The addition of these buildings would add 26 new one bedroom apartments, both two-story buildings matching the existing two-story buildings on site. The additional units would increase the density to 18 dwelling units per acre, which is less than allowed by R-3 (20 du/ac) and less than projected in the General Plan (up to 25 du/ac). This request includes Development Plan Review for two new two-story apartment buildings with balconies, covered surface parking and enhanced landscape treatment. The site will also be upgraded to comply with ADA parking standards and current lighting and landscape requirements. For further processing, the applicant will need approval for a Subdivision Plat, to combine a remnant parcel that runs under the proposed new building on the west end of the west lot.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The existing west parcel runs parallel to the freeway and the canal in an elongated triangular shape, the widest end facing Hardy and the narrowest end being at the far west, where the new apartment building is proposed. This building would replace an existing tennis court and parking area. New parking and landscaping is provided, and a new children's play area is proposed within a fenced area surrounded by the driveway turnaround. The site meets the parking and circulation requirements and will provide a safer environment by having residents living at the far west end of the site. A portion of the new parking will also be covered to provide shade. The canal easement is approximately 110' wide; there are single-family residences to the south of the canal. The southern perimeter fence for the site is located approximately 2' north of the actual property line, reducing the amount of available landscape area; the building is at the required setback of 10'. In an effort to meet a staff requirement for larger trees to the south of the new building; the applicant has shifted the building to provide additional landscape. The purpose of this condition is to minimize the visual impact of the new two-story building on the residences to the south. The western corner of the building encroaches within the setback, and will either require a slight site plan adjustment, or a use permit to reduce the side yard setback to 8' as the building is currently shown on the plan.

The existing east parcel also runs parallel to the freeway and canal, but is not as elongated. There is a large retention basin south of the canal, serving the single family neighborhood to the south; no residences about the canal to the south of the east parcel. The proposed building would replace an existing RV and boat storage yard. The proposed building on the east side is challenged by an existing 42" sewer line located 25' below grade within a 30' sewer easement: this site condition requires special design constraints. There can be no structures within the sewer easement and additional engineering calculations are needed to determine the dead load impacts of structures adjacent to the easement. In order to meet the sewer easement requirements, the applicant revised the drawings; however, the side yard setback was compromised in the design modification. The proposed building meets all of the development standards except the side yard setback, which is shown at 5' instead of the required 10'. Staff has conditioned this request with a requirement to modify the site plan to either meet the 10' required setback or to apply for a use permit standard to deviate by 20%, for an 8' setback.

With regard to the bicycle parking, the 1983 code requirement was calculated at 1 bike space per 10 vehicle parking spaces, which would have required the existing development to have a total of 23 spaces. This is significantly less than the current requirements of .5 bike spaces per unit (for 1 or 2 bedroom units) plus .2 bike spaces per unit for guests, or 189 bike parking spaces for the existing development. Combining the former requirements for the existing buildings (23 spaces), and the current code for the new buildings (20 spaces), a total of 43 bike parking spaces is required. The applicant is proposing to increase the bike parking to 208 bike spaces distributed between the two sites as an amenity to residents and to promote alternative modes of transportation.

Building Elevations

The proposed building on the west is a two-story structure similar to the existing two-story units farther east on the site, on the north side of the property. All of the buildings along the south edge of the property, adjacent to the canal, are single-story units backing the canal and closest to the single-family neighborhood. These units were changed from two-story to one-story prior to the 1992 Planning and Zoning hearing for the rezoning of the property. The zoning of both the residences to the south and this property allow two-story residences, up to 30' in height. The proposed new buildings would be 24' in height, and meet the zoning standards for this district. The buildings would be located 10 feet from the property line (approximately 7' from the wall), 120' from the back property line of the closest single-family property and approximately 150' from the back side of the closest single-family house. Although the proposed buildings are new construction, the building designs are intended to match the existing two-story apartments in color, material and style. External stairways are screened with walls; balconies are secured with railings and covered with tile roofs.

Landscape Plan

The landscape for the property is being upgraded. The new plant palate includes Evergreen Elms, Sissoos, two varieties of Acacia, Ghost Gum, Fruitless Olive and Purple Leaf Plum. The shrubs and ground cover are a combination of low-water using plants with high color and texture value, which will provide a safe and aesthetically harmonious environment. The proposed fenced tot lot at the west end has shade trees and flowering ground cover.

Conclusion

Based on the information provided by the applicant and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions 1-19.

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 Development Plan Review:
Section 6-306 D Approval criteria for Development Plan Review
 1. The placement of building maximizes natural surveillance and visibility of pedestrian areas, enhances the character of the surrounding area.
 2. Shade for energy conservation and comfort as an integral part of the design.
 3. Materials shall be of superior quality and compatible with the surroundings
 4. Buildings and landscape elements have proper scale with the site and surroundings
 5. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk
 6. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributing to and attractive public space.
 7. On-site utilities are placed underground.
 8. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks.
 9. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
 10. Accessibility is provided in conformance with the Americans with Disabilities Act (ADA).
 11. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
 12. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
 13. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
 14. Landscape accents and separates parking, buildings, driveways and pedestrian walkways.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

Site Plan

2. On the west property, provide a minimum of 14' from building to the site wall for at least 50% of the building length to accommodate taller evergreen trees that will minimize views of residences to the south.
3. On both the west and east properties, maintain the minimum 10' required setback for the full length of the buildings, or apply for a use permit standard to reduce the setback to 8' to the property line.
4. 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.
5. 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.
6. Shade canopies for parking areas:
 - a. Shade canopies may not encroach within sewer easement.
 - b. Provide fascia at least as tall as the canopy lintels to fully screen the canopy structural supports.
 - c. Provide canopy clearance of 8'- 2" minimum to allow disabled van parking on demand.
 - d. 75% light reflectance value shall also apply to the top of the canopy.
 - e. Relate canopy in color to existing canopies on site.
 - f. Detail canopy lighting as an integral part of the canopy.
 - g. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match surroundings.

