

# Staff Summary Report



Development Review Commission Date: 08/23/11

Agenda Item Number: \_\_\_

**SUBJECT:** Hold a public hearing for a General Plan Amendment, Zoning Map Amendment, Planned Area Development Overlay, and Development Plan Review for SAN CAPELLA – MARK-TAYLOR DEVELOPMENT, located at 1155 West Elliot Road.

**DOCUMENT NAME:** DRCr\_SanCapella-MarkTaylor\_082311 PLANNED DEVELOPMENT (0406)

**COMMENTS:** Request for **SAN CAPELLA – MARK-TAYLOR DEVELOPMENT (PL110258)** (CNL Income FEC Tempe, LLC. property owner; Huellmantel & Affiliates, applicant) consisting of a new 384 unit multi-family residential development with two and three-story buildings, totaling up to 507,000 sf. in building area on approximately 19.5 acres, located at 1155 West Elliot Road in the GID, General Industrial District and within the Southwest Tempe Overlay District. The request includes the following:

**GEP11002 (RESOLUTION NO. 2011.81)** – General Plan Projected Land Use Map Amendment from “Commercial” to “Residential” on 19.5 acres.

**ZON11004 (ORDINANCE NO. 2011.39)** – Zoning Map Amendment from GID, General Industrial District to R-4, Multi-Family Residential General District on 19.5 acres.

**PAD11010 (ORDINANCE NO. 2011.39)** – Planned Area Development Overlay, modifying the general development standards, to reduce the required vehicle parking from 799 to 727 spaces and reduce the required bicycle parking from 282 to 76 spaces, all on 19.5 acres.

**DPR11124** – Development Plan Review including site plan, building elevations and landscape.

**PREPARED BY:** Ryan Levesque, Senior Planner (480-858-2393)

**REVIEWED BY:** Lisa Collins, Community Development Deputy Director (480-350-8989) 

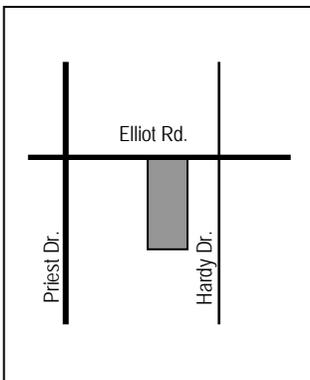
**LEGAL REVIEW BY:** N/A

**DEPARTMENT REVIEW BY:** N/A

**FISCAL NOTE:** There is no fiscal impact on City funds.

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

**ADDITIONAL INFO:**



Site area	19.5 acres
Total Building area	506,743 sf.
Density	19.7 du/ac (R-4 maximum 25 dwelling units per acre)
Lot Coverage	23% (60% maximum allowed)
Building Height	38 ft. (65 ft. maximum allowed per Southwest Overlay District)
Building Setbacks	+/-80' front, +13' side, +13' rear (20, 10, 10 min.)
Landscape area	43% (25% minimum required)
Vehicle Parking	727 spaces (799 minimum required)
Bicycle Parking	76 spaces (282 minimum required)

A neighborhood meeting is not required with this application.

- PAGES:**
1. List of Attachments
  - 2-4. Comments
  - 5-8. Reason for Approval / Conditions of Approval
  - 8-10. Code Requirements / History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Resolution No. 2011.81
  - 2-4. Ordinance No. 2011.39
  - 5-6. Waiver of Rights and Remedies form
  7. Location Map
  8. Aerial Photo
  - 9-11. Site Photographs
  - 12-17. Letter of Explanation
  - 18-21. General Plan maps
  22. Site Plan
  - 23-29. Floor Plans
  - 30-35. Building Elevations
  - 36-43. Color Elevations
  - 44-48. Building Sections
  - 49-52. Landscape Plans
  53. Preliminary Grading & Drainage Plan

## COMMENTS:

This site is located southwest of Elliot Road and Hardy Drive. The location is currently site of Fiddlesticks Family Fun Park, surrounded by industrial office and commercial businesses. The property is currently zoned General Industrial and is located within the Southwest Tempe Overlay District.

This request includes the following:

1. General Plan Land Use Map Amendment from "Commercial" to "Residential"
2. Zoning Map Amendment from GID to R-4, Multi-Family Residential
3. Planned Area Development Overlay to modify the development standards for vehicle and bicycle parking.
4. Development Plan Review which includes: a new multi-family development consisting of 384 residential units within two and three-story buildings, all within 507,000 sf. of building area.

For further processing, the applicant will need approval for a Subdivision Plat, to combine two existing lots into one.

## PUBLIC INPUT

A neighborhood meeting is not required for this application. There is no residential use within 300 feet of the subject property. The nearest residential is located directly north almost 900 feet away. At the time of completion of this staff report, staff has not received any public input on this request.

## PROJECT ANALYSIS

### GENERAL PLAN

The applicant has provided a written justification for the proposed General Plan amendment (See attachments)

### Land Use Element:

This project complies with the land use goals and element objectives for General Plan 2030.

The General Plan projected residential density for this site is medium-high density residential use with up to 25 dwelling units per acre. This request has a proposed density of 19.7 dwelling units per acre, with a requested zoning district that would allow up to 25 dwelling units per acre. This project complies with the projected residential density. The applicant is requesting a change to the projected land use of the General Plan from "Commercial" to "Residential" for the development of 384 multi-family dwelling units. Although the property frontage is located within a primary commercial arterial, the depth of the property would not be a suitable reuse for most other commercial developments other than the current use.

With a change in the General Plan Land Use and the integration of dwelling units, the area will provide a synergy with the existing commercial land base.

Section 6-303 D. Approval criteria for General Plan amendment:

1. Appropriate short and long term public benefits
2. Mitigates impacts on land use, water infrastructure or transportation
3. Helps the city attain applicable objectives of the General Plan
4. Provides rights-of-way, transit facilities, open space, recreational amenities or public art
5. Potentially negative influences are mitigated and deemed acceptable by the City Council
6. Judgment of the appropriateness of the amendment with regard to market demands, and impacts on surrounding area, service, fiscal, traffic, historic properties, utilities and public facilities.

## ZONING

The proposed project is requesting a zoning map amendment from GID, General Industrial District to R-4, Multi-Family Residential General District. This zoning density is in concert with the General Plan projected residential density, which encourages the potential integration of residential within an existing commercial base.

Section 6-304 C.2. Approval criteria for zoning amendment:

1. The proposed zoning amendment is in the public interest. *This project will introduce additional dwelling units within a commercial land base with a high vacancy rate. Additional dwellings will support the retail centers for the area*
2. The proposed zoning amendment conforms with and facilitates implementation of the General Plan. *With the integration of residential use within the greater commercial land base, this development will aid in support for neighboring commercial centers and generate additional sales to local businesses.*

## PLANNED AREA DEVELOPMENT

This project generally conforms to the development standards of the R-4 zoning district. The applicant is requesting a reduction to the required vehicle and bicycle parking requirements for the site.

As a result of the number of units and the bedroom types, the development is required to supply 799 vehicle parking spaces. The applicant is requesting a reduction to provide 727 parking spaces. This would account for 91% of the required parking spaces. Mark-Taylor developments have consistently requested reductions in the total amount of vehicle and bicycle parking requirements. All have had similar requests in the amount of reduction and consequently have also been granted relief in the total parking provided.

The applicant is also requesting a reduction in the required bicycle parking from 282 spaces to 76 spaces. Although a significant reduction in the required bike parking is requested, the parking spaces identified are exterior bike loops, available for residents and guest use. The Mark-Taylor project provides for ample locations which could accommodate a bicycle, either within a residential unit or located on a private balcony. Mark-Taylor has discovered that most of their clients have preferred the use of storing their bicycles within the dwellings. It is the applicants desire to reduce the amount of bike loops while accommodating additional landscape for the complex.

