

Staff Summary Report

Development Review Commission Date: 10/28/08

Agenda Item Number: ____

SUBJECT: Hold a public hearing for two Zoning Map Amendments, Planned Area Development Overlay and Development Plan Review for THE APARTMENTS AT UNIVERSITY AND LINDON, located at 708 South Lindon Lane.

DOCUMENT NAME: DRCr_LindonLaneApartments_102808

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for THE APARTMENTS AT UNIVERSITY AND LINDON (PL080241) (Larry R. Norris, Charles H. Cook Christian Training School, property owner; Charles Huellmantel, Huellmantel & Affiliates, applicant) consisting of a 348 unit apartment community including 421,932 s.f. building area on +/- 14.62 net acres, located at 708 S. Lindon Lane in the R-3, Multi-Family Residential Limited District and the R1-6, Single-Family Residential District. The request includes the following:

ZON08008 -- (Ordinance No. 2008.57) Zoning Map Amendment from R1-6, Single-Family Residential District to R-3R, Multi-Family Residential Restricted District on +/- 2.18 net acres adjacent to Lindon Lane.

ZON08010 -- (Ordinance No. 2008.57) Zoning Map Amendment from R-3, Multi-Family Residential Limited District to R-4, Multi-Family Residential General District on +/- 12.44 net acres.

PAD08014 -- (Ordinance No. 2008.57) Planned Area Development Overlay on +/- 14.62 net acres to modify development standards including a vehicle parking quantity reduction from 722 to 670 spaces, a maximum building height increase from 30'-0" to 40'-0" for building 'A' in the R-3R District, and a front yard setback reduction from 20'-0" to 10'-0" to allow a tall front yard fence in the R-3R District.

DPR08191 – Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

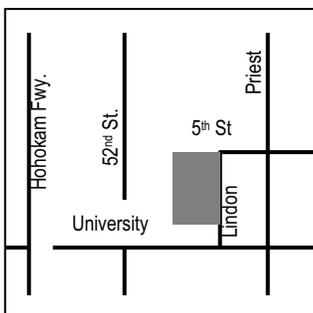
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross / Net site area	15.26 ac (2.82 ac in R-3R Dist, 12.44 ac in R-4 Dist) / 14.62 ac
Unit Quantity and Density	348 du (352 du or 23 du/ac max. allowed over two Districts)
Building Area	418,804 s.f. (all areas, including amenity buildings)
Lot Coverage	28% (45% max allow for R-3R Dist; 60% max allow for R-4 Dist)
R-3R Dist. Building Height	40 ft (bld'g. 'A' ht P.A.D. std.); 30 ft (max. allowed all others)
R-4 Dist. Building Height	40 ft (max. allowed all buildings)
Req'd Building setbacks	Fence 10 ft front yard (P.A.D. std., east), Building 20 ft front yard (east), Open Structure 15 ft front yard (east), Building 10 ft side and rear yards (north, south & west)
Landscape area	35% (30% min req'd for R-3R Dist; 25% min req'd for R-4 Dist)
Vehicle Parking	670 spaces (P.A.D. std.) (722 min. req'd. without P.A.D.)
Bicycle Parking	341 spaces (341 min. req'd.)

- PAGES:
1. List of Attachments
 - 2-6. Comments / Reasons for Approval
 - 7-11. Conditions of Approval
 - 12-14 Code / Ordinance Requirements
 15. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:
- 1-3. Ordinance No. 2008.57
 - 4-6. Waiver of Rights and Remedies form
 7. Location Map
 8. Aerial Photo
 - 9-11. Letter of Explanation
 12. Neighborhood Meeting Summary
 13. Site Plan
 14. Project Description
 15. Site Zoning Characteristic Key
 16. Building Typology Key
 - 17-18 Building Type 3A: Floor Plans & Elevations
 19. Building Type 3AP: Floor Plans & Elevations
 - 20-21. Building Type 3B: Floor Plans & Elevations
 - 22-23. Building Type 3BP: Floor Plans & Elevations
 - 24-25. Building Type 3C: Floor Plans & Elevations
 - 26-27. Building Type GU1: Floor Plans & Elevations
 28. Building Type GU2: Floor Plans & Elevations
 - 29-31. Leasing Exercise Amenity Building: Floor Plan, Section & Elevations
 - 32-37. Landscape Plans and Plant List
 - 38-39. Existing Tree Inventory
 40. Photo Context Site Plan Key
 - 41-50. Site Keyed Photos
 - 51-52. Photos of Arcadia Jones House
 53. Entrance Gate Concept
 54. Amenity Commons Concept
 55. Building Massing and Stucco and Roofing Materials Photos
 56. Building Entrance Concept and Pre-Cast Inset Photos
 57. Lindon Lane Vignette
 - 58-69. Parking Analysis Executive Summary and Two Graphs Describing Average Weekday and Average Weekend Parking Occupancies in 30-minute Intervals for Three Similar Apartment Complexes
 70. Memorandum from Traffic Engineering Department concerning Traffic Impact Study

COMMENTS:

This site is located west of Priest Road and north of University Drive on the west side of Lindon Lane. The eastern part of the site adjacent to Lindon--as measured from the western edge of a 30'-0" wide street easement to a line 100'-0" west and parallel to the easement--is located in the R1-6, Single-Family Residential District and has a General Plan Projected Density of up to 15 dwelling units per acre. The site area west of this 100'-0" line is located in the R-3, Multi-Family Residential General District and has a General Plan Projected Density of up to 25 dwelling units per acre. The General Plan Projected Land Use for the entire +/- 15.26 gross acre site is Residential.

There are no existing entitlements, including Planned Area Development Overlays or Variances, for this site. The site includes a 30'-0" wide street easement at Lindon Lane; the property currently extends to the centerline of Lindon Lane. There is a shared access private drive along the southern edge of the property. The shared access dates to the mid 1980's development of office buildings along University Drive. Prior to this the site of the office buildings south of the school had been a part of the property. The site currently houses the Charles H. Cook Christian Training School. The school's origin at this site dates to a 1958 deed. The school has been closed since May, 2008. The school grounds consist of several one and two story worship and education buildings in a heavily landscaped central campus with semi-developed outlying areas to the north. The main parking field for the school is to the east, near Lindon. The northwestern part of the site includes the one story Arcadia Jones house, constructed in 1900 (see "History" at the end of this report).

This request includes the following:

1. Zoning Map Amendment to convert the Lindon strip from R1-6, Single-Family Residential to R-3R, Multi-Family Residential Restricted District.
2. Zoning Map Amendment to convert the portion of the property west of the Lindon strip from R-3, Multi-Family Residential Limited to R-4, Multi-Family Residential General District.
3. Planned Area Development Overlay that would cover the area of the entire site.
4. Development Plan Review for a multi-family residential community which includes 348 apartments and 418,804 s.f. of building area (including support buildings) on +/- 14.62 net acres.

The applicant requests the Development Review Commission take action on the item four listed above, and provide recommendations to City Council for items one through three. For further processing, the site requires dedication to public right of way of the 30'-0" street easement for Lindon Lane. This dedication may be executed and recorded through a separate instrument.

PUBLIC INPUT

- A required Neighborhood meeting was held on 9/24/08 from approximately 6:00 p.m. to 7:00 p.m. at the community room of the San Portella Apartment Community at 2155 South 55th Street.
- See attached summary of meeting provided by the applicant (attachment 12).
- Development Services staff attended the meeting. Staff observations include the following: The location of the meeting is appropriate because San Portella is a Mark-Taylor development with a similar architectural character to that proposed at 708 S. Lindon Lane. Approximately eight members of the public attended the meeting. Several critical comments from neighbors were noted by staff, including a change in zoning that will increase residential density, concern about the increase in traffic on adjacent streets, whether Lindon/University intersection will need signalization, the potential increased demand for parking beyond the boundaries of this development and the potential devaluation of single-family properties in the neighborhood east of the property. Staff noted no critical comment about the massing or architectural character of the development, although one neighbor preferred the development be completely sequestered from Lindon Lane by a tall, opaque wall with no pedestrian gates, and another neighbor preferred the development of the property with an office or industrial use.
- The Riverside-Sunset Neighborhood Association representative (Bill Butler) has contacted the Traffic Engineering Division on 10/07/08 and again on 10/09/08 concerning increased traffic due to the replacement of the school with 348 apartment units. Mr. Butler advocates a physical traffic restriction at the west side of the 5th and Priest intersection so there is no east bound traffic on 5th Street through this intersection. This proposal would insulate the Riverside-Sunset Neighborhood from potential increased traffic flow on 5th Street. The downside of this proposal, as discussed between staff and Lindon Park neighborhood representatives on 10/14/08, is that if enacted, Lindon Park would effectively be cut off from the West Side Multi-Generational Center and other services east of Priest. Additionally, the Orbit Venus neighborhood bus route would need to be rerouted from 5th Street.