Building Elevations

7. The materials and colors are approved as presented:
Roof – flat parapet style with Monier Lifetile in Mission "S" style, *Spanish Red*
Primary building stucco – Frazee Paint CL2805A *Vestige* (LRV 27) and CL2806N *Unicity* (LRV 18)
Accent on stair rails and doors– Frazee Paint CLC1283N *Caffeine* (LRV 8), CLV1182N *Trip* (LRV 7) and CL2805A *Blade* (LRV 8)
Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.
8. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
9. Conceal roof drainage system within the interior of the building and design any external features such as overflows to integrate with the building architecture.
10. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed to integrate with the design of the building elevations.
11. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
12. Do not expose conduit, piping, etc.

Lighting

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

Landscape

14. The plant species, sizes and locations are approved as proposed and specified on the registered landscape plans. Submit any additions or modifications for review during building plan check process.
15. Provide 2" caliper or larger *Sissoo dalbergia* or *Ulmus parvifolia* south of the new apartment building on the west end of the west lot, spaced 20' on center, for a minimum of 100' of the length of the building and provide 2" caliper or larger *Prunus ceracifera* spaced 20' on center for the remainder of the building length, where the side yard is less than 14' clear from building face to site wall.
16. 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" (if any). 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 where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so is irrigated as part of the reconfigured system at the conclusion of this construction.
17. Include a specification in the landscape notes 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.
18. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Signage

19. One address sign on each elevation. 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 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Adjust locations on building so sign is unobstructed by trees, vines, etc.
 - 6) Do not affix number or letter 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.

- Specific requirements of the **Zoning and Development Code** 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, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- Parapet wall to fully screen roof-mounted equipment from every side.

APPROVAL EXPIRATION:

- Your drawings must be submitted to the Development Services Building Safety Division for building permit by April 8, 2009 or Development Plan approval will expire.

WATER:

- A minimum of 15' sewer easement is required on the east site building; modify the building to accommodate this easement without encroachment.
- A revised sewer easement is required to coincide with the actual sewer alignment and a sealed engineering analysis of the additional load on the 42" sewer pipe from the new building and stairwells is required to verify that the sewer will not be crushed.

SITE PLAN REVIEW:

- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated February 06, 2008. 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 Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

STANDARD DETAILS:

- Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
- Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov or may be obtained at Development Services.

BUILDING HEIGHT:

- Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).

WATER CONSERVATION:

- Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.

HISTORIC PRESERVATION:

- The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.

SECURITY REQUIREMENTS

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area 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.
- The Owner is required to prepare or update a security plan for the apartments with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
- In conjunction with the security plan, Crime Free Multi-Housing status for this property may be required.
- If required prior to Certificate of Occupancy, owner shall have management contact the Crime Prevention Unit of the Police Department (480-858-6330) to be included in the "Operation Notification" crime prevention program.
- A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

FIRE: (Jim Walker 480-350-8341)

- Fire lanes need to be clearly defined. 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 structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.

ENGINEERING AND LAND SERVICES:

- Underground utilities requirement excludes high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

REFUSE:

- Double container enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
- Contact Sanitation staff (Ron Lopinski 480-350-8132) to verify that vehicle maneuvering and access to the enclosure is adequate.
- Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
- 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.

LIGHTING:

- Follow requirements of ZDC Part 4 chapter 8
- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- Trees shall be planted with a maximum spacing of twenty feet on center along the south perimeter of the property to conform to the required tree buffer.
- 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 (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us . Follow the link to "form", to "native plants", and to "notice intent to clear land".

HISTORY & FACTS:

- January 25, 1979 City Council approved a zoning map amendment from R1-6 Single-Family Residential District to R-2, Multi-Family Residential District and a Final PAD and Subdivision for Hardy Manor, located at 4412 S. Hardy Drive on the west side of Hardy Drive. (Ord. 808.87) This request also included eight variances pertaining to the townhome proposal.

- April 10, 1980 City Council approved a zoning map amendment from R1-6 Single-Family Residential District to R-2, Multi-Family Residential District and a Final PAD and Subdivision for Tierra Verde II, located at 4401 S. Hardy Drive, on the east side of Hardy Drive. (Ord 808.143) This request also included seven variances pertaining to the townhome proposal.

- December 14, 1982 Planning and Zoning Commission recommended approval of two requests by Butterfield Corporation for zoning map amendments from R-2 to R-3 Multi-Family, for the 7.583 acre parcel located at 4500 S. Hardy Drive on the west side and the 9.918 acre parcel located at 4501 S. Hardy Drive on the east side of Hardy Drive. The number of units proposed were 100 and 170, for a density of 13.45 du/ac and 17.14 du/ac on the west and east sites respectively.

- February 2, 1983 Design Review Board approved building elevations, site plan and landscape plan for apartments located at 4401 and 4400 S. Hardy Drive, on the west and east sides of Hardy Drive, located within the R-3 Multi-Family District. (DR-83.11 and DR-83.12)

- February 2, 1983 City Council held a special meeting and introduced and heard a request for a zoning amendment from R-2 to R-3 located on the west and east sides of Hardy Drive.

- February 24, 1983 City Council approved the request of Butterfield Corporation for zoning map amendments from R-2 to R-3 Multi-Family, for the 7.583 acre and 9.918 acre parcels located on the west and east sides of Hardy Drive. This hearing had a legal protest and required a supermajority vote of Council to approve. Residents to the south were concerned with the increased density and increased traffic. Density allowed in R-2 was 10 du/ac, density allowed in R-3 was 20 du/ac, and the proposal had a density of density of 13.45 du/ac and 17.14 du/ac on the west and east sites respectively.