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

1. The proposed land uses for residential are allowable in Part 3.
2. The development standards listed above, as established as part of the PAD Overlay District, as well as the standards allowed by use permit in Part 4 will be conformed to for development of this site.
3. The proposed PAD is in conformance with Southwest Tempe Overlay District provisions in Part 5 of the Zoning and Development Code.
4. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

## DEVELOPMENT PLAN REVIEW

This residential complex is designed using a typical Mark-Taylor Development with Spanish-style design accents, stucco finish and tile roofs. A variety of building configurations provide relief and visual interest, along with appropriate scale, where located throughout the site. The units are comprised of two-story and three-story units. Some units are located above a row of garages along the perimeter. The development is accessed through a primary gated entrance. The site includes a clubhouse and two recreational amenity areas consisting of a pool, hot tub, cabana, sand volleyball and lush landscape. The private driveways are configured in a figure eight circulation pattern, which make up the northern and southern amenity areas. At the midpoint of the site is the intersection of the driveways. Staff has worked with the applicant, providing specific conditions to address vehicle and pedestrian safety when crossing the drive lanes. The overall development has a large front yard setback, almost 80 feet, providing a lush landscape entrance, as identified with most Mark-Taylor communities. This development utilizes a combination of low-water use landscape and turf to provide the residents with designated areas to recreate.

Section 6-306 D Approval criteria for Development Plan Review:

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape; *The complex has multiple building design and configurations, providing variety within the complex, as well as a unique street presence.*

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; *The building design and orientation minimizes heat gain through the clustering of units around an amenity area. The site has minimized its uses of hard surface consisting of asphalt and concrete pathways, by reducing the amount of required parking for vehicles and bicycles. The reduction results in additional landscape for the project.*
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; *The materials used are consistent within the Phoenix metropolitan area as it relates to traditional apartment complex designs.*
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; *The site is appropriately scaled and well under the allowed height of the Southwest Tempe Overlay (65').*
5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; *The design provides relief from potentially large building masses by creating a quad-level building complex separated by landscape and pedestrian pathways. The design will continue to embrace the existing upgrade in streetscape design with the decorative sidewalk details of exposed aggregate and a lush landscaped area.*
6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; *The building façade treatments provide a clear base and defined levels throughout the building. Entrances have special articulated features to enhance pedestrians experience to the structure. The overall design provides a consistent context in all areas of the development.*
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; *Currently, bus Route 108 services Elliot Road east and westbound, providing connections to multiple other routes in Tempe and the Valley. This site is approximately 1 mile away from Interstate 10, providing commuter connections to the greater Phoenix Metropolitan area.*
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; *There is no vehicular connections with adjacent properties, which have different uses and hours of operation. The internal circulation configuration has an intersection from the figure eight drive layout. Efforts have been made to address both vehicle and pedestrian safety at this location. The project will also provide private resident access to the adjacent multi-modal pathway, located to the west of the site, for convenient use of the trail connection to Tempe's canal pathway system.*
9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; *This project design takes into consideration crime prevention methods supported by the Tempe Police Department. Our City Police staff supports Mark-Taylor's management efforts to minimize crime in their communities.*
10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; *All areas of this project have a well-defined landscape treatment within parking lots, adjacent to building entrances and within the courtyard setting, providing a pleasant experience for future residents.*
11. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. *This project will have lighting details in conformance with the standards established in the Zoning and Development Code.*

## Conclusion

Based on the information provided by the applicant and the above analysis, staff recommends approval of the requested General Plan Amendment , Zoning Map Amendment , Planned Area Development Overlay and Development Plan Review. This request meets the approval criteria found in each application section; therefore staff recommends approval, subject to conditions identified herein.

**REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Residential Density for this site.
2. The project complies and supports the goals and objectives identified within the General Plan elements.
3. The requested zoning district, R-4, is appropriate for this proposed development.
4. The PAD overlay process was specifically created to allow for greater flexibility. With the requested reduction in required parking for vehicles and bicycles, this project will provide an enhanced landscape treatment at the street front and throughout the complex.
5. The proposed project meets the approval criteria for a General Plan Amendment, Zoning Amendment, Planned Area Development Overlay and Development Plan Review.

**ZON11004 AND PAD11010**

**CONDITIONS OF APPROVAL:**

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

1. A building permit shall be obtained on or before October 6, 2013, or the zoning of the property may revert to that in place at the time of application, subject to a public hearing.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waives any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than November 5, 2011 (effective date of ordinance), or the Planned Area Development Overlay, Zone Map Amendment and General Plan Map Amendment approval shall be null and void.
3. The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
4. A Preliminary and Final Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
5. The developer must receive acceptance of the final Traffic Impact Study from the Traffic Engineer prior to issuance of a building permit.
6. Any proposed improvements to the traffic medians requested by the developer, subject to authorization by the City's Traffic Engineer, the developer shall be responsible for all payments including design, permitting and construction.

**DPR11124**

**CONDITIONS OF APPROVAL:**

**Site Plan**

7. Sixty (60) feet of stacking distance from key pad box to public sidewalk edge is acceptable, while maintaining 20'-0" wide driveway entry.
8. Provide around the entire perimeter of the property, a minimum 6'-0" wrought iron fence with pickets and/or a masonry wall minimum 8'-0" in height. If a masonry base is desired, provide at least 6'-0" of wrought iron totaling a minimum 8'-0" in height. The western perimeter shall provide wrought iron fencing, in order to provide natural surveillance along the adjacent public pathway. Integration of masonry columns within the wrought iron is acceptable.
9. Provide one (1) pathway connection, as shown on the site plan, from this development to the existing public pathway located west of the site. The connection shall be located within the on-site pathway easement, providing a perpendicular connection. The pedestrian connection shall have controlled access by means of gated fence with key lock or key pad entry.

10. At the driveway intersection, located at the center of the project, provide the following:
  - a. Align all pathways to provide a continuous linear direction;
  - b. Provide concrete surface for pathway crosswalks in contrast with driveways;
  - c. Provide speed humps with contrasting color, located before dedicated pathway cross; and
  - d. Provide stop signage (posted and/or painted on drive) at each driveway entering intersection.
11. Provide or maintain 8'-0" wide public sidewalk along Elliot Road using Tempe "Standard Detail T-351" South Tempe Overlay District Sidewalk Details, and any other modifications required by Traffic Engineering Design Criteria and Standard Details.
12. Include sidewalk "Detail T-351" material design for pathway connections from Public Street to development gate entrance, 6'-0" in width.
13. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
14. Provide upgraded paving or pavers at each driveway, which shall be installed as detailed on the site plan. Extend upgraded paving in the driveway from the right-of-way line a minimum of 20'-0" on site and from curb to curb at the drive edges. Where sidewalk edge may vary from right-of-way line at the driveway, extend concrete paving or extend upgraded pavers, subject to approval of a maintenance agreement authorized by the City Engineer or designee.
15. 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.
16. 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.
17. Shade canopies for parking areas:
  - a. Provide an 8" fascia for the canopy structure.
  - b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
  - c. Provide matching canopy color with the buildings.
  - d. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

### **Floor Plans**

18. Public Restroom Security for cabanas and amenity building:
  - a. Lights in restrooms:
    - 1) Provide 50% night lights
    - 2) Activate by automatic sensors, key or remote control mechanism
  - b. Single user restroom door hardware:
    - 3) Provide a key bypass on the exterior side

### **Building Elevations**

19. The materials and colors are approved as presented:
  - Roof Tile & Pre-cast panels – Mark Red (custom color)
  - Stucco/Main body – Sherwin Williams – Bungalow Beige #SW2032
  - Exterior Doors – Sherwin Williams – Homestead Brown #SW2034
  - Metals – Sherwin Williams – Chicory #SW2035

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

20. Provide secure roof access from the interior of the building or as detailed on the site plan. Roof access shall not be visually detectable from Elliot Road.
21. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
22. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
23. Locate the electrical service entrance section (S.E.S.) so that it is concealed from street view from Elliot Road.
24. 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.