- Two members of the Lindon Park Neighborhood Association (Michelle MacLennan and Colleen Byron) met with Planning Staff on 10/14/08 in order to learn more about the development so they could make a report at their upcoming GAIN (Getting Arizona Involved in Neighborhoods) meeting in the Lindon Park neighborhood. Staff explained the two proposed amendments to the Zoning Map in order to bring the site to the proposed densities allowable under General Plan 2030. Staff also described the increased allowable height for building 'A', the front yard setback reduction for a tall fence and the proposed parking reduction from 722 to 670 spaces. The main concerns of the Lindon Park representatives included the following:
 - 1) Vehicle traffic increase within the Lindon Park neighborhood including cut-through on local streets to avoid queues at the signalized intersection(s). The intersection of 5th and Priest is signalized now; the intersection of Lindon and University may be signalized subject to the final Traffic Impact Analysis report.
 - 2) Apartment parking overflow, particularly for guests of tenants, within the Lindon Park neighborhood.
 The representatives also asked: what is the benefit of this proposal to the Lindon Park neighborhood? Staff considers the main benefit to be the addition of a multi-family residential buffer between the commercial office and industrial uses to west and north and Lindon Park to the east, as is intended by the General Plan. Staff compared a hypothetical residential development of the site under the current zoning districts (R1-6 and R-3) and noted this hypothetical development would probably consist of two-story single family residences (up to 30'-0" in height) with front yards on Lindon Lane and a three story apartment complex (up to 40'-0" high) behind. The density would be less but the form would be substantially the same as the Mark-Taylor development that is proposed.
- Planning staff attended the Lindon Park GAIN meeting on 10/18/08 and briefly presented the Apartments at University and Lindon to the approximately ten neighbors assembled. During the meeting, staff fielded questions and heard comments about the project. Concerns from neighbors included the following:
 - The increase in traffic and the possibility that traffic would be directed into the Lindon Park neighborhood by the position of the proposed apartment driveways. The neighbors were not pleased that the Traffic Impact Analysis was not finalized and that there was no resolution whether the intersection of University and Lindon would be signalized.
 - The potential increase of parking along Lindon Lane and on the Lindon Park neighborhood streets due to the addition of this multi-family housing project. The neighbors were critical of the proposed parking reduction included with the Planned Area Development Overlay request and note this increases the possibility of apartment parking within the neighborhood. The idea of decal parking for Lindon Park was discussed. This concept—which enjoyed some support—was also criticized on behalf of visitors of Lindon Park residents that would be restricted from parking on street.
 - Crime and security were addressed. Notwithstanding that this is a gated, fenced luxury apartment community, one neighbor insists that gates can be compromised when non-residents receive the gate code. Fire access and police access were discussed through the gate. Crime prevention through visual surveillance as well as access control was also discussed.

PROJECT ANALYSIS

ZONING

The two Zoning Map Amendments conform to the General Plan 2030 Projected Land Use and Projected Density maps. This residential project seeks to maximize the allowable densities for the two regions of this site that are stipulated by the General Plan. Accordingly, the lower density strip at Lindon Lane is proposed for R-3R, Multi-Family Residential Restricted (up to 15 dwelling units per acre) and the western portion of the site is proposed for R-4, Multi-Family Residential General (up to 25 dwelling units per acre). The purpose of the lower density strip at Lindon Lane is to "step down" the density and height of the multi-family district with respect to the single-family residential district that is east of Lindon. The higher residential density on the west of the site in turn buffers the residential neighborhood from Commercial Land Use to the west and south and Industrial Land Use to the northwest and north.

Section 6-304 C.2. Approval Criteria for Zoning Amendment:

- The proposed zoning map amendments are in the public interest. The proposal helps to meet the demand for quality multi-family residential housing, including the need for work force and University student housing in the northern part of the city.
- Each of the two proposed zoning map amendments conforms to the implementation of General Plan 2030.
 - The proposal is residential as mandated by the Projected Land Use map.
 - The Zoning Map Amendments entitles the Lindon strip to up to 15 dwelling units per acre and entitles the western portion of the site to up to 25 dwelling units per acre, as mandated by the General Plan. The density allowance is cumulative on one site; in the case of this proposal the western portion is more heavily weighted than 25 du/ac while the Lindon strip is more lightly weighted than 15 du/ac, which benefits the single-family district to the east. The overall site density is 23 du/ac.

PLANNED AREA DEVELOPMENT

The following table indicates the Planned Area Development Overlay standards proposed in comparison with the standards for the existing Residential Districts. P.A.D. Standards for overall site parking, building 'A' height and front yard setback are highlighted.

Building & Site Standard	R1-6 & R-3 (existing)	R-3R (PAD) & R-4 (PAD) (proposed)
Building Height Maximum height for building 'A' in R-3R District	30'-0"	40'-0"
Front yard setback Security Fence setback in front yard in R-3R District	20'-0"	10'-0"
Parking		
129 One Bedroom + guest (1.7 cars/unit)	220	--
179 Two Bedroom + guest (2.2 cars/unit)	394	--
40 Three Bedroom + guest (2.7 cars/unit)	108	--
Proposed reduction based on parking space occupancy comparison for similar apartment communities	--	52
Total	722	670

- The proposed building height of maximum 40'-0" applies to building 'A'. This building is in both the proposed R-3R and R-4 Districts. The building height would be increased to 40'-0" in the R-3R District (from 30'-0") for this building only. Building 'A' is set well back from Lindon Lane (approximately 50'-0" from the right of way line after dedication). There is opportunity for in-depth landscape between this building and the residences on the east side of Lindon. A minimum 46'-0" front yard setback and placement of three transplant trees or three 54" box trees among the landscape already proposed between building 'A' and the street are mandated by conditions of approval to reinforce a green buffer between the neighbors and Building 'A'.
- The proposed front yard setback reduction applies to an 8'-0" tall perimeter fence in the front yard along Lindon. The front yard building setback would be decreased to 10'-0" in the R-3R District (from 20'-0") for the fence only. The residences along Lindon would continue to have a minimum 20'-0" front yard building wall and 15'-0" open structure (balcony) setbacks.
- The proposed decrease in parking quantity applies to the site and reflects the finding of a Revised Parking Analysis (dated 10/22/08) of three similar Mark-Taylor developments where the existing parking fields are under-utilized (see attachments 58-69 for an executive summary of the parking analysis). The three similar apartment complexes have a lease rate at time of study that ranges from 90 to 95 percent of capacity. The study follows parking at thirty minute intervals on one weekday and one weekend day and indicates a substantial parking surplus in both instances. For the Apartments at University and Lindon, the developer seeks a limited reduction of the parking quantity that is considered surplus by the parking analysis. The requested parking quantity reduction for the apartment community follows a conviction to reduce unneeded parking area on site, thereby increase landscape area on site and contribute to reduction of heat retention within the city at large. The required parking quantity reduction is mandated by condition of approval with an alternate that would require parking based on ZDC Table 4-603(E) in conjunction with a Shared Parking Agreement between the apartment community and the adjacent office complex. The alternate, if taken, would satisfy the ordinance, preserve the landscape area sought by the developer and provide a greater "cushion" for overflow parking from the apartment community.

Section 6-305 D. Approval criteria for P.A.D.:

- The proposed residential land use is an allowable land use as defined in the Z.D.C. Part 3.
- The Apartments and University and Lindon will conform to the development standards listed above as established by the P.A.D. Overlay District for this site.

DEVELOPMENT PLAN REVIEW

Site Plan

The existing buildings are indicated for demolition, including the 100 + year old Arcadia Jones house. The redeveloped site is organized with two concentric rings of buildings and a vehicular ring drive between the rings of buildings. The ring drive connects to Lindon in the site southeast quadrant through a tall, covered, gated entrance portico. A second, exit only drive connects the ring drive to Lindon in the northeast site quadrant. A third drive for emergency use only connects the ring drive to the shared access drive in the southwest site quadrant. The inner building ring faces the commons/recreational area. The outer building ring faces the site

perimeter, including the shared access drive on the site southern border and Lindon Lane to the east. The site perimeter is fenced and gated. The overall building forms are of three story buildings that (except for building 'A' in the southeast site quadrant) are completely to the west of the General Plan density line. The carriage house at the Lindon Lane front yard set back are two stories.

Building Elevations

The architecture is Spanish Colonial revival, with low slope (typically 4-1/2 : 12) concrete "mission" tile roofs (terra cotta). The roof edge includes a thin fascia and exposed rafter tails. The buildings are of wood frame construction. The building and freestanding wall surfaces are of exterior plaster (beige). The major roofs are hipped while the secondary roofs are gabled. The building forms are relatively simple but are accentuated with recessed balconies and varied window and vent grille treatments. The balconies feature an exposed integral color pre-cast concrete decorative screen (terra cotta) while the stairs are open rail and balustrade metal work construction (dark brown). The major arched window and door openings are simply cut into the building walls and are anchored with protruding, squared off sills that resemble window boxes. On the upper floors the protruding sill detail is matched in height by the top of balcony rails to provide unifying horizontal lines. The presentation color elevations indicate that this detail, along with the cornice, have a white paint accent color that contrasts subtly with the beige exterior plaster field, and so it is conditioned. The other colors include two shades of dark brown for the metal entrance doors and the exposed finish metal of the stairs and balustrades.

Landscape Plan

The landscape concept and plant materials selected match the lush, highly maintained product that is a Mark-Taylor trademark. The existing trees and palms present on site foster this concept. As a design counterweight to the P.A.D. request, 56 existing trees will be preserved or replaced. These include 54 salvageable trees of which 49 will be relocated and five will be retained in place plus two sizable "native" trees that also will be retained in place. The landscape architect has surveyed the site and has identified 140 major existing trees and palms (see attachments 38 and 39). Of these, 54 are identified as salvageable on sheet NP1.1, including some of the existing "native" and "protected" species. Five of the salvageable trees, plus two "native" species considered unsalvageable due to large size, shall remain in place on site by condition of approval. 25 additional trees and twelve palms identified as salvageable shall be relocated on site by condition of approval. The remaining twelve salvageable trees may be relocated on site or, at the developer's option, may be replaced with same or another species of 54" box installation size by condition of approval. The remaining unsalvageable trees may be demolished after notice of intent to clear land is filed with the State Agricultural Department on behalf of the "native" and "protected" species. The salvageable trees identified for transplant will be boxed, maintained in an on-site nursery during demolition and construction operations, and re-installed on site during the landscape operation at the conclusion of the construction period. The salvageable species on the State "native" and "protected" plant list include *Prosopis alba* (Mesquite) and *Cercidium floridum* (Palo Verde). The two unsalvageable "native" trees which are required to remain in place by condition of approval are *Chilopsis linearis* (Arizona Willow).