- November 23, 1983 Board of Adjustment approved a variance to increase the fence height from 6' to 12' to enclose a tennis court at 4400 S. Hardy Drive.

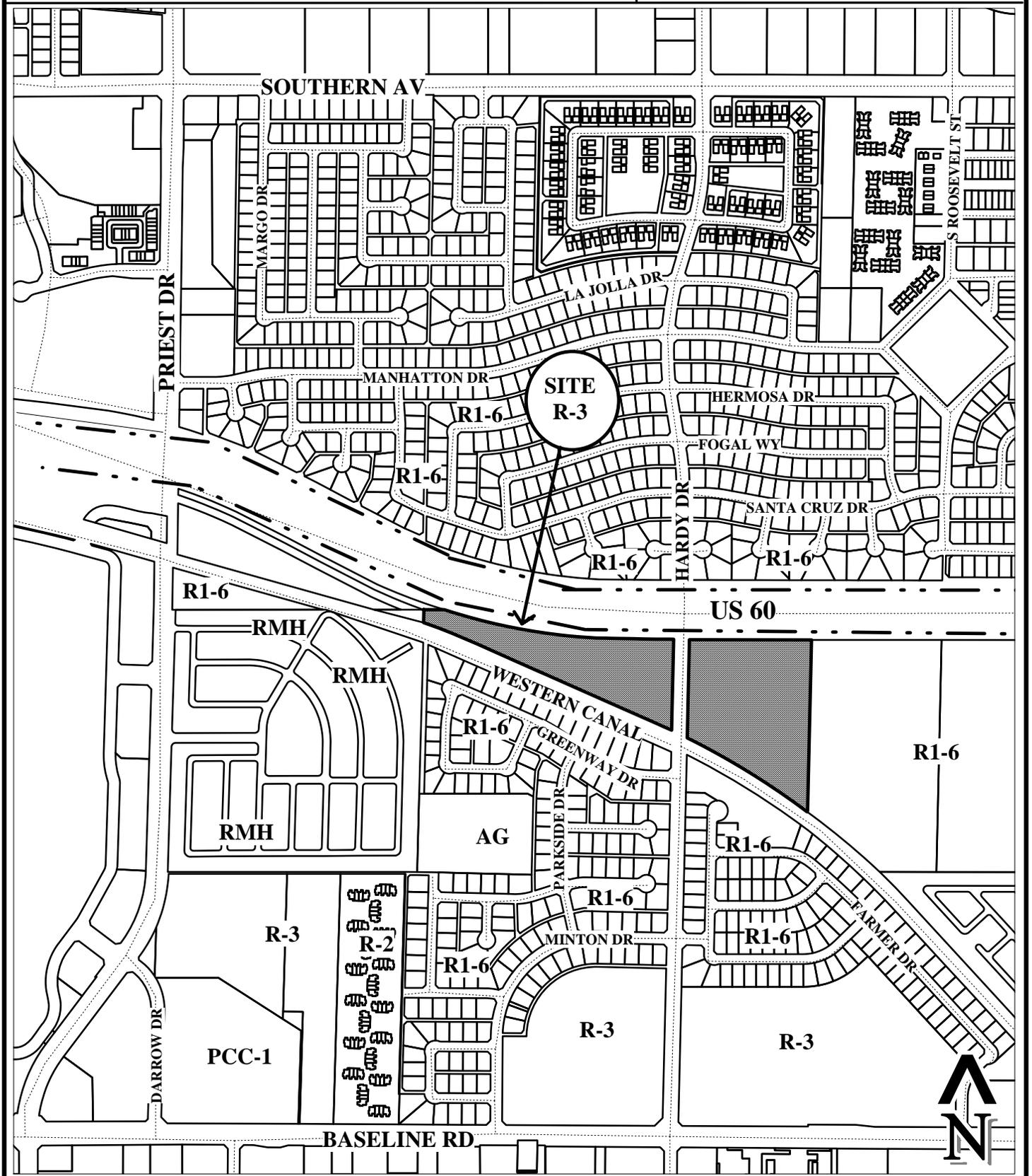
- August 5, 1997 Hearing Officer approved a variance to increase the maximum allowable height for a masonry/ornamental iron fence for a portion of the required front yard setback from 4' to 8' and a variance to increase the maximum allowable height for a wall for a portion of the area behind the required from yard setback from 6' to 8'.

ZONING AND DEVELOPMENT CODE REFERENCE:

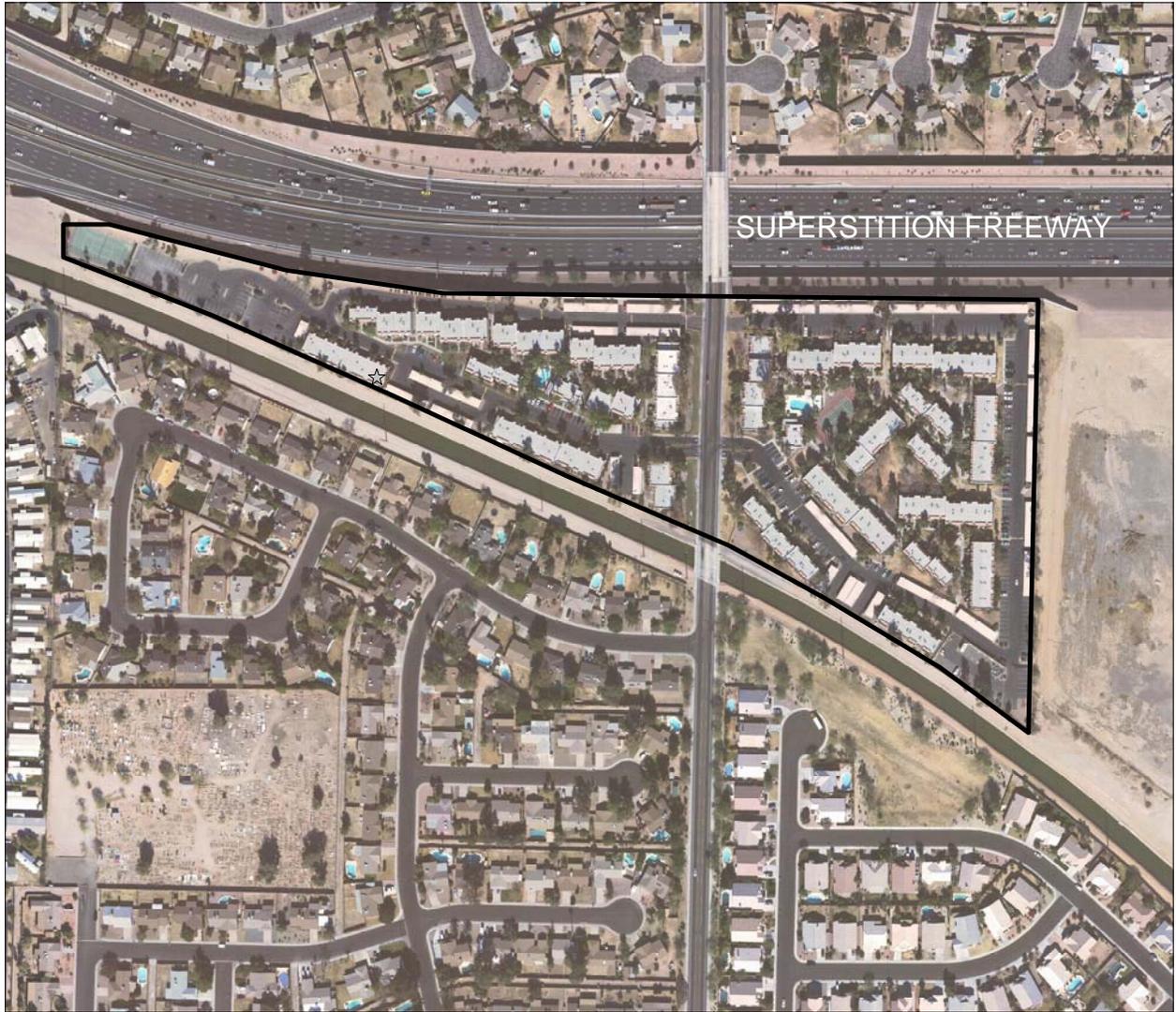
Section 6-306, Development Plan Review

GREENWOOD APARTMENTS

PL070267



Location Map



GREENWOOD APARTMENTS (PL070267)

MONARCH GREENWOOD VENTURE, L.P.

875 Prospect Street, Suite 222
La Jolla, California 92037
Telephone (858) 490-3330

March 20, 2008

City of Tempe
Attention: Diana Kaminski
Development Services
31 East 5th Street
Tempe, AZ 85281

Re: Proposed addition of 26 units
Monarch at Tempe Apartments
4502-4505 South Hardy Drive
Tempe, Arizona

LETTER OF EXPLANATION

The property on which this multi-family residential project totaling 270 units, originally constructed in 1984, consists of two parcels with a total area of 16.24 acres. The property is zoned R-3 which would allow 325 units. The owner is proposing to add twenty six new residential units in two buildings to this project which would result in a total of 296 units. The new building proposed for the eastern parcel will consist of twelve units, and will be constructed on unused land previously designated for recreational vehicle parking. The new building proposed for the western parcel will contain fourteen units, and will be constructed on land containing excess parking and an unused tennis court. The new and existing units will comply with the City of Tempe vehicle parking requirements.

Architecturally, the buildings will closely match the design of the existing buildings. The owner is currently engaged in an extensive rehab of the exteriors and interiors of the existing buildings and the landscaping in order to upgrade this project largely neglected by the previous owner. The new buildings and improvements to the existing buildings will result in a substantial enhancement for the neighborhood.

In addition to the exterior and landscape refurbishment, new barbeques and bench seating areas are planned to be installed throughout the project. The pools are being resurfaced, and the exercise and recreation room remodeled with new equipment to be installed. The community identification signs located on S. Hardy have already been permitted by the City and installed.

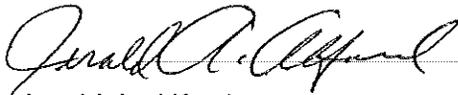
The new building on the western parcel will have a number of Sisu trees planted in the

setback between the existing boundary wall along the Western Canal, which will provide shade and screen the units from view, and at the same time screen the properties on the south side of the canal from view by the second floor residents. Both of the new buildings will be landscaped to blend with the new and refurbished landscape of the existing units. Bike racks will be incorporated into the landscaped areas, and additional bike racks are planned for installation in the landscaped areas throughout the existing project.

The residential units within the buildings are all planned to be one bedroom, and will be similar in design and size as the existing one bedroom units. All new units will comply with all building, exterior illumination requirements, and Americans with Disabilities Act for handicap accessibility codes. The rest of the project illumination will be upgraded as much as physically and economically possible to provide security and well lighted paths of travel for the residents and invitees.

Monarch Greenwood Venture, L.P., is hereby requesting approval for the construction of these additional units, and would be pleased to furnish additional information if needed in order to obtain this approval.