### Lighting

25. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.
26. Where lighting levels may be low, provide minimum required lighting levels along public pathway easement located on the project's property and connection pathway from development.

### Landscape

27. The plant palette is approved as proposed and specified on the landscape plan, unless otherwise conditioned in this approval. Any additions or modifications may be submitted for review during building plan check process, subject to staff approval.
28. Provide additional landscape consisting of ground covers and shrubs within the 20' bike path easement on site.
29. Identify on landscape plan, ground covers between the sidewalk and street curb edge, providing lantana camara 'new gold' in the areas not currently identified with plants.
30. Where landscape islands are extended 11'-0" in width to provide an additional pedestrian pathway connection to project sidewalks, the pathway width shall be 3'-0" and landscape width from outside edge of extruding curb shall be 8'-0".
31. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape street frontage for period of time that irrigation system is out of repair.
  - g. Design irrigation so existing plants in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.

32. 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.
33. Top dress planting areas, where not specified on plans, with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

### Signage

34. Provide at least one address sign on each building elevation, except for one-story garage, ramada and pool buildings.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high for street numbers and building letters, with dedicated light source.
    - 3) Unit address numerals may vary in size and non-required lighting details.
    - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
  - 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 (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
  - Access standard engineering details at this link: [www.tempe.gov/engineering/standard\\_details.htm](http://www.tempe.gov/engineering/standard_details.htm) or purchase book from the Public Works Engineering Division.
  - Access standard refuse enclosures at this link: [www.tempe.gov/bsafety/Applications\\_Forms/applications\\_and\\_forms.htm](http://www.tempe.gov/bsafety/Applications_Forms/applications_and_forms.htm) . The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **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 the non-residential components of this project. Have the landscape architect and 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. Refer to this link: [www.tempe.gov/bsafety/Applications\\_Forms/HandoutsFAQs/Water\\_Conservation.pdf](http://www.tempe.gov/bsafety/Applications_Forms/HandoutsFAQs/Water_Conservation.pdf) . Contact Public Works Water Department Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

- FIRE:
  - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
  - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- ENGINEERING:
  - Underground utilities except 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:
  - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
  - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
  - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. 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. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Traffic Engineering if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- 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:
  - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
  - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification 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.

**HISTORY & FACTS:**

- July 11, 1974                   Area annexed into the City of Tempe (Ordinance No. 740)
- May 1982                        Zoning Ordinance 808 identifies 1155 West Elliot Road as I-1, Light Industrial and I-2, General Industrial.
- June 19, 1991                 Design Review Board approved new building elevations, site plan and landscape plan for Fiddlesticks, located at 11 55 West Elliot Road.
- June 27, 1991                 City Council approved a use permit to allow a driving range, miniature golf course, video arcade, restaurant and other recreational use in the I-1, Light Industrial District; and a variance to allow non-masonry construction in the I-1 District for Fiddlesticks, located at 1155 West Elliot Road. (SIP 91.08)
- June 12, 1997                 City Council approved an extension for the use permit to allow a recreational facility at Fiddlesticks, located at 1155 West Elliot Road.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

- Section 6-302, General Plan Amendment
- Section 6-304, Zoning Map Amendment
- Section 6-305, Planned Area Development (PAD) Overlay districts
- Section 6-306, Development Plan Review

RESOLUTION NO. 2011.81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE GENERAL PLAN 2030 PROJECTED LAND USE MAP FOR APPROXIMATELY 19.5 ACRES LOCATED AT 1155 WEST ELLIOT ROAD AND OWNED BY CNL INCOME FEC TEMPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, that the General Plan 2030 Projected Land Use Map are hereby amended for approximately 19.5 acres from "Commercial" to "Residential", located at 1155 West Elliot Road, Tempe, Arizona.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

ORDINANCE NO. 2011.39

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 GID, General Industrial District and designating it as R-4(PAD), Multi-Family Residential General District with a Planned Area Development Overlay on 19.5 acres.

LEGAL DESCRIPTION

*See Exhibit "A"*

TOTAL AREA IS 19.5 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case # ZON11004 and PAD11010 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. 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 \_\_\_\_\_, 2011.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Exhibit "A"

Legal Description

**PARCEL ONE:**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16;

THENCE SOUTH 89 DEGREES 40 MINUTES 39 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 307.51 FEET;

THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ELLIOT ROAD AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST A DISTANCE OF 1,540.00 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 39 SECONDS WEST A DISTANCE OF 550.00 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 21 SECONDS WEST A DISTANCE OF 1,550.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ELLIOT ROAD;

THENCE NORTH 89 DEGREES 40 MINUTES 39 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 443.13 FEET;

THENCE SOUTH 00 DEGREES 25 MINUTES 48 SECONDS EAST A DISTANCE OF 10.00 FEET;

THENCE NORTH 89 DEGREES 40 MINUTES 39 SECONDS EAST A DISTANCE OF 106.86 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL TWO:**

A NON-EXCLUSIVE EASEMENT FOR PARKING, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN "EASEMENT AGREEMENT FOR PARKING, INGRESS AND

EGRESS", RECORDED SEPTEMBER 15, 1997 AS 97-0632659 OF OFFICIAL RECORDS.

ALSO DESCRIBED AS:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16;

THENCE SOUTH 89 DEGREES 40 MINUTES 39 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 307.51 FEET;

THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST A DISTANCE OF 70.00 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ELLIOT ROAD AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST A DISTANCE OF 1540.00 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 39 SECONDS WEST A DISTANCE OF 550.00 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 21 SECONDS WEST A DISTANCE OF 1550.00 FEET TO A POINT ON THE SOUTH RIGHT- OF-WAY LINE OF ELLIOT ROAD;

THENCE NORTH 89 DEGREES 40 MINUTES 39 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 443.13 FEET;

THENCE SOUTH 00 DEGREES 25 MINUTES 48 SECONDS EAST A DISTANCE OF 10.00 FEET;

THENCE NORTH 89 DEGREES 40 MINUTES 39 SECONDS EAST A DISTANCE OF 106.86 FEET TO THE TRUE POINT OF BEGINNING.

**WHEN RECORDED RETURN TO:**  
City of Tempe  
Community Development Department  
31 E. 5<sup>th</sup> 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 CNL Income FEC Tempe, LLC, a Delaware limited liability company, as Owner(s).