Section 6-306 D Approval criteria for Development Plan Review

- The placement of buildings reinforces the street wall and maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain. The design appropriately integrates crime prevention principles such as territoriality, natural surveillance, access control and activity support.
- Shade afforded by tree canopies for energy conservation and comfort is an integral part of the landscape design
- Architectural expression and materials of construction are compatible with the adjacent single family residential neighborhood.
- Buildings and landscape elements have proper scale with the site and surroundings. Specifically, the site is organized so a border of two story buildings buffers the single family neighborhood from the three story buildings on the west portion of the site.
- Large building masses are divided into smaller components that create a human-scale as viewed from the public sidewalk and private on-site walkways.
- Each building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.
- Treatment of doors, windows, doorways and adjacent on-site walkways include a sense of proportionality, scale, rhythm and use of materials and color which altogether contributes to an attractive public space.
- On-site walkways connect building entrances and common area to one another and to the public sidewalk.
- Accessibility will be provided in conformance with the Americans with Disabilities Act.
- Security Lighting, as required by ZDC Part 4 Chapter 8, will be compatible with the proposed building and site parking layout.
- On site and adjacent frontage public utilities will be placed underground.
- 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. The residents

of this project will benefit from the existing Venus Orbit bus route and in turn, increased ridership may bring additional neighborhood circulator bus service to the Lindon Park area.

- Landscape accents including plants and site walls separate parking, buildings, driveways and pedestrian walkways.

Conclusion

Based on the information provided by the applicant and the analysis by Planning Division staff, staff recommends approval of the requests for two Zoning Map Amendments, a Planned Area Development Overlay and Development Plan Review for an apartment community including site and landscape redevelopment at 708 South Lindon Lane. This request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use (Residential) and cumulatively meets the Projected Residential Densities for this site.
2. The development will conform to the standards listed above, as part of the Planned Area Development Overlay. The P.A.D. Overlay process was specifically created to allow flexibility to establish development standards, including a selected increase in maximum building height for one building, a selected decrease in building front yard setback for a tall fence and a decrease in overall on-site parking quantity in the context of a quality design which includes mitigation of the impact of this development on its surroundings by the use of landscape.
3. The development as proposed meets the approval criteria for Zoning Map Amendments, Planned Area Development Overlay and Development Plan Review.
4. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

CONDITIONS OF APPROVAL:

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

ZON08008, ZON08010 AND PAD08014 CONDITIONS

1. This approval is based on conformance to drawings submitted for the requests for two Zoning Map Amendments, Planned Area Development Overlay and Development Plan Review, except where amended by the conditions of approval indicated below and by governing Code and Ordinance Standards. These drawings include the following;
 - a. Existing Tree Site Survey: NP1.0 and NP1.1 dated 10/1/08
 - b. Site Plans and Project Data: SP1a dated 10/03/08 and SP1b dated 10/02/08
 - c. Civil Grading and Drainage Plans: CGD1 of 2 and CGD2 of 2 dated 10/05/08
 - d. Landscape Plans: PL1.0, PL1.1, PL1.2, PL1.3, PL1.4, PL1.5, PL1.6, PL1.7, PL1.8, PL1.9 and PL1.10, all dated 10/01/08.
 - e. Unit Building Plans, Elevations and Sections: 3A-a, 3A-b, 3A-c, 3AP-a, 3AP-b, 3B-a, 3B-b, 3B-c, 3BP-a, 3BP-b, 3BP-c, 3C-a, 3C-b, 3C-c, GU1-a, GU1-b, GU1-c and GU2-a, all dated 10/02/08
 - f. Leasing/Maintenance/Exercise Amenity Building Plans and Elevations: A7.1 and A7.13 dated 08/08/08
 - g. University and Lindon Apartment Community Materials (paint chip) Sample Board, dated received 08/27/08
2. A building permit shall be obtained on or before December 11, 2011 or the zoning districts of the property may revert to that in place at the time of application, subject to a public hearing.
3. The property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134 that may now or in the future exist, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, which shall be submitted to the Development Services Department no later than January 12, 2009 or the Zoning Map Amendments (including the Planned Area Development Overlay) approval shall be null and void.
4. Regarding vehicular parking, do one of the following two conditions:
 - a. Provide the required 670 parking spaces indicated by the P.A.D. request on-site.
 - b. Provide parking for the Apartments at University and Lindon as indicated by ZDC Table 4-603(E): Ratios for Off-Street Parking. Utilize a minimum of 52 existing adjacent off-site office parking spaces as part of the parking total by means of a shared parking agreement between the apartments and the offices. To complete this condition, process a Shared Parking Agreement request through the D.S.D. Planning Division and record the Shared Parking Agreement at the Maricopa County Recorder's office prior to issuance of building permit.
5. The requested height increase of 40'-0" for the R-3R applies to building "A" alone. The other buildings in the R-3R District shall maintain a maximum building height of 30'-0". The front yard setback for building "A" shall be no less than 46'-0".
6. The 10'-0" front yard setback shall apply to an 8'-0" tall barrier fence. The building front yard setback shall be maintained at minimum 20'-0", except open structures attached to the buildings (balconies or porches open on three sides) may have a minimum setback of 15'-0". Modify the GU-1 elevations so the balconies are open on three sides.
7. Incorporate the 54 salvageable existing site trees, plus two additional site trees as noted, in the landscape plan. These trees are identified on the Existing Tree Inventory (sheets NP1.0 and NP1.1, dated 10/01/08) prepared by Donald Roger Campbell, landscape architect.
 - a. Retain seven existing "native/protected" and arid-adapted trees in place, as follows: # 94 and # 109 (Arizona Willow), # 26 and # 132 (Mesquite), # 133 and # 135 (Texas Ebony) and # 134 (Palo Verde). The position of these trees appears to be compatible to the site plan as currently proposed. Adjust the site, landscape and grading and drainage plans as needed to accommodate these trees.
 - b. Salvage and transplant the following twenty-five trees on site: # 103 (Pomegranate), # 59, 62 and # 63 (Mesquite), # 53 and # 60 (Texas Ebony), # 31, 65 and # 136 (Palo Verde) and # 14, 15, 16, 17, 18, 19, 21, 22, 80, 92, 95, 112, 113, 114, 115 and # 117 (Orange). Locate the Orange trees within the gated enclosure.
 - c. Salvage and transplant the following twelve palms on site: # 20, 23, 28, 29, 30, 87, 93, 98, 99, 118, 123 and # 130 (Fan Palm).

- d. Salvage and transplant twelve trees on site or replace these trees with the same or a different species of canopy tree at 54" box installation size. The trees to be relocated or replaced are as follows: # 11 (Australian Bottle), # 52 (Ash), # 72 (Aleppo Pine), # 75 (African Sumac), # 68 and # 81 (Evergreen Elm) and # 25, 49, 77, 78, 79, and # 83 (Eucalyptus). Include at least three of these trees between building 'A' and Lindon Lane to reinforce the landscape buffer between this tall building and the neighborhood.
8. The Planned Area Development Overlay for the Apartments at University and Lindon shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
9. Dedication of public right of way shall be processed by separate instrument through Engineering-Land Services and shall be recorded prior to issuance of building permits.
10. A Traffic Impact Analysis, dated September 26, 2008, has been submitted for review by the C.O.T. Traffic Engineering Division. The developer shall undertake with the traffic consultant to review the comments from Traffic Engineering, revise the Analysis and provide a final Traffic Impact Analysis prior to any submittal for a building permit.
11. The developer must receive approval of the final Traffic Impact Analysis from the Traffic Engineering Division prior to issuance of a building permit.
12. If required by the Traffic Engineering Department, provide payment for installation of a traffic signal at the University/Lindon intersection prior to Certificate of Occupancy.

DPR080191 CONDITIONS

General

13. Construction Documents shall be submitted to the Development Services Building Safety Division for building permit by October 28, 2010 or the Development Plan review approval will expire.

Site Plan

14. Design parking canopies with fascias. Have fascia extend from the top of the canopy roof deck to the bottom of the canopy structure, a minimum width of 8". Tuck electrical conduits into recesses within the structural members of the canopy and paint to match canopy. Coordinate clearance under canopy with disabled accessibility requirement.
15. Provide perimeter enclosure of 8'-0" height of steel vertical picket fence with masonry pilasters or masonry wall. Where compound perimeter walls are proposed that combine a masonry base and steel vertical picket cap, design these walls so the steel vertical picket component is at least 6'-0" tall. Match masonry base of freestanding signs to the material of the other site walls.
16. Provide steel vertical picket fence and gate panels of design that maintains maximum 4" clear opening between pickets, secures pickets together with top and bottom rails, and provide pickets and rails of size to resist bending. Design panels without intermediate rails or other features that would assist climbing.
17. Undergo review of vehicular and pedestrian gates by staff including Planning, Sanitation, Building Safety and Fire during building plan check process. Design criteria include the following:
 - a. Provide automatic vehicular gates of steel vertical picket or steel mesh design, minimum 6'-0" height, that inhibits climb over.
 - b. Maximize width of vehicular gates to accommodate emergency and refuse vehicle access to site. Provide clear opening at vehicular gates of at least 20'-0" or as determined by Fire Department (Jim Walker 480-350-8341).
 - c. Provide a minimum 80'-0" vehicle stacking distance, subject to approval of Traffic Engineering Division, between the Lindon Lane curb and the proposed automatic key box for the entrance gate.
 - d. Provide emergency open activator ("Opticom" or similar) at each automatic vehicle gate.
 - e. Move the vehicular gates at the exit only/emergency access gates facing Lindon Lane up to the forward line of the security fence. Per Traffic Engineering, do this in lieu of vehicle turnaround and stack lane in front of the gate at this location.