Very truly yours,
for Monarch Greenwood Venture, L.P.,



Jerald A. Alford
General Counsel/Project Manager

Contractor must verify all dimensions of project to the site before construction begins. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

CODE:
 INTERNATIONAL BUILDING CODE
 W/AMENDMENTS
 2003 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED IN 2006
 2006 INTERNATIONAL MECHANICAL CODE
 W/AMENDMENTS
 2003 INTERNATIONAL EXISTING BUILDING CODE
 W/AMENDMENTS
 2003 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE W/AMENDMENTS
 2003 INTERNATIONAL ELECTRICAL CODE WITH 2003 SUPPLEMENTAL CODE/NFPA-70 W/AMENDMENTS
 2003 INTERNATIONAL FIRE AND SAFETY CODE WITH 2003 SUPPLEMENTAL CODE/NFPA-70 W/AMENDMENTS
 PHOENIX BUILDING CODE CONSTRUCTION.

DEVELOPMENT DATA
PARCEL NUMBERS:
 123-54-108-C
ZONING: R-3
SITE AREA: EAST
 GROSS: 415,097 S.F. = 9.53 ACRES
TYPE OF CONSTRUCTION:
 TYPE I
DEVELOPMENT PHASING:
 PHASE II
USE:
 RESIDENTIAL
OCCUPANCY:
 GROUP R
MINIMUM LOT DIMENSIONS:
 40' WIDTH, 50' DEPTH
DWELLING UNIT DENSITY:
 20.00 UNITS/GROSS ACRE
BUILDING SETBACK:
 20' FRONT, 15' REAR, 10' SIDE
MAXIMUM HEIGHT:
 30' HIGH
LOT COVERAGE:
 50% LOT COVERAGE

PROPERTY OWNER:
 THE MONARCH GROUP
 875 PROSPECT ST., SUITE 222
 LA JOLLA, CA 92037
 P (619) 450-3333
 F (619) 450-3347
 CONTACT: JERRY ALFORD

BLDG TYPE	STORIES	2BR	3BR	BUILDINGS	UNIT	* OF	TOTAL
EXISTING BUILDINGS	2 STORY	40	130	13	170		
BUILDING TYPE 1	2 STORY	10	13	12			
TOTAL					14		182

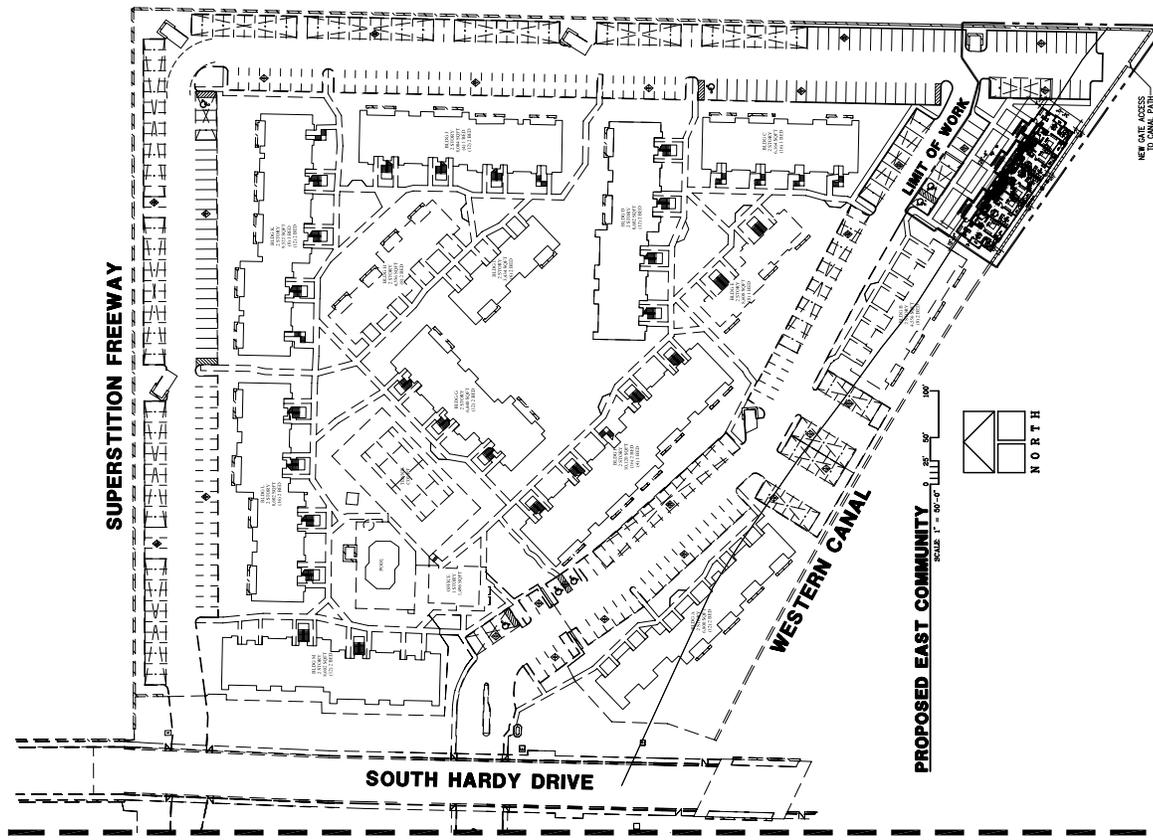
BLDG TYPE	STORIES	2BR	3BR	BUILDINGS	UNIT	* OF	TOTAL
EXISTING 1 BEDROOM	1	40	1	1	41	X 1.7 =	68
EXISTING 2 BEDROOM	1	130	2	2	132	X 2.2 =	286
NEW 1 BEDROOM	1	10	1	1	11	X 1.7 =	19
TOTAL UNITS					180		373

ACCESSIBLE PARKING REQUIRED:
 2% OF TOTAL PARKING = 7
 2 PER GUEST AND .5 PER UNIT = 126

PARKING PROVIDED:

TYPE	UNCOVERED	COVERED	TOTAL
EXISTING NON-ACCESSIBLE SPACES	169	172	342
EXISTING ACCESSIBLE SPACES	13	15	28
NEW NON-ACCESSIBLE SPACES	0	2	2
TOTAL	182	189	371