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

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

Owner has submitted Application No. **PL110258** 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 \_\_\_\_\_

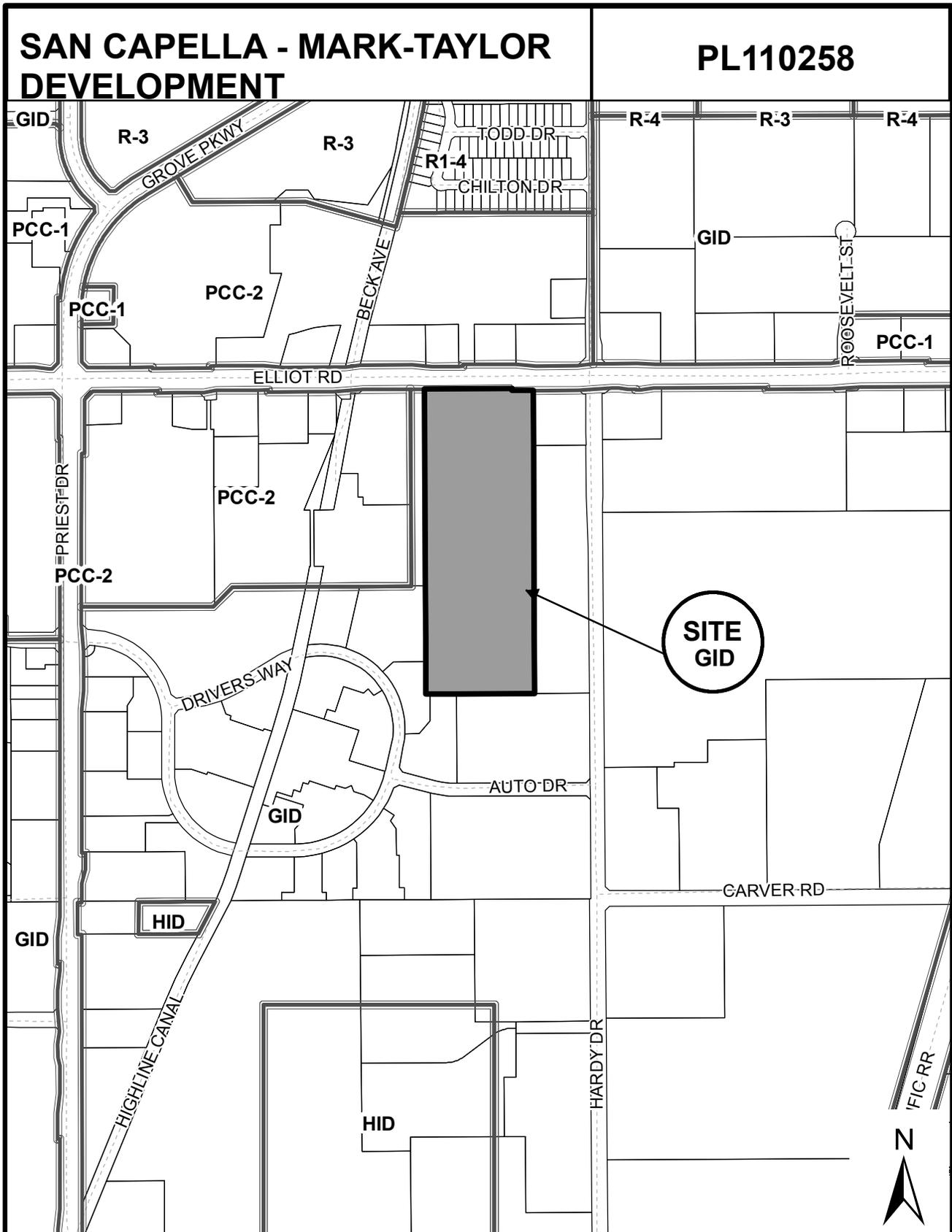
*(Identify Action Requested))*

For development of the following real property (Property):

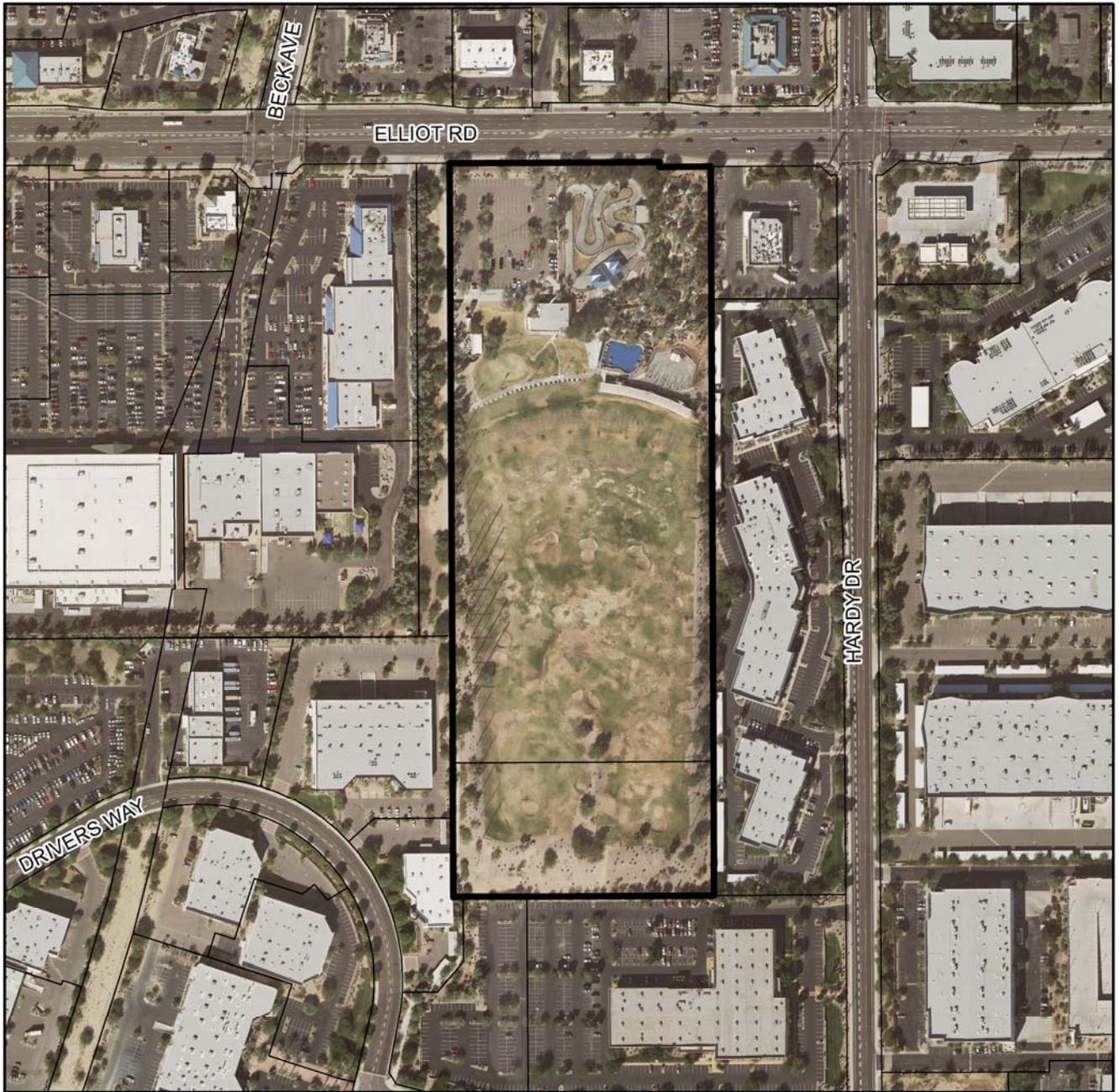
Parcel Nos. : 301-53-011F and 301-53-014B

1155 West Elliot Road, Tempe, AZ.





**Location Map**



**SAN CAPELLA - MARK-TAYLOR DEVELOPMENT (PL110258)**

Front of existing property (1155 W. Elliot Rd.)