- f. Provide public pedestrian access gates of steel vertical picket or steel mesh design of matching height to adjacent wall or fence.
 - g. Verify emergency ingress devices for public pedestrian gates, subject to approval of Fire Department.
 - h. Verify type of emergency egress for public pedestrian gates, subject to requirement of Building Safety Division, and design gate so emergency egress hardware cannot be activated from the outside of the gate.
18. Minor Gates:
- a. Provide swimming pool and private yard gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide a vision portal for visual surveillance. Match or exceed the height of the gate to that of the adjacent wall or fence. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress requirements (if any).
 - b. Staff recommends (does not require) deletion of gates at refuse enclosures. If gates are provided, design with steel mesh so they are semi transparent and do not facilitate hiding. Coordinate gate open times with Solid Waste Division (Ron Lopinski 480-350-8132). Sanitation will not open and close gates on refuse collection days.
19. Site Paving Notes:
- a. Provide upgraded paving at driveways on Lindon Lane. Measure extent of paving at least 20'-0" from dedicated right of way line and extend paving from the 20'-0" line to the back of the T-320 Sidewalk bypass. Provide unit concrete or clay paving in driveways that can be removed and replaced for utility work. Upgraded paving is not required at the gate to the shared access driveway in the southwest site quadrant.
 - b. Provide integral color concrete or other, fully accessible upgraded concrete surface as accents for walkways on site. Indicate layout of walkway score pattern and coordinate the geometry of the walk edges and scoring with the design of the buildings. Verify that surfaces proposed are fully accessible to the disabled.
20. Indicate site transformer locations. Verify clearance requirements around transformer with respect to landscape and proposed parking walls.
21. Finish utility equipment boxes in a neutral color (subject to utility provider approval) that compliments the overall color theme.
22. Provide reduced pressure back flow prevention devices at domestic water meters and at separate dedicated landscape water meter. Do not cross connect domestic and landscape water supply lines.
23. Enclose backflow prevention, double check valve, and similar equipment 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 masonry screen wall (see standard detail T-214). Match material and finish of this screen wall to that of other freestanding site walls.

Floor Plans

24. Public Restroom Security in Amenity / Common areas:
- a. Lights in restrooms:
 - 1) Provide 50% night lights.
 - 2) Activate lights by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware: provide a key bypass on the exterior side.
25. Exterior door hardware security notes:
- a. dead bolt locks with strike plate cover guards required on all exterior doors;
 - b. two wide angle viewers per ground floor entrance door unless door is glazed or has a glass sidelight;

Building Elevations

26. Conceal roof access to all buildings. Exposed roof ladders are allowed in building courtyards as long as these are fully concealed from view outside of the courtyard.
27. Provide colors and materials with a light reflectance value (LRV) of 75 percent or less. Materials included with the submittal are approved, or provide additional information, as follows:
- a. Mark Red" (terra cotta) custom color roof tile and pre-cast grille panels are approved.

- b. Provide product literature for the concrete unit pavers at driveway entrances.
 - c. Paint colors submitted with Development Review Commission package are approved, including as follows:
 - 1) "Bungalow Beige" SW 2032 (Sherwin Williams) for exterior plaster field;
 - 2) "Homestead Brown" SW 2034 (Sherwin Williams) for exterior doors; and
 - 3) "Chicory" SW 2035 (Sherwin Williams) for exposed metal work.
 - d. Identify the exterior plaster paint accent color. This accent is indicated on the presentation elevations as off-white for the protruding window sills and wall trim and the balcony and freestanding wall caps.
 - e. Indicate paint colors of site walls, transformer boxes, meter panels, electrical and other utility equipment that compliments the color scheme of the development.
28. Conceal downspouts for mechanical roof wells within exterior walls. Expose downspout outlets and balcony deck scuppers into elevations to enhance the character of the residences. Free runoff of rain water from sloping tile roofs is acceptable.
29. Layout lights and exterior utility or other equipment locations so these items are not an afterthought and do not blemish the residential character. Indicate finish of utility equipment on the residences. Submit layout of lights and equipment during building plan check process. Do not expose conduit on elevations.
30. Cluster mailboxes on site where indicated by USPS in prominent (visually accessible) locations.

Lighting

31. Illuminate all ground floor building entrances from dusk to dawn.

Landscape

32. Provide the following landscape area calculations on the landscape plan:
- a. Indicate the common landscape area for the development. Do this to verify that the development is exempt from the water intensive landscape area restriction, as stipulated in ZDC 4-702 (B) 1.
 - b. Calculate the percentage of parking landscape area / (area of parking + paved maneuvering area).
33. Preserve existing trees in place where indicated by P.A.D. condition of approval. Include requirement in site landscape work to water, maintain and generally provide husbandry for these trees. Protect trees and surrounding soil areas with temporary barricades from beginning of site demolition period until landscape operations are underway at conclusion of construction. During landscape operation, lightly prune and shape trees as necessary to fit trees with their new surroundings.
34. Prune and salvage existing trees and palms, including at a minimum those indicated by P.A.D. condition of approval. Maintain these trees and palms in on-site nursery as indicated or in an off-site location, and transplant trees during construction period. Where a salvaged tree dies or shows probability of dying, replace with a canopy tree of minimum 54" box installation size or palm of minimum 25'-0" brown trunk height.
35. 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.
36. 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. Do not underlay rock application with plastic.
37. Irrigation notes:
- a. Provide a complete irrigation main loop on site to stabilize water pressure in the outlying site areas.
 - b. Provide dedicated landscape water meter(s).
 - c. 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.
 - d. Locate valve controller in a vandal resistant housing.
 - e. Hardwire power source to controller(s). A receptacle power connection is not allowed.

- f. Valve wire conduit to each controller may be exposed if each controller remains in a service room or in an enclosed mechanical yard that is concealed from view.

Signage

- 38. Provide address number sign (metal, individual characters, 8" high) on each building near the top of the elevation facing the drive aisle. Illuminate each 8" address sign either by direct or halo lighting (halo illumination requires a separate sign permit). Provide one 4" high dwelling unit address sign on, directly above or alongside the entrance door of each residence. Illumination for the door address signs is part of the general illumination of the door. Provide minimum 50 percent contrast between each address sign and the underlying surface. Format address signs horizontally. Provide 12" high metal, individual character addresses for the site at the entrance covered gateway elevations and at the base of freestanding identification signs. Submit details of address sign layout during building plan check process. Coordinate location of trees with building plans and elevations in order to avoid conflicts between trees at mature size and address number signs located on building elevations and freestanding signs. Contact Engineering (Stuart Lane 480- 858-2140) regarding address numbers for site and buildings.

CODE / ORDINANCE REQUIREMENTS:

THE BULLET 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.

- **ZONING AND DEVELOPMENT CODE:** Requirements of the Zoning and Development Code apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through www.tempe.gov/zoning or purchased at Development services.
- **STANDARD DETAILS:**
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov, to [Departments](#), to [Building Safety](#), to [Applications and Forms](#), and the DS details are found under [Civil Engineering](#)
- **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 July 16, 2008 and September 3, 2008. Direct questions related to specific comments, to the appropriate department, and coordinate any necessary modifications 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 approval prior to issuance of building permits.
- **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). 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, shrubs and plant ground covers, and design columns or corners to discourage opportunity for ambush. Provide distance of at least 20'-0" 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.
 - Provide a security vision panel at service and public 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 window can be reached and broken for unauthorized entry. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.
 - Do not propose tall landscaping or screen walls that conceal area around lower windows.
- **FIRE:**
 - 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 on site and through Lindon Lane entrance gate. Details of fire lanes are subject to approval of the Fire Department.
 - Provide "opticom" device for emergency opening at each automatic vehicle gate.
- **BUILDING SAFETY**
 - Provide adequate means of exiting for each dwelling unit in accordance with 2003 IBC Sec. 1023.3..
 - Demonstrate adequate separation between buildings with unprotected openings with use of imaginary property lines in accordance with 2003 IBC Table 704.8.
 - Verify correct occupancy classifications and construction type for each building type per the 2003 IBC.
 - NFPA13R fire suppression system does not allow area increase per 2003 IBC Sec. 503.3.
- **BEDROOM / WALKWAY SEPARATION:** Locate walkways through site so there is a minimum 10'-0" separation between paving edge and first floor bedroom window.

- ENGINEERING AND LAND SERVICES:
 - Place on-site and adjacent frontage utilities underground. 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 or foundation design.
 - 100 year onsite retention required for this property. Verify dissipation rate used in calculations. Coordinate design with requirements of the Engineering Department.

- WET UTILITIES:
 - Meet with Water Utilities Department. (tom_ankeney@tempe.gov) and verify capacity of existing public sewer and water infrastructure with reference to the proposed buildings. Also discuss location of domestic water and fire water loops and easement requirements for wet utilities.
 - Provide private on site sewer with discharge at northeast site corner.
 - Remove existing on-site private water line.

- HYDROLOGY: Verify ground water level under site to help determine suitability of site development. Retention structure may not be beneath ground water level. Contact Water Utilities Division (Tom Ankeny 480-350-2648) if questions.

- REFUSE:
 - Double container enclosures indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - Develop strategy for recycling collection and pick-up from site with Solid Waste Division (Ron Lopinski 480-350-8132). Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320.
 - North driveway on Lindon Lane may be 24'-0" wide if it is exit only.
 - Correctly indicate clear vision triangles at driveways on the site and landscape plans. Identify speed limit for Lindon at the site frontage. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services or from Traffic Engineering (480-350-2775) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within vision triangle.

- PARKING SPACES:
 - Verify conformance of disabled 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.
 - Parking space/landscape coordination
 - Landscape Islands: conform to ZDC 4-704 (A) option 1 as described below or provide "alternative landscape shade on parking paving" per option 2.
 - Under ZDC 4-704 (A) option 1, no more than 15 parking spaces are allowed in a row without a landscape island.
 - Under option 1, provide landscape island between building and adjacent parking space
 - Indicate locations of bike parking areas. Provide interior bike parking inside apartment units or in storage areas in clearly demarcated areas. Provide exterior bike parking loop 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.

- BUILDING HEIGHT: Measure height of buildings from top of Lindon Lane curb adjacent to center front of property.