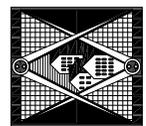
DEVELOPMENT NOTES:
 -RAMP ACCESS TO ALL AREAS MUST BE MAINTAINED
 -GUIDELINES (ADAAG) STANDARDS: 2% MAX SLOPE AND 1:1 MAX LONGITUDINAL SLOPES.
 -EXISTING SIDEWALKS AND RAMPWAYS ARE REQUIRED ON ALL ON-SITE RAMP AND SIDEWALKS THAT CROSS OR ADJOIN A VEHICULAR WAY PER ADAAG SECTION 4.7.7 & 4.29.5.
 -SIGNAGE WILL BE REVIEWED UNDER A SEPARATE PERMIT
 -RELOCATE AND/OR REROUTE EXISTING UTILITY BUILDING LOCATIONS TO ACCOMMODATE NEW BUILDING LOCATIONS.
 -DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 -ALL NEW UTILITIES WILL BE PLACED UNDERGROUND.
 -STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
 -ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND NOT INTO THE EYES OF NEIGHBORS OR VIBRATION WILL BE EMITTED AT ANY LEVEL OR VIBRATION WILL BE EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
 -OWNER OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
 -THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE PHOENIX CONSTRUCTION CODE PRIOR TO USE.
 -AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE OCCUPANCY INSPECTION WILL BE CONDUCTED BY THE PHOENIX DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT. CALL 262-6881 AND REQUEST A DESIGN REVIEW INSPECTION.
 -ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE INSTALLED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
 -ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM ADJACENT TO ALL PUBLIC STREETS.
 -BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE ADJACENT TO PUBLIC STREETS.
 -PLACE ALL STIPULATIONS FROM CASE(S) ON TO THE SITE PLAN.



GREENWOOD VILLAGE APTS.
TEMPE, ARIZONA
THE MONARCH GROUP
 875 PROSPECT ST. SUITE 222
 LA JOLLA, CA 92037
 (619)490-3330

PRELIMINARY

WHITNEYBELL PERRY INC
 1102 East Missouri Avenue
 Phoenix, Arizona 85014-2784
 (602)265-1881



ARCHITECTURE AND PLANNING

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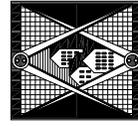
**PROPOSED
 EAST COMMUNITY**

Contractor must verify all dimensions of project by the architect. Dimensions are approximate and are not to be used for construction. All dimensions are approximate and are not to be used for construction. All dimensions are approximate and are not to be used for construction.

GREENWOOD VILLAGE APTS.
 4505, 4502 S. HARDY DR.
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 875 PROSPECT ST, SUITE 222
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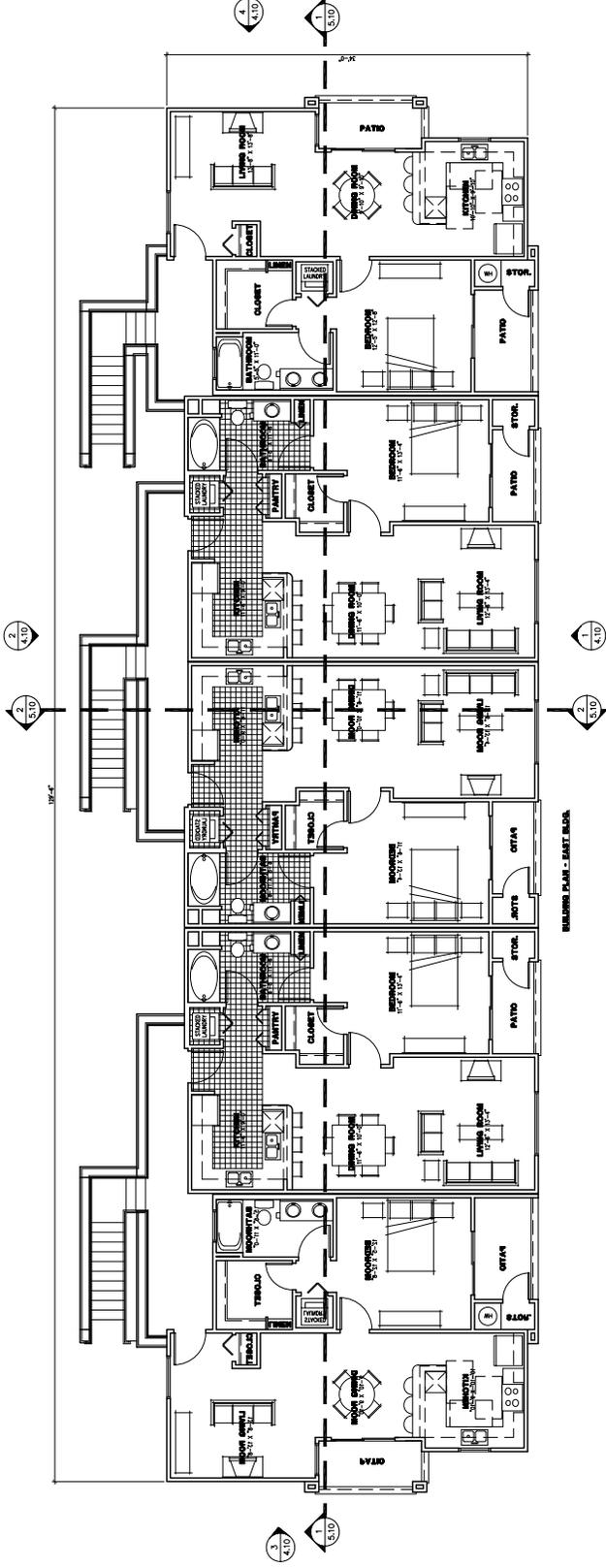