Off-site public pathway facing south (west of property)

Project property site facing south



Northern adjacent site along eastern side of property

Southern adjacent site along eastern side of property



Adjacent site along southern side of property

## LETTER OF EXPLANATION

Mark-Taylor  
1155 West Elliot Road

Mark-Taylor is proposing to rezone the current Fiddlestick's site to build a signature Tempe multi-family rental project. We have built a number of communities in Tempe over the past several years and are proud of the complementary comments we have received on those projects. As with our prior Tempe Mark-Taylor projects, this project is proposed as a highly amenitized and lushly-landscaped rental community.

The proposed site is on the south side of Elliot Road just west of Hardy Drive.



As you can see from the photograph above, the site is surrounded on all four sides by long term active commercial development and uses. There are no residential units within the near proximity of the proposed site.

The project will be known as “San Capella” and will host an amenity-rich, resort-style experience that offers residents an opportunity to reside in a superior south Tempe living environment.

The site is currently zoned in a General Industrial District with a General Plan designation for Commercial with a proposed density of up to 25 units per acre.

In an effort to accomplish our vision for this project, we seek to convert the property into the standards of the R-4 District. We also seek a Development Plan Review. Our proposed vehicle and bike parking calculations will require that we go through the PAD process. Our request for residential development requires an amendment to the General Plan use (from Commercial to Residential). We will not be required to amend the Proposed Density as the project fits within the voter approved Proposed Density of 25 Units per acre.

Finally, the standard code parking calculation for this site would require that we provide an overabundance of parking for 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 zoning code would require nearly 800 parking spaces or an overall ratio of 2.08 parking spaces per unit. We are proposing to provide 729 parking spaces or 1.9 parking spaces per unit. 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 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. As you might imagine, reducing the parking by 71 spaces significantly increase the amount of land available for landscaping which creates a more desirable setting. It should be noted that the code would require 15 accessible parking spaces but the project will provide 18 spaces.

The code would also require 282 bicycle parking spaces. The project proposes to reduce this number to a more reasonable number of 76. It is our experience that the vast majority of bicycle riders have expensive bikes which they are unwilling to lock outside. As a result the empty loops simply provide visual clutter.

The vehicle and bicycle parking ratios proposed are consistent with the other Mark-Taylor projects that have been built around the valley and we have not encountered problems with either ratio. If we did run into problems with these ratios, it would be in our financial interests to solve them immediately or we would lose residents quickly.

The proposed site plan provides for 384 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 quality of floor plans and finishes that has been built to date in Tempe. The community will feature a number of floor plans and the kinds of amenities that won Mark-Taylor numerous design and industry awards over the years.

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 6,000 square foot leasing office and clubhouse with plasma screen TV lounge along with a fireplace setting with full kitchen, granite-topped bar and restrooms. The community will have a fully-equipped business center and opportunity to work out in a large fitness center that features state-of-the-art fitness equipment. The clubhouse will have as a focal point a resort lagoon style pool, entertainment cabana complete with kitchen, ramadas, conversation areas and fireplaces for residents to congregate and enjoy.

The project aesthetic is similar to the previously-built Mark-Taylor projects within Tempe in that it will be of 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 panels, exposed rough sawn rafter tails, eave coping and decorative tile adornments, which all add to the beauty and quality of the community.

San Capella 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 with spacious, inviting and functional floor plans with state-of-the-art interior amenities like granite kitchen counters, rounded corners, arched hallways, laundry rooms and private balconies with additional storage.

## **MARK-TAYLOR OVERVIEW**

Mark-Taylor is a nationally recognized, award-winning company excelling in high-end, quality apartment development, building and management. This 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 Ranking Arizona's honor for the "Best Multifamily Developer in Arizona" in 2008 and 2009. 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. It's attention to detail that goes far beyond a well-deserved reputation for a quality product.

# GENERAL PLAN 2030 AMENDMENT

## LETTER OF EXPLANATION

### PROPOSED PROJECT:

SAN CAPELLA  
A MARK-TAYLOR APARTMENT COMPLEX  
1155 W. ELLIOT ROAD  
TEMPE, ARIZONA 85284

### APPLICANT:

Charles Huellmantel  
Huellmantel & Affiliates  
PO Box 1833  
Tempe, Arizona 85280-1833  
(480) 921-2800  
charles@huellmantel.com

Mark-Taylor is proposing to rezone the current Fiddlesticks site to build a signature Tempe multi-family rental project as shown below:



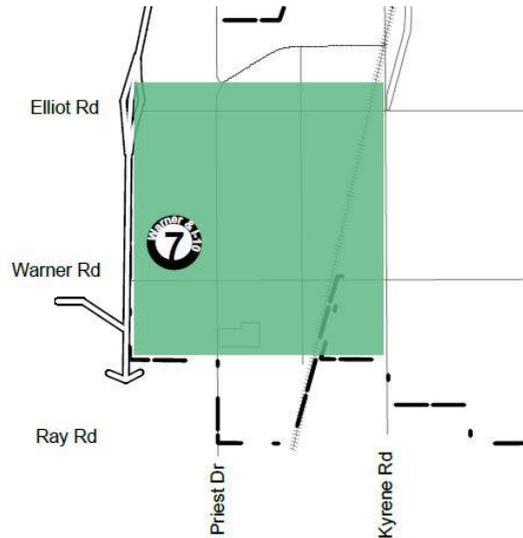
We have built a number of communities in Tempe over the past several years and are proud of the complementary comments we have received on our projects. As with our prior Tempe Mark-Taylor projects, this project is proposed as a highly amnestied and lushly-landscaped rental community.

We are proposing to amend the 2030 General Plan **Land Use Element** but not the **Projected Density** for the property located at 1155 W. Elliot Road. The request for modification of the General Plan in this case is limited to an amendment to the General Plan Land Use (from Commercial to Residential). We will not be required to amend the Proposed Density as the project fits within the voter-approved Projected Density of 25 units per acre as detailed above in the narrative.

This proposed amendment supports the Land Use Principles in General Plan 2030 by providing additional housing for the nearly 200,000 project residents Tempe hopes to accommodate in the coming decades. An amendment to the General Plan addresses one of the General Plan's top priorities - the use of vacant land. The property in question will soon be unoccupied and unused. Turning the soon to be vacant land into a residential development will contribute to the "Neighborhood" element. The proposed change meets the following objectives of the Land Use element: encourage housing initiatives, encourage redevelopment, promote neighborhood preservation and enhancement. Two important strategies the General Plan outlines in achieving these goals is to allow flexibility in housing location, type and density and encouraging development of housing in close proximity to employment and services. The proposed Mark-Taylor multi-family residential project at this location would help meet objectives and strategies for fulfilling the given objectives.

Mark-Taylor communities generally serve young professionals moving to an area due to changed family conditions or new employment in the immediate area. Additionally, the proposed project is compatible with the universities who have built campuses in the area. It should be noted that Lamson College is located just east of the property less than a few hundred feet away and the Grand Canyon University Tempe Campus is less than 1/2 mile south of the proposed project.

One of the many positive impacts of the proposed project is that it furthers the goals of Growth Area #7 as depicted below:



The General Plan for this area encourages a variety of land uses and concentrated development. This project will be a dense high-end apartment project nestled into business park opportunities and existing retail experience. This area will truly create an area that lives up to Tempe's slogan, as it will be a place where people can "live, work and play" within walking distance of each other. The proposed residential project is well-aligned with contributing to this Growth Area by providing appropriately dense housing in conjunction with the Projected Density of the General Plan while adding to the diversity of the area's land use by moving residential housing to the South side of Elliot Road.

It is for these reasons that we believe the proposed amendment to the General Plan is in conformance with the spirit and objectives of the General Plan that voters approved in 2002. As such, we seek your approval of the modification to the Project Land Use of this property.