- **EQUIPMENT SCREENING:** Fully screen roof mount mechanical heating and cooling equipment on all sides in roof wells. Fully screen the equipment, including top mount fans and vents, on all four sides. Provide the necessary clearances between screen and equipment.
- **LIGHTING:**
 - 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 landscape plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
- **LANDSCAPE:**
 - Landscape the Lindon Lane frontage in conformance with the Arizona Department of Water Resources (Phoenix AMA) Low Water Using List (www.water.az.gov) for plant selection in the public right of way.
 - Coordinate landscape layout with other design elements, including security lighting, drainage structures, roof drain outlets and address signs indicated on elevations and freestanding signs.
 - Verify plant clearance requirements around transformer and other exterior utility equipment with utility providers and coordinate landscape layout with this equipment.
 - Do no harm to plants on adjacent properties, including particularly state designated native/protected plants that are adjacent to this site.
 - Following the existing plant inventory for the site, relocate, preserve in place, or demolish “native”, “protected” or other 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”. Include this documentation with the landscape construction documents in the building plan check submittal.
 - Refer also to the landscape notes in “Parking Spaces” bullet, see above.
- **SIGNS:** Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Identification sign(s) will require a separate sign permit. Freestanding identification signs for the development will require an address number below the name. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

- 1900 Arcadia Jones House constructed on this site. This house was identified in the 1997 Tempe MRA Update (#175) as a “potential contributor” to a National Register Historic District. Note: there are no other potential contributors in the immediate vicinity which is an impediment to the formation of a historic district in this area. The property is not listed on the Tempe Historic Property Register. This house still exists on the Charles H. Cook Christian Training School at 708 S. Lindon Lane.
- December 25, 1958 The date of Deed # 04969-0574 for Charles H. Cook Christian Training School.
- October 19, 1965 Certificate of occupancy issued for Building ‘A’ Classrooms and Administration located at 708 S Lindon Lane. Building ‘A’ is typical of the numerous school buildings that exist on this campus.
- February 21, 1985 The City Council approved the request of Centre Development Company for a zoning change from R1-6, Single-Family Residence District and R-3, Multi-Family Residence District to the I-1, Light Industrial District for 3.64 acres located at 1600 W. University Dr., the northwest corner of University Drive and Lindon Lane. The site was an undeveloped southern portion of the Cook Christian Training School. The zoning map amendment reflects business development occurring along the University corridor at this time.
- May 1, 1985 The Design Review Board approved the building elevations, site and landscape plans for Cook Christian Centre located at 1700 W University Dr in the I-1, Light Industrial District. The two buildings, site and landscape of this business center were constructed and still exist and are between the Cook School and University Drive. The site plan approval included a shared access road on the north of this development which is also utilized by the Cook Christian Training School.
- May, 2008 Charles H. Cook Christian Training School closed.
- September 24, 2008 The development team conducted a required neighborhood meeting where the Apartments at University and Lindon was presented. The location of the neighborhood meeting was San Portella, an existing Mark-Taylor apartment community at 55TH Street south of Broadway Road, approximately one mile south of the site. The location is appropriate because San Portilla is a Mark-Taylor development with a similar architectural character to that proposed at 708 S. Lindon Lane. Approximately eight members of the public attended the meeting. Several critical comments from neighbors were noted by staff, including a change in zoning to increase density, concern about the increase in traffic on adjacent streets, whether Lindon/University intersection will need signalization, the potential increased demand for parking beyond the boundaries of this development and the potential devaluation of single-family properties in the neighborhood east of the property. Staff noted no critical comment about the massing or architectural character of the development, although one neighbor preferred the development be completely sequestered from Lindon Lane by a tall, opaque wall with no pedestrian gates.

ZONING AND DEVELOPMENT CODE REFERENCE:

- Section 6-304, Zoning Map Amendment
- Section 6-305, Planned Area Development Overlay District
- Section 6-306, Development Plan Review

ORDINANCE NO. 2008.57

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the R1-6, Single-Family Residential District and designating it as R-3R (PAD), Multi-Family Residential Restricted District with a Planned Area Development Overlay on +/- 2.18 net acres (ZON08008 & PAD08014).

LEGAL DESCRIPTION FOR THE R-3R (PAD) PORTION

The East half of the Southwest quarter of the Southeast quarter of Section 17, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the following property lying South of the line described below:

A portion of the East half of the Southwest quarter of the Southeast quarter of Section 17, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the South quarter corner of said Section 17;

thence South 89 degrees 59 minutes 53 seconds East along the South line of said Section 17, said line also being the centerline of University Drive a distance of 661.46 feet to a point;

thence North 00 degrees 34 minutes 32 seconds West a distance of 55.00 feet to a point of the North right-of-way line of University Drive;

thence continuing North 00 degrees 34 minutes 32 seconds West a distance of 219.51 feet to the TRUE POINT OF BEGINNING OF THE LINE DESCRIBED HEREIN;

thence North 89 degrees 44 minutes 00 seconds East a distance of 206.31 feet to a point of curvature of a curve having a radius of 60.00 feet and a central angle of 30 degrees 00 minutes 00 seconds to the left;

thence along said curve an arc distance of 31.42 feet to a point of tangency;

thence North 59 degrees 44 minutes 00 seconds East a distance of 27.85 feet to a point of curvature of a curve having a radius of 60.00 feet and a central angle of 30 degrees 00 minutes 00 seconds to the right;

thence along said curve an arc distance of 31.42 feet to a point of tangency;

thence North 89 degrees 44 minutes 00 seconds East a distance of 162.92 feet to a point of curvature of a curve having a radius of 80.00 feet and a central angle of 28 degrees 24 minutes 00 seconds to the left;

thence along said curve an arc distance of 39.65 feet to a point of tangency;

thence North 61 degrees 20 minutes 00 seconds East a distance of 64.99 feet to a point of curvature of a curve having a radius of 80.00 feet and a central angle of 28 degrees 24 minutes 00 seconds to the right;

thence along said curve an arc distance of 39.65 feet to a point of tangency;

thence North 89 degrees 44 minutes 00 seconds East to point on the East line of said East half of the Southwest quarter of the Southeast quarter and the point of ending of the line described herein.

EXCEPT THE WESTERN 527.11 FEET OF SAID PROPERTY

TOTAL AREA IS 2.82 GROSS ACRES.

Section 2. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the R-3, Multi-Family Residential Limited District and designating it as R-4 (PAD), Multi-Family Residential General District with a Planned Area Development Overlay on +/- 12.44 net acres (ZON08010 & PAD08014).

LEGAL DESCRIPTION FOR THE R-4 (PAD) PORTION

The East half of the Southwest quarter of the Southeast quarter of Section 17, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the following property lying South of the line described below:

A portion of the East half of the Southwest quarter of the Southeast quarter of Section 17, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the South quarter corner of said Section 17;

thence South 89 degrees 59 minutes 53 seconds East along the South line of said Section 17, said line also being the centerline of University Drive a distance of 661.46 feet to a point;

thence North 00 degrees 34 minutes 32 seconds West a distance of 55.00 feet to a point of the North right-of-way line of University Drive;

thence continuing North 00 degrees 34 minutes 32 seconds West a distance of 219.51 feet to the TRUE POINT OF BEGINNING OF THE LINE DESCRIBED HEREIN;

thence North 89 degrees 44 minutes 00 seconds East a distance of 206.31 feet to a point of curvature of a curve having a radius of 60.00 feet and a central angle of 30 degrees 00 minutes 00 seconds to the left;

thence along said curve an arc distance of 31.42 feet to a point of tangency;

thence North 59 degrees 44 minutes 00 seconds East a distance of 27.85 feet to a point of curvature of a curve having a radius of 60.00 feet and a central angle of 30 degrees 00 minutes 00 seconds to the right;

thence along said curve an arc distance of 31.42 feet to a point of tangency;

thence North 89 degrees 44 minutes 00 seconds East a distance of 162.92 feet to a point of curvature of a curve having a radius of 80.00 feet and a central angle of 28 degrees 24 minutes 00 seconds to the left;

thence along said curve an arc distance of 39.65 feet to a point of tangency;

thence North 61 degrees 20 minutes 00 seconds East a distance of 64.99 feet to a point of curvature of a curve having a radius of 80.00 feet and a central angle of 28 degrees 24 minutes 00 seconds to the right;

thence along said curve an arc distance of 39.65 feet to a point of tangency;

thence North 89 degrees 44 minutes 00 seconds East to point on the East line of said East half of the Southwest quarter of the Southeast quarter and the point of ending of the line described herein.

EXCEPT THE EASTERN 130.00 FEET OF SAID PROPERTY.

TOTAL AREA IS 12.44 GROSS ACRES

Section 3. Further, those conditions of approval imposed by the City Council as part of Case # ZON08008, ZON08010 & PAD08014 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 4. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2008.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEN RECORDED RETURN TO:
City of Tempe
Development Services Department
ATTN: Kevin O'Melia, Senior Planner
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 _____

_____ **Charles H. Cook Christian Training School** _____
_____ **Mark-Taylor, Inc.** _____ (Owner(s)).

Owner(s) 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. **PL080241** 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):

A.P.N. No. : **124-38-001D**

The East half of the Southwest quarter of the Southeast quarter of Section 17, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the following property lying South of the line described below:

A portion of the East half of the Southwest quarter of the Southeast quarter of Section 17, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the South quarter corner of said Section 17;

thence South 89 degrees 59 minutes 53 seconds East along the South line of said Section 17, said line also being the centerline of University Drive a distance of 661.46 feet to a point;

thence North 00 degrees 34 minutes 32 seconds West a distance of 55.00 feet to a point of the North right-of-way line of University Drive;

thence continuing North 00 degrees 34 minutes 32 seconds West a distance of 219.51 feet to the TRUE POINT OF BEGINNING OF THE LINE DESCRIBED HEREIN;

thence North 89 degrees 44 minutes 00 seconds East a distance of 206.31 feet to a point of curvature of a curve having a radius of 60.00 feet and a central angle of 30 degrees 00 minutes 00 seconds to the left;

thence along said curve an arc distance of 31.42 feet to a point of tangency;

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thence North 61 degrees 20 minutes 00 seconds East a distance of 64.99 feet to a point of curvature of a curve having a radius of 80.00 feet and a central angle of 28 degrees 24 minutes 00 seconds to the right;

thence along said curve an arc distance of 39.65 feet to a point of tangency;

thence North 89 degrees 44 minutes 00 seconds East to point on the East line of said East half of the Southwest quarter of the Southeast quarter and the point of ending of the line described herein.