ARCHITECTURE AND PLANNING

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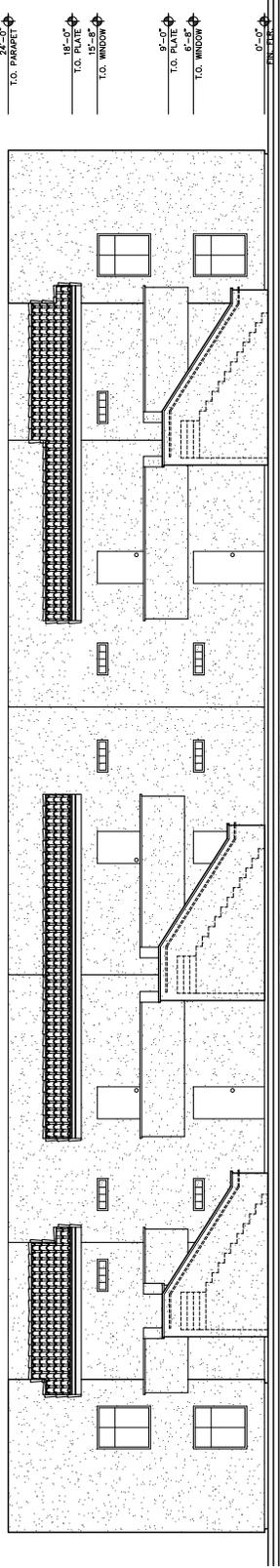
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**BUILDING PLAN
 PRELIMINARY**

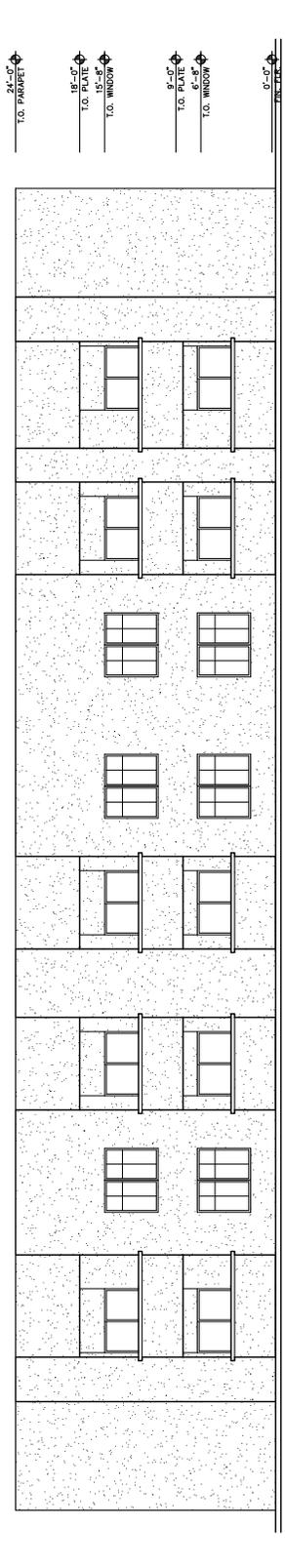


Contractor must verify all dimensions of project by the architect before starting any construction. The architect shall not be responsible for any errors or omissions in the drawings or specifications. The architect shall not be responsible for any construction methods or materials used in the project. The architect shall not be responsible for any construction methods or materials used in the project. The architect shall not be responsible for any construction methods or materials used in the project.

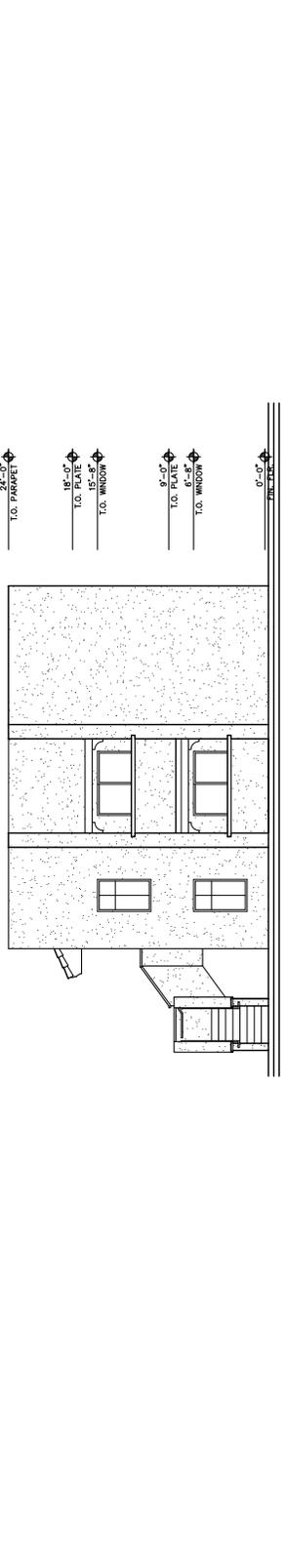
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1 EAST FRONT ELEVATION