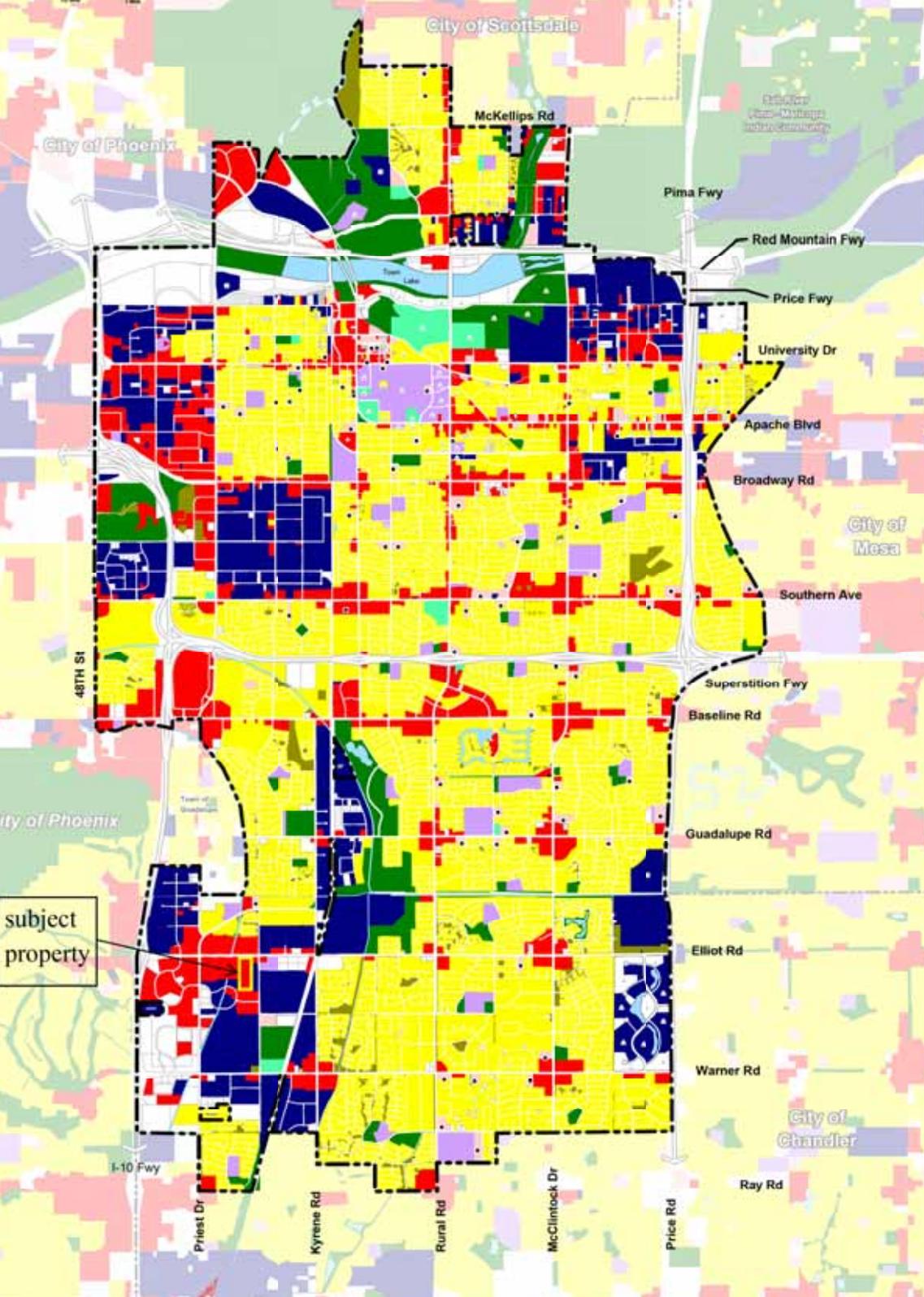


# Existing Land Use

City of Tempe  
General Plan 2030

Adopted December 4, 2003

SCALE



subject property

\* MAG identifies Maricopa Association of Government land use

Residential	Commercial	Mixed-Use	Industrial	Civic	Educational	Public Open Space	Water	Private Open Space	Public Recreational /Cultural	Vacant	Place of Worship	Medical	Municipal Operations	ASU
Live	Work	Live/Work	Work	Work	Learn	P	P	Play	Play					