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of _____, 2008.

(Signature of Owner)

(Printed Name)

(Signature of Owner)

(Printed Name)

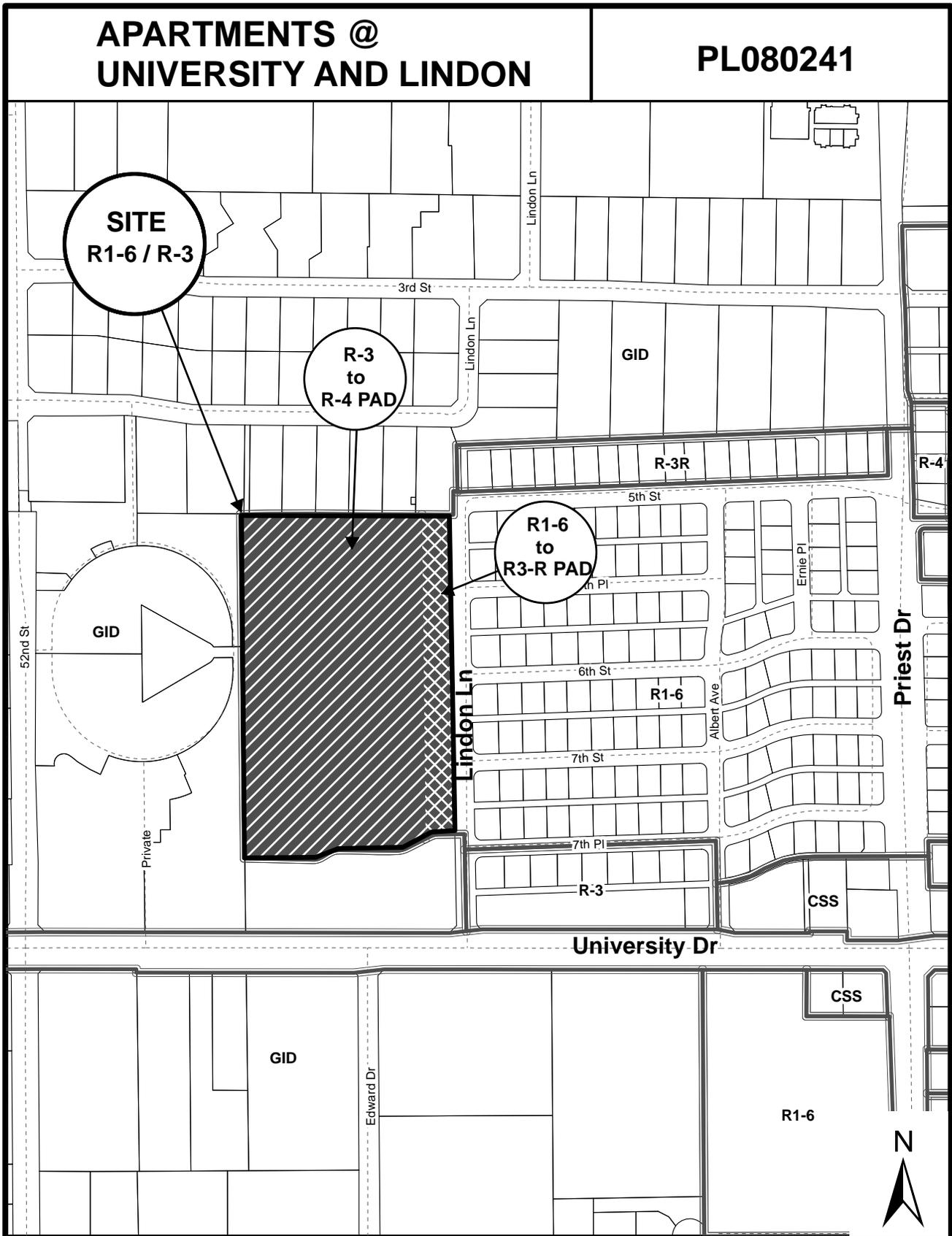
State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2008, by

_____.

(Signature of Notary)

(Notary Stamp)



Location Map



APARTMENTS @ UNIVERSITY AND LINDON (PL080241)

Letter of Explanation

Mark-Taylor, Inc., is proposing to rezone the former Cook School site north of University Drive along Lindon Lane to build a signature Tempe multi-family rental project. The project will be known as "The Apartments at University and Lindon" and has been designed as a Mark-Taylor community. As with all Mark-Taylor properties, this community will host an amenity-rich, resort-style experience that offers residents an opportunity to reside in a superior living environment. This particular Mark-Taylor community has also been sensitively designed to accommodate and enhance the experience along Lindon Lane.

The site is currently zoned R1-6 and R-3 with two General Plan designations for Residential Density. The R-16 District has a Projected Residential Density of Medium (up to 15 un/ac). The current R-3 District has a General Plan Projected Residential Density of Medium to High (under 25 un/ac.). The site functioned as the Cook School for Theological Studies until the school decided that they would permanently cease their education programs. The school has been now closed since May, 2008. The General Plan forecasts that the property immediately along Lindon Lane should have a lower density than the remainder of the site. Our proposed site plan respects and accommodates the General Plan proposed density by providing apartment homes (and zoning) that are lower density and lower in height immediately along Lindon Lane. As proposed in the General Plan, the height and density of the apartment homes increases as you move away from Lindon Lane. Accordingly, we do not seek to amend the General Plan. In fact, to be fully in concert with the General Plan, we have proposed zoning that will provide for two zoning districts with two levels of intensity and a single PAD overlay for the entire site.

In an effort to accomplish our vision for this project, we seek to zone the property into two zoning districts. We seek to bring the existing R-3 zoning to R-4 and the R1-6 to R3-R. It is our intent to provide a PAD over the site so that we may set important zoning standards for the uniquely divided (on the General Plan) site. We seek to allow additional height in a single building along Lindon Lane at the entrance to the project. The building will provide a sense of arrival and help blend the density on the site. Accordingly, we seek to allow a 40' building on along Lindon Lane in the R3-R District. Similarly, we have designed a project that will step onto Lindon Lane but seek standards that will allow our proposed view fencing to set into the setback. Finally, the standard code parking calculation for this site would require that we over park the site. We seek to set the parking for this site in conformance with the actual need. This will allow for greater landscaped area.

The proposed site plan provides for 348 luxury apartment homes. The community is slated to be a high-end luxury apartment development. Based on the four projects Mark-Taylor has built in Tempe, this proposed community will have the highest level of floor plans and finishes that has been built to date in Tempe. The community will feature a

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number of floor plans and amenities from the highly-acclaimed Kierland community that won Mark-Taylor national recognition for the best built multi-family community in the nation in 2000. In addition, there are many new apartment designs, including a residential carriage unit that sits over private enclosed garages, to accommodate a look and feel that will fit in naturally with Lindon Lane.

As with all Mark-Taylor communities, this site is proposed with significant amenities. Residents and guests will enter the community through a grand Porte Cochere entry and have features including a 2,000 square foot clubhouse with plasma screen TV lounge along with a fireplace setting with full kitchen, granite-topped bar and restrooms. The community will have a business center and opportunity to work out in a 1,700 square foot fitness center that features state-of-the-art fitness equipment. The community will have as a focal point, a resort style pool, entertainment cabana complete with kitchen, ramadas, conversation areas and fireplaces for residents to congregate and enjoy.

The project esthetics is similar to the previously-approved Mark-Taylor projects within Tempe. Mark-Taylor has always built communities in a classic Spanish traditional style. The Spanish style is appealing because it has such a broad-based acceptance and it has a timeless quality. It is difficult to date projects that were built twenty years ago, unlike projects that are designed with the current popular trends, yet feel dated five years from now. The features at this community highlight the evolution of Mark-Taylor design. The elevations now have more variation and character. The buildings incorporate large arched casement windows, balconies with decorative saltillo tile style panels, exposed rough sawn rafter tails, eave coping and decorative tile adornments, which all add to the beauty and quality of the community.

The Apartments at University and Lindon will feature new floor plans and buildings which are Mark-Taylor's next generation of luxury apartments that accommodate the needs of today's residents. Mark-Taylor has spent time listening to our current residents and property management teams to give residents the desired features they seek in today's market. Some plans will include a one bedroom featuring a gourmet kitchen that is a focal point of the apartment. The unit has a tech center, laundry room and a large master bedroom. Another example is a two bedroom that features a newly-designed kitchen with island, which makes the kitchen a focal point and command center of the home. Spacious, inviting and functional floor plans with state-of-the-art interior amenities like granite kitchen counters, rounded corners, arched hallways and private balconies with additional storage and laundry rooms.

The proposed project provides for appropriate on-site parking. The number of parking spaces is under what is required by the Tempe zoning code. However, the reduction in parking is in keeping with the parking demands established in more than 50 Mark-Taylor built projects and is done to allow for a greater open space and a large main courtyard. The additional benefit of unneeded parking is to reduce the heat island effect and to improve the appearance and performance of the project. A careful

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review of the project parking demand will follow.

We are proud to bring a request for rezoning in keeping with the General Plan vision for Tempe and seek support from the City.

MARK-TAYLOR OVERVIEW

Mark-Taylor is a nationally recognized, award winning company excelling in high-end, quality apartment development, building and management. The privately-held Arizona-based corporation was established in 1990. To date, the company has developed more than 15,000 apartment units in the southwest where people enjoy communities that deliver a lifestyle as well as beautifully appointed apartment homes. The company's communities set the standards others wish to achieve through innovative technology, stunning designs, attention to detail, a commitment to quality, and a high level of customer service.

Mark-Taylor is recognized for building some of America's top rated apartment communities, earning critical acclaim in the industry. In 2000, Mark-Taylor was named Multifamily Builder of the Year, a national award presented by the Commercial Real Estate Executive Conference and Multifamily Magazine. More recently, Mark-Taylor received the 2008 Ranking Arizona's honor for the "Best Multifamily Developer in Arizona." Mark-Taylor was founded by Jeffrey Mark and Scott Taylor who have deep roots in the apartment development and management arenas. Combined, they embraced a vision to create the preeminent brand for the apartment business in the southwest through thoughtful design and stellar management.