2 EAST BACK ELEVATION

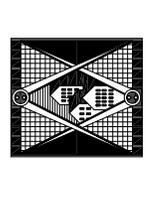


3 EAST SIDE ELEVATION

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BUILDING PLAN 1
PRELIMINARY

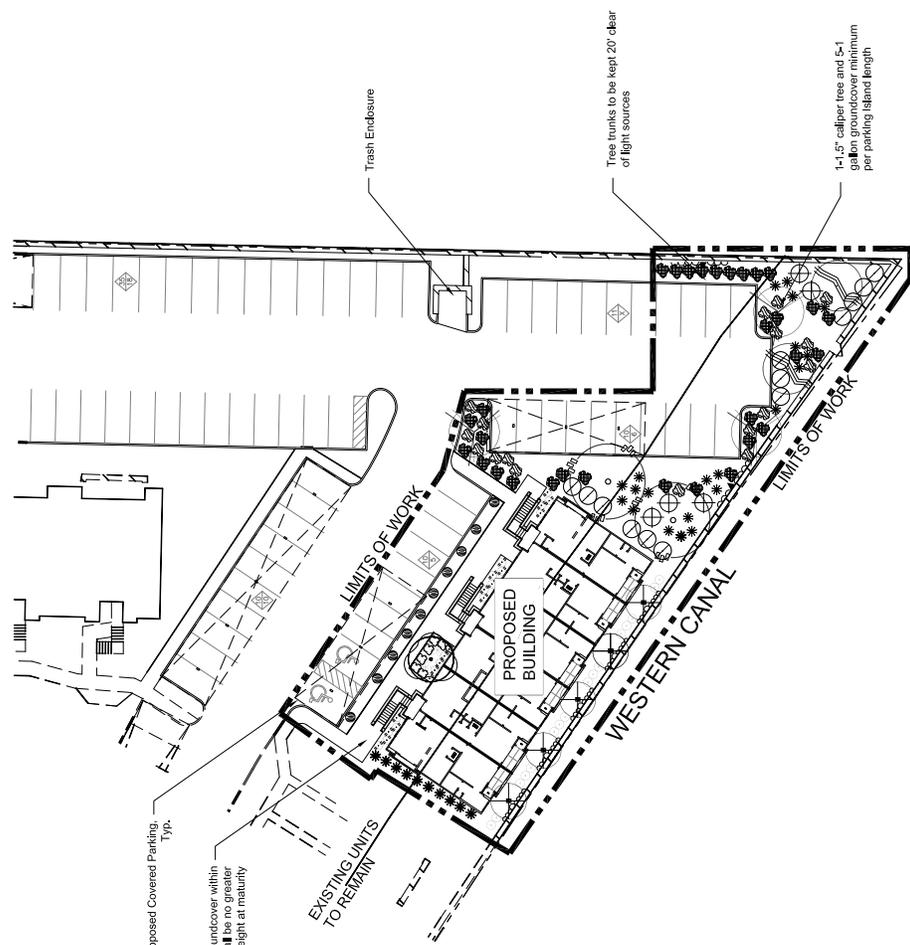
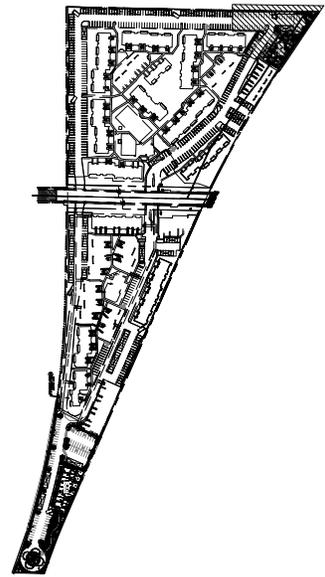
PRELIMINARY LANDSCAPE PALETTE

SYMBOL	COMMON NAME <i>(selected items)</i>	QUANTITY	MINIMUM CALIPER SIZE/HEIGHT
	EVERGREEN ELM <i>Ulmus parviflora</i>	4	24" Box
	INDIAN ROSEWOOD <i>Dalbergia sissoo</i>	14	24" Box
	WHITE JACARANDA <i>Platanus alba</i>	24	24" Box
	GHOST GUM <i>Eucalyptus pauciflora</i>	10	24" Box
	FRUITLESS OLIVE <i>Olea europaea</i>	3	24" Box
	PURPLE LEAF PLUM <i>Prunus cerasifera</i>	10	15 Gal.
	PURPLE MULBERRY <i>Morinda morindae</i>	81	1 Galon
	FAIRY DUSTER <i>Geophila diffusa</i>	71	5 Galon
	KATE CHASE RUELLIA <i>Ruellia brittaniana 'Kate'</i>	62	1 Gallon
	BAJA RUELLIA <i>Ruellia brittaniana</i>	45	5 Galon
	CLEVELAND SAGE <i>Salvia clevelandii</i>	11	5 Galon
	YELLOW LANTANA <i>Lantana 'New Graf'</i>	214	1 Galon
	DALLAS RED LANTANA <i>Lantana 'Dallas Red'</i>	63	1 Galon
	ROLLING COCKSFOOT <i>Tripsacum dextrifidum</i>	14	1 Galon
	AGAVE OCAHUAL <i>Agave schottlandii</i>	4	5 Galon
	HEAVENLY BAMBOO <i>Nandina domestica</i>	44	1 Galon
	CORAL MOUNTAIN SCAEOLEA <i>Scaevola taccada</i>	10	5 Galon
	YORK VINE <i>Celastrus scandens</i>	23	1 Galon
	CAT CLAW VINE <i>Melicope verticillata</i>	9	1 Galon
	Madroa <i>Melicope verticillata</i>	1	Staked

PRELIMINARY LANDSCAPE NOTES
 1. All landscape areas that are not turf areas shall receive a 2" layer of decomposed granite.
 2. An automatic irrigation system shall be installed for all planted areas.

OPTION 1 PARKING LOT LANDSCAPE
 1 tree per every 12 spaces minimum required;
 Spaces provided = 24
 Trees required (mths) = 2

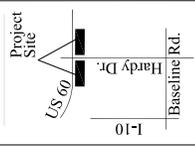
KEY MAP



PROPOSED EAST COMMUNITY

North
Scale = 1" = 20'-0"

Greenwood Village
 4505 S. Hardy Road
 Tempe, AZ 85282



Wabel & Associates
 Landscape Architecture
 4805 S. Hardy Rd., Suite 200
 Tempe, AZ 85282
 Phone: 480.932.3449 Fax: 480.932.3446
 Email: jlw@wabel.com
 Website: www.wabel.com



Conceptual
 Landscape
 Plan
 3rd City Submittal