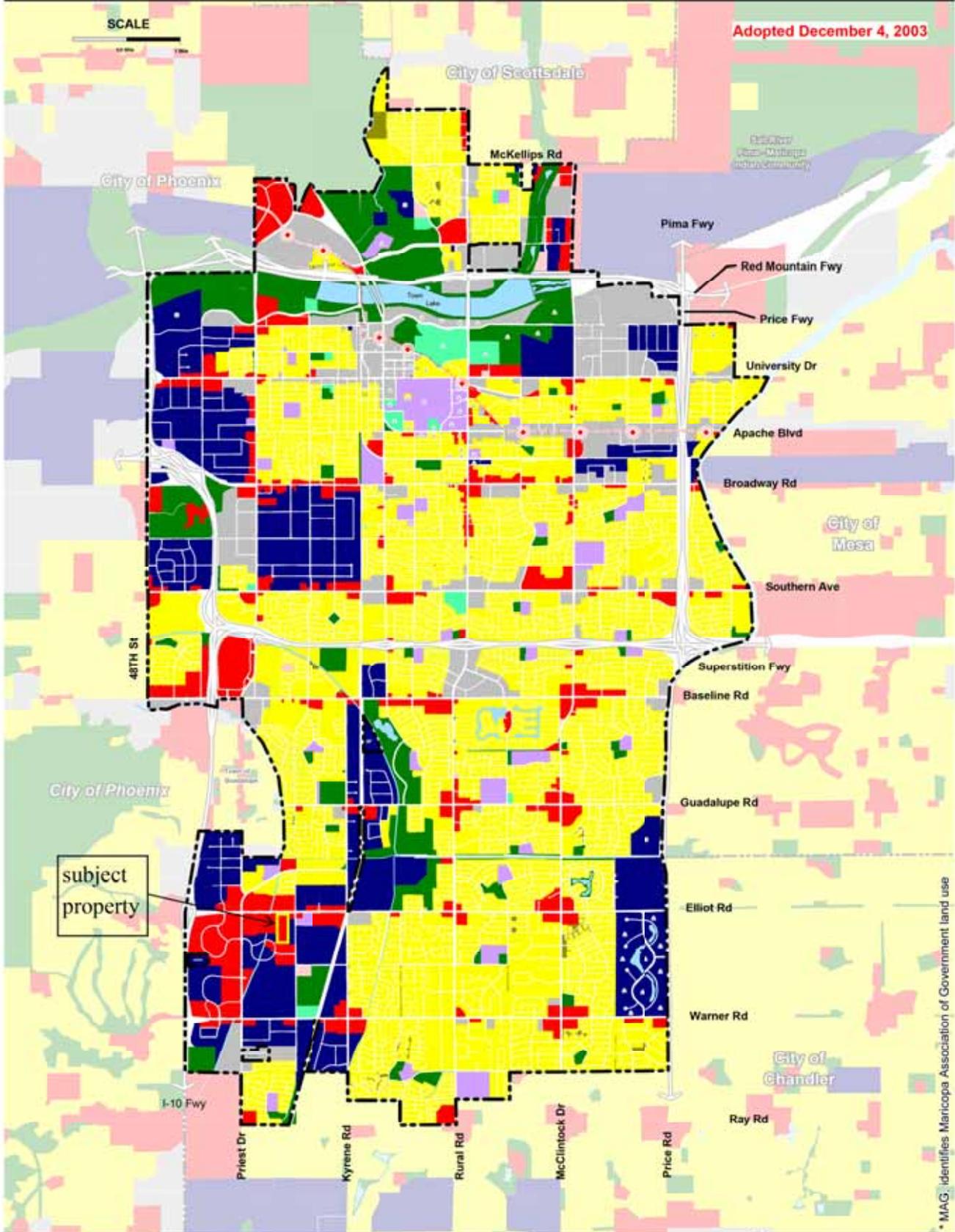


# Projected Land Use

City of Tempe  
General Plan 2030

Adopted December 4, 2003

SCALE



subject property

\* MAG identifies Maricopa Association of Government land use

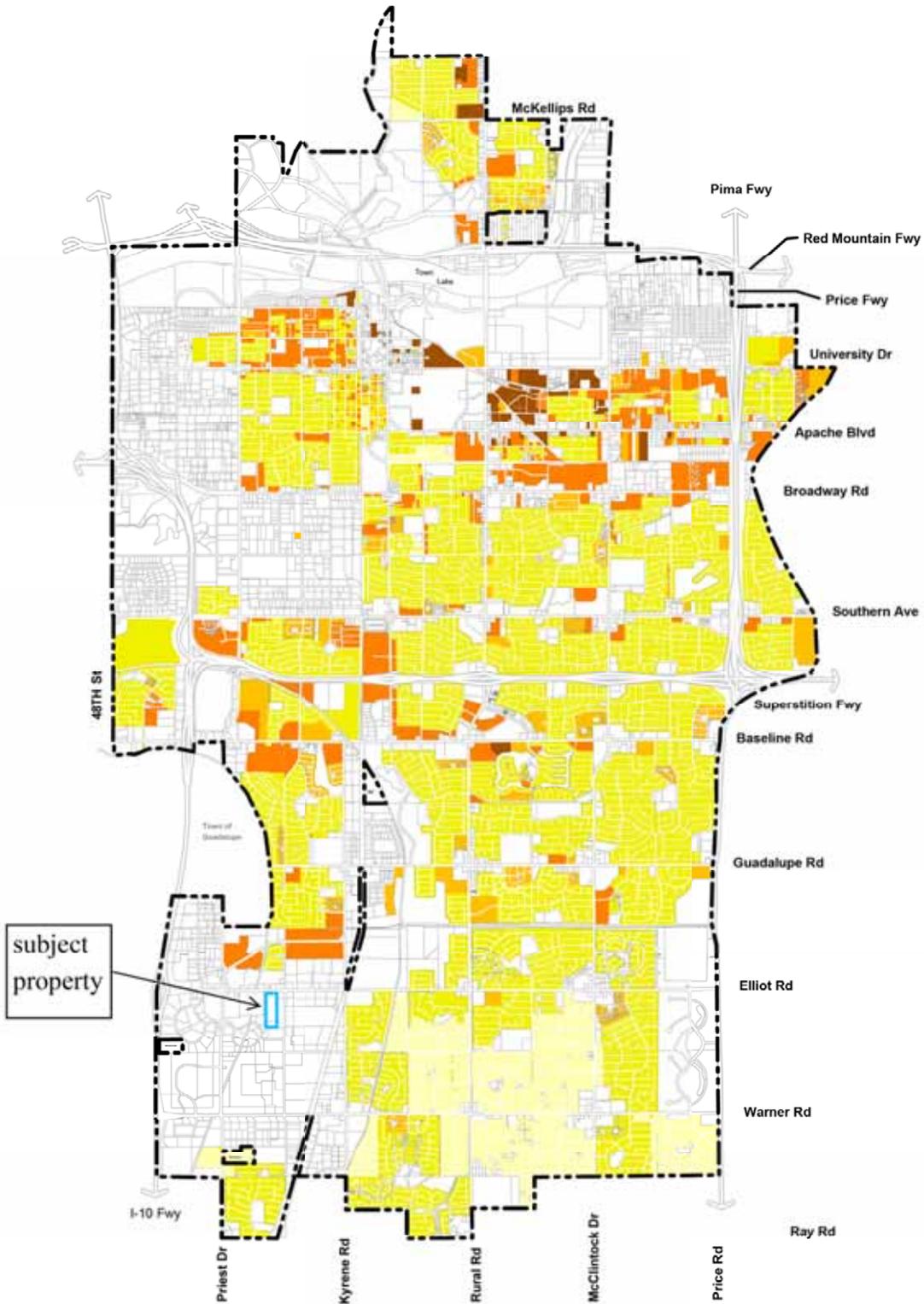
Residential	Commercial	Mixed-Use	Industrial	Civic	Educational	Public Open Space	Water	Private Open Space	Public Recreational / Cultural	Proposed L1 Rail Station	Municipal Operations	ASU
Live	Work	Live/Work	Work	Work	Learn	P	P	Play	Play			