Mark-Taylor's extremely successful track record is the result of careful site selection, building a quality product, and taking a hands-on approach to every aspect of the business. It's respecting the idea that the best kinds of apartment communities are total living environments and not just an assembly of buildings. Its attention to detail that goes far beyond a well-deserved reputation for a quality product.

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Please review the attached neighborhood meeting minutes and the attached narrative. Thanks.

We held a neighborhood meeting on September 24, 2008. The meeting was held in the clubhouse of an existing Mark-Taylor community about a mile from the site so that neighbors could experience the high quality look and feel of a Mark-Taylor community. The location and the quality of the existing community was well received by all who attended.

The meeting was scheduled to start at 6:00 pm. Two neighbors arrived prior to 6:00pm. The last attendee left the meeting at approximately about 7:05pm. Approximately seven to nine neighbors attended the meeting at various times but some of the neighbors were unwilling to sign in. In addition to the neighbors of the project, two staff members from the City of Tempe attended the meeting. The comments were generally positive. Many neighbors expressed excitement about the investment in the community.

A few residents raised a concern about the potential of increased traffic. Bill Butler and a few other residents indicated that they fear that they will face additional traffic on 5th Street between Priest Drive and Mill Avenue. A traffic study has been conducted and provided to the City for review. It should be noted that it is expected that most residents who will drive from the site to downtown Tempe are expected to drive eastbound on University as it will be a quicker and easier route for an automobile.

One neighbor requested that we remove view fencing from the site and replace it with a block wall. This individual also expressed general concern about crime in Tempe. We feel that the proposed view fencing, in conjunction with a well lighted project (which the code will require) and people living in the area will be a significant and effective deterrent to crime.

A husband and wife expressed general opposition to any type of multi-family because they felt it would reduce property values. They would like the site converted to an industrial use for reasons they did not explain. They would not provide their names as they indicated they feel the City of Tempe is not supportive of neighbors. They expressed that they would like to move from Tempe regardless of what happens on this case.

Again, the majority of the comments received were positive. We will continue to work with Shelly Seyler to address the traffic issues.

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University & Lindon PROJECT DESCRIPTION :

MARK-TAYLOR INTENDS TO BUILD AN EXCEPTIONAL MULTIFAMILY COMMUNITY WHICH WILL PROVIDE 348 QUALITY DWELLING UNITS WITHIN TWO AND THREE-STORY WOOD FRAME APARTMENT BUILDINGS SITUATED IN A PARKLIKE SETTING OFFERING AN ABUNDANCE OF OPEN SPACE FOR USE BY THE RESIDENTS. AMENITIES SUCH AS AN ELEGANT POOL, CABANA, RAMADAS AND WATER FEATURES SUPPLEMENT THE BUSINESS AND EXERCISE FACILITIES FOUND IN THE LEASING AND RECREATION BUILDING. PRIVATE GARAGES ARE ALSO OFFERED IN ADDITION TO THE ASSIGNED COVERED PARKING SPACES.

PROJECT ADDRESS : _____ 708 SOUTH LINDON LANE
TEMPE, AZ 85281

ITEM		EXISTING/REQUIRED		P R O P O S E D		
ZONING		R1-6	R-3	PAD EAST (R3-R)	PAD WEST (R-4)	TOTAL
USE		S.F.	MULTI-FAMILY	MULTI-FAMILY	MULTI-FAMILY	MULTI-FAMILY
SITE AREA	NET	2.18 AC	12.26 AC	2.18 AC (94,956 SF)	12.44 AC (541,724 SF)	14.62 AC (636,847 SF)
	GROSS	2.82 AC	12.44 AC	2.82 AC (123,042 SF)	12.44 AC (541,724 SF)	15.26 AC (664,726 SF)
DENSITY	REQUIRED	4 DU/AC	20 DU/AC	2.82 X 15DU/AC = 42 DU	12.44 X 25DU/AC = 311 DU	353 DU
	PROVIDED			14 UNITS	334 UNITS	348 DU
LOT COVERAGE		45%	50%	45% (PROPOSED 10.1%)	60% (PROPOSED 31.2%)	PROPOSED 28%
MIN. LANDSCAPE COVERAGE		N/A	30%	30% OF NET (PROPOSED ±35%)	25% OF NET (PROPOSED ±35%)	
BUILDING HEIGHT		30'	30'	40' W/ 30' STEP BACK @ FRONTYARD SETBACK	40'	40' W/ 30' STEP BACK @ FRONTYARD SETBACK
PARKING		1 BED X 1.5(134) = 201 2 BED X 2.0(174) = 348 3 BED X 2.5(40) = 100 GUEST 0.2(348) = 69.6 REQUIRED = 719		PARKING PROVIDED = 105 PARKING RATIO = 7.50 CARPORTS = 42 GARAGES = 32 UNCOVERED = 31 TOTAL = 105	PARKING PROVIDED = 565 PARKING RATIO = 1.69 CARPORTS = 306 GARAGES = 16 UNCOVERED = 243 TOTAL = 565	PARKING PROVIDED = 670 PARKING RATIO = 1.92 CARPORTS = 348 GARAGES = 48 UNCOVERED = 274 TOTAL = 670
ACCESSIBLE		2% PROVIDED PARKING (R3)		2% OF 100 = 2 STALLS PROVIDED 2 STALLS	2% OF 536 = 11 STALLS PROVIDED 11 STALLS	PROVIDED 13 STALLS
BICYCLE PARKING		GUEST X 0.2(348) = 69.6 1 BED X 0.75(134) = 100.50 2 BED X 0.75(174) = 130.50 3 BED X 1.0(40) = 40 REQUIRED = 341		PROVIDED = VARIES	PROVIDED = VARIES	PROVIDED = 341

UNIT MIX:

BDRMS	TYPE	QUANTITY	RATIO	TOTAL	RATIO
1 BDRM	GU1	8	2%	134 D.U.	38%
	A1	15	4%		
	A1-A	64	18%		
	A1-B	16	5%		
	A1-C	16	5%		
	B1	15	4%		
2 BDRM	GU2	4	1%	174 D.U.	50%
	A2	21	6%		
	B2	21	6%		
	B2-A	36	10.33%		
	B2-B	36	10.33%		
	B2-C	36	10.33%		
	C2-C	20	6%		
3 BDRM	C3-A	20	6%	40 D.U.	12%
	C3-B	20	6%		
TOTAL		348	100%	348 D.U.	100%

DWELLING UNITS - AREA CALCS :

UNIT	QTY	LIV.	STOR.	PATIO	GROSS	LIVABLE ALL	GROSS ALL
GU1	8	1,100	0	100	1,200	8,800	9,600
A1	15	774	25	54	853	11,610	12,795
A1-A	64	779	25	52	856	49,856	54,784
A1-B	16	775	28	63	846	12,400	13,536
A1-C	16	771	28	63	862	12,336	13,792
B1	15	924	29	56	1,009	13,860	15,135
GU2	4	1,686	0	100	1,786	6,744	7,144
A2	21	976	25	55	1,056	20,496	22,176
B2	21	1,059	29	56	1,144	22,239	24,024
B2-A	36	1,153	22	47	1,222	41,508	43,992
B2-B	36	1,117	22	47	1,186	40,212	42,696
B2-C	36	1,099	22	51	1,172	39,564	42,192
C2-C	20	1,095	22	51	1,168	21,900	23,360
C3-A	20	1,345	22	47	1,414	26,900	28,280
C3-B	20	1,299	22	47	1,368	25,980	27,360
TOTALS:	348	940	=	AVG. LIVABLE/UNIT		354,405	380,866

APARTMENT BUILDINGS - AREA CALCS :

BLDG	QTY	LIVABLE	GROSS	LIVABLE ALL	GROSS ALL
GU1	4	1,100	1,200	4,400	4,800
GU2	2	1,686	1,786	3,372	3,572
3A-P	3	10,702	11,657	32,106	34,971
3A	4	18,568	24,080	74,272	96,320
3B-P	3	12,033	13,053	36,099	39,159
3B	9	13,476	15,871	121,284	142,839
3C	5	14,956	17,399	74,780	86,995
TOTALS:	30			346,313	408,656

AUXILIARY BUILDING - AREA CALCS :

TYPE	QTY	NET AREA	GROSS AREA	TOT. NET	TOT. GROSS
LEASING	1	4,360	5,315	4,360	5,315
Large RAMADA	5	196	196	980	980
Large CABANA	2	467	1,141	934	1,141
GUARDHOUSE	1	180	180	180	180
PORTE COCHERE	1	2,532	2,532	2,532	2,532
TOTALS:	10			8,986	10,148

OCCUPANCY CONSTRUCTION TYPE

APARTMENTS: _____ R-2 _____ TYPE V-B
BLDG. TYPE 3AP, 3B, 3BP, 3C, GU1, GU2 _____ TYPE V-B
BLDG TYPES 3A _____ TYPE V-A (ONE HOUR)

AMENITY BLDG: _____ A-3, B, S-2 _____ TYPE V-B

GARAGE: _____ U _____ TYPE V-B

CARPORTS (separate permit required): _____ U _____ TYPE V-B

CABANA: _____ B _____ TYPE V-B

RAMADA: _____ B _____ TYPE V-B

PORTE COCHERE: _____ U _____ TYPE V-B

SEISMIC ZONE: _____ 2B

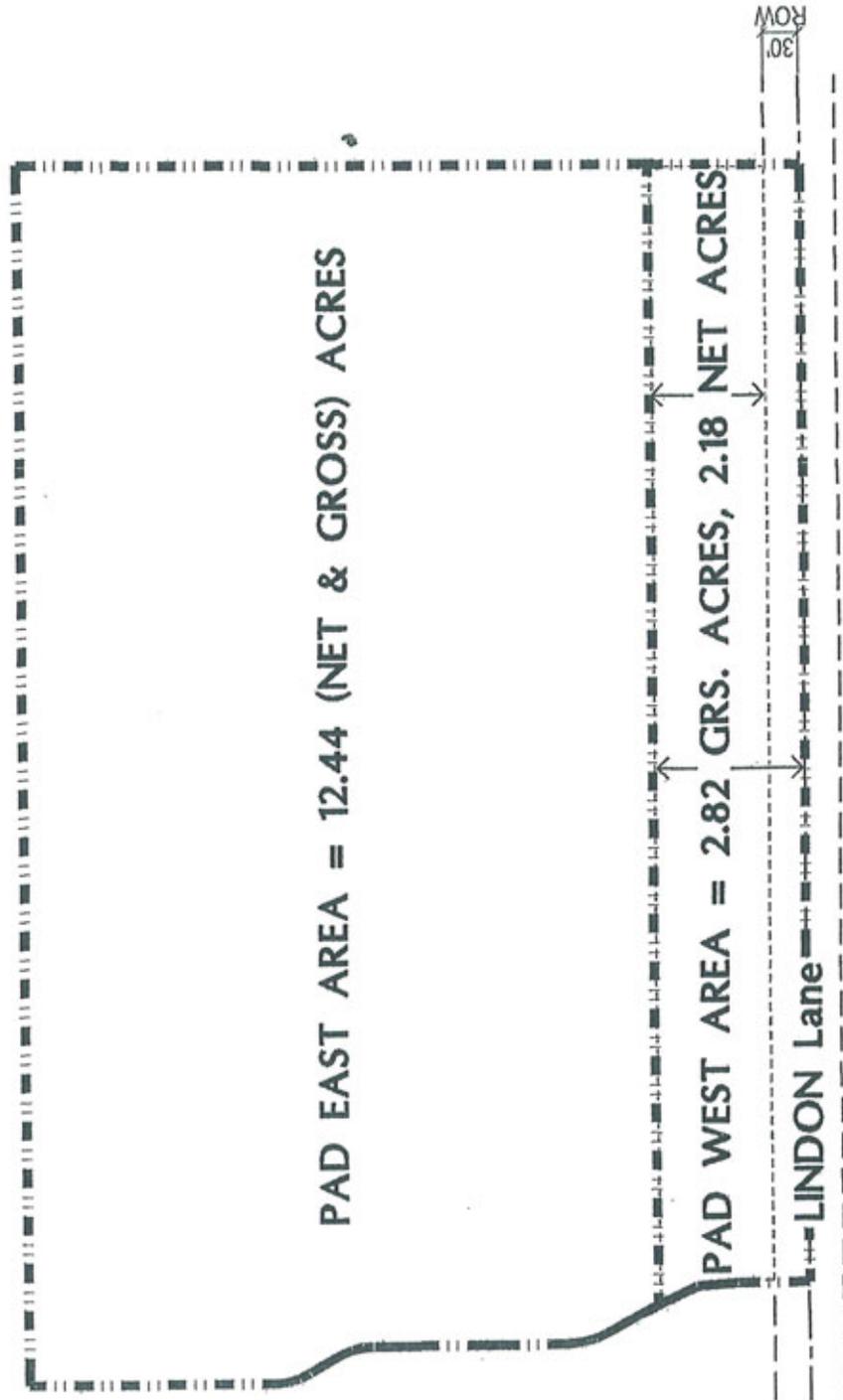
BUILDING CODES: _____ 2003 INT'L. BUILDING CODE (w/ amendments)
_____ 2003 INT'L. PLUMBING CODE (w/ amendments)
_____ 2003 INT'L. MECHANICAL CODE (w/ amendments)
_____ 1996 NATIONAL ELECTRICAL CODE (w/ amendments)
_____ 1997 UNIFORM FIRE CODE

FIRE SPRINKLERS: _____ SYSTEM TYPE: _____

APARTMENT BLDGS.: _____ NFPA 13R

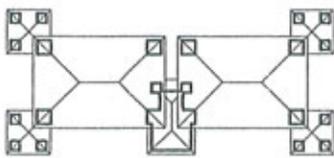
LEASING/AMENITY BLDG: _____ NFPA 13

GARAGE BLDG. _____ NFPA 13R

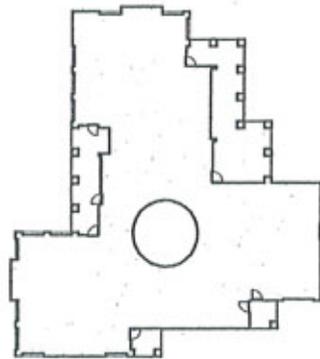


SITE ZONING CHARACTERISTIC KEY
 NO SCALE

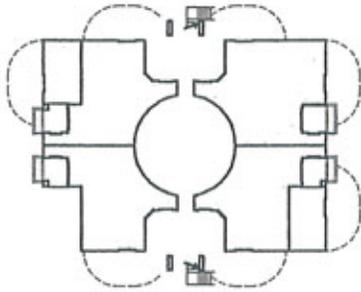
BUILDINGS



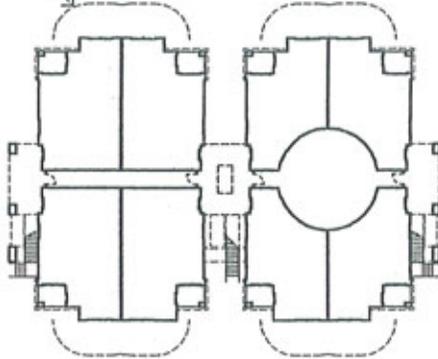
PORTE COCHERE
ONE STORY 1



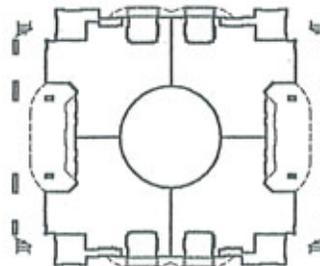
LEASING / EXERCISE
ONE STORY 1



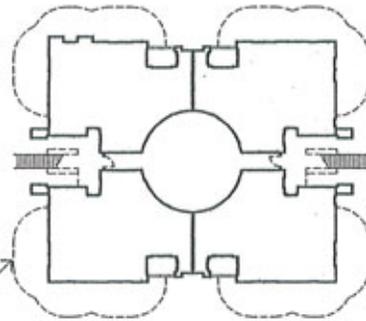
APT. BLDG. 3A-P
THREE STORY 3



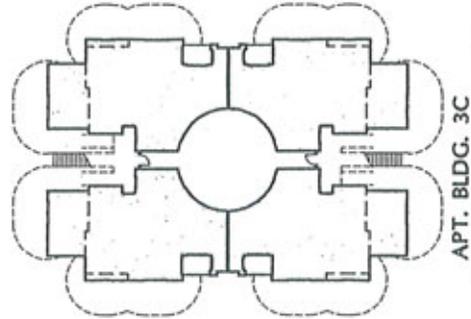
APT. BLDG. 3A
THREE STORY 4



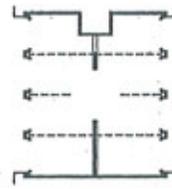
APT. BLDG. 3B-P
THREE STORY 3



APT. BLDG. 3B
THREE STORY 9



APT. BLDG. 3C
THREE STORY 5



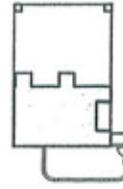
APT. BLDG. GU2
THREE STORY 2



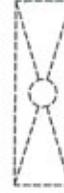
APT. BLDG. GU1
TWO STORY 4



RAMADA
ONE STORY 5



CABANA
ONE STORY 2



PRAFAB PARKING
CANOPY
ONE STORY 348
STALLS

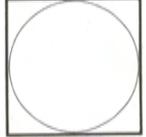
LINE INDICATING 10-FT DISTANCE FROM
GROUND FLOOR BEDROOM WINDOWS

LINE INDICATING 10-FT DISTANCE FROM
GROUND FLOOR BEDROOM WINDOWS



**ARCHITECTURAL
DESIGN GROUP**
6623 North Scottsdale Road
Scottsdale, AZ 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111
(480) 991-9138



DATE: _____
SCALE: _____
SHEET: _____
PROJECT: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____



- MATERIALS & SURFACES :**
- A** STUCCO & WINDOW PROJECTIONS:
3-COAT SMOOTH TEXTURED STUCCO
SHERWIN WILLIAMS SPACKS - FLAT LATEX
 - B** METALISH:
CHERRY (UPHOL) SPACKS - INDUSTRIAL FINISH
SHERWIN WILLIAMS COLOUR
 - C** ROOF TILE & PRECAST DECORATIVE PANELS:
CONCRETE ROOF TILE
SHERWIN WILLIAMS SPACKS - FLAT LATEX
 - D** DOORS:
INSULATED METAL ENTRY DOOR
SHERWIN WILLIAMS SPACKS - FLAT LATEX

SIDE ELEVATIONS 3/16"



FRONT AND REAR ELEVATIONS 3/16"

3A EXTERIOR ELEVATIONS

- MATERIALS & SURFACES :**
- A** STUCCO & WINDOW PROJECTIONS:
STUCCO: BRUCE (10/20/01)
SHERWIN WILLIAMS: ENKAGE - FLAT LATEX
 - B** METALS:
SHERWIN WILLIAMS: ENKAGE - INDUSTRIAL ENAMEL
KNOX: 1000000 (10/20/01)
 - C** ROOF TILE & PRECAST DECORATIVE PANELS:
KNOX: 1000000 (10/20/01)
 - D** DOORS:
SHERWIN WILLIAMS: ENKAGE - INDUSTRIAL ENAMEL
KNOX: 1000000 (10/20/01)



SIDE ELEVATIONS 3/16"



FRONT AND REAR ELEVATIONS 3/16"

3B EXTERIOR ELEVATIONS

[CLICK HERE TO VIEW NEXT PAGE](#)