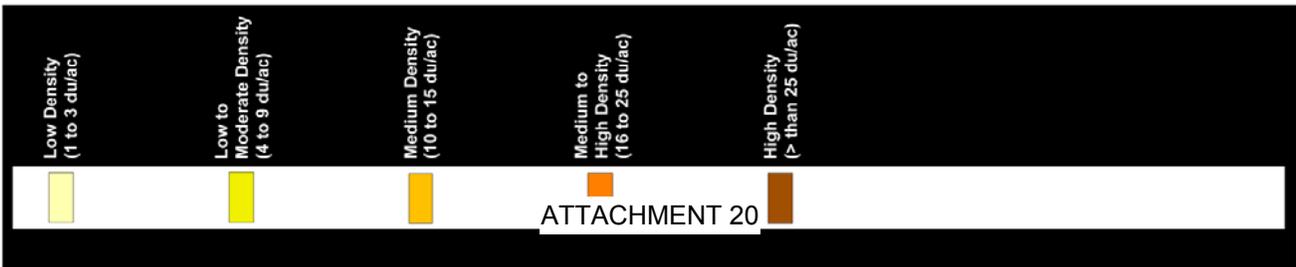
# Existing Residential Density

City of Tempe  
General Plan 2030

Adopted December 4, 2003



(du/ac) = dwelling units per acre

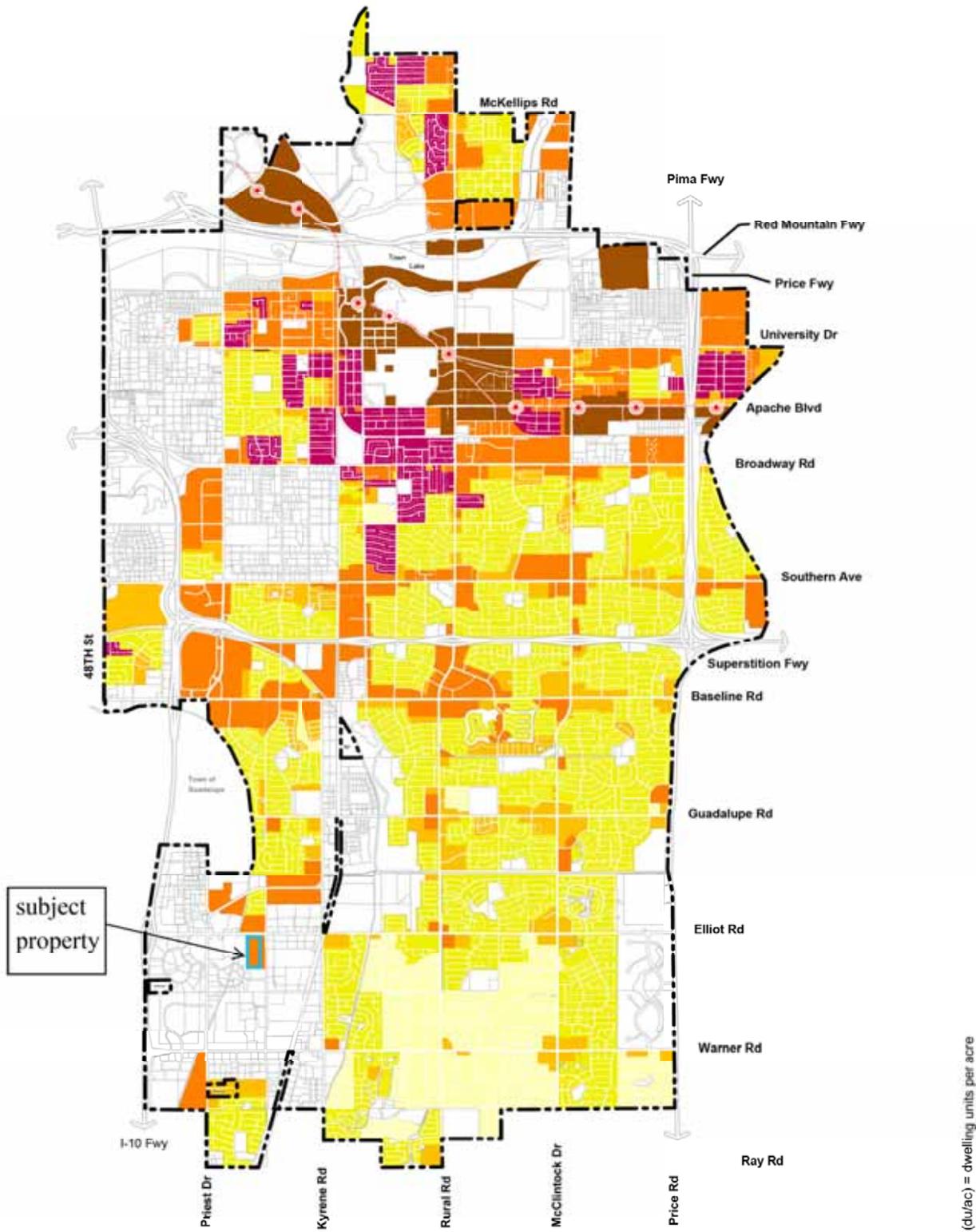




# Projected Residential Density

City of Tempe  
General Plan 2030

Adopted December 4, 2003



Low Density (up to 3 du/ac)	Low to Moderate Density (up to 9 du/ac)	Medium Density (up to 15 du/ac)	Medium to High Density (up to 25 du/ac)	High Density ( $>$ 25 du/ac)	Cultural Resource Area	Proposed Lt. Rail Station

ATTACHMENT 21

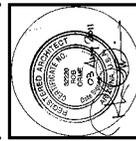




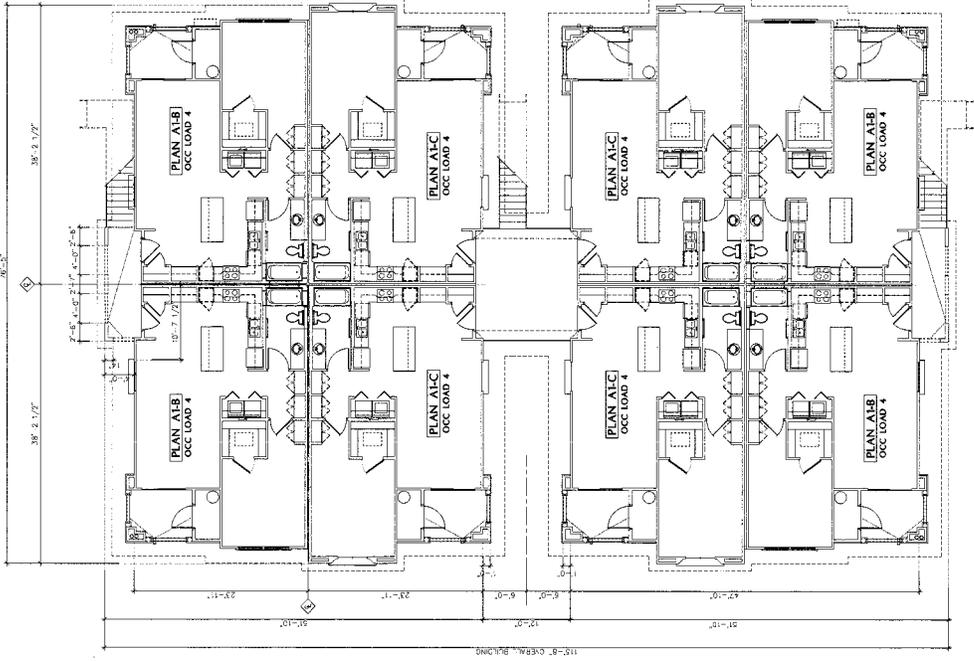
ARCHITECTURAL  
DESIGN GROUP  
4623 North Scottsdale Road  
Scottsdale, AZ 85226  
480-991-9111

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

Mark - Taylor Development  
San Capella  
Temp, Arizona 85284  
1155 W. Elliot Road

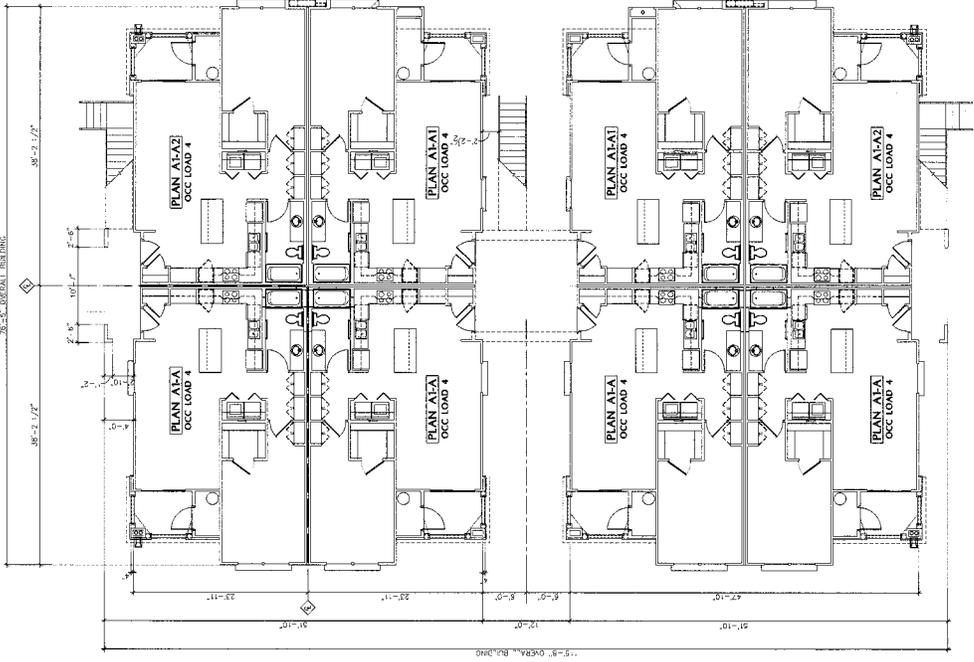


Project: 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100  
Scale: As Shown  
Date: A.2.1  
Project: 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



SECOND FLOOR

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



FIRST FLOOR

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

Building Floor Plan - Bldg 2A

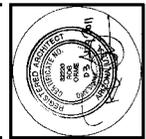
SPR11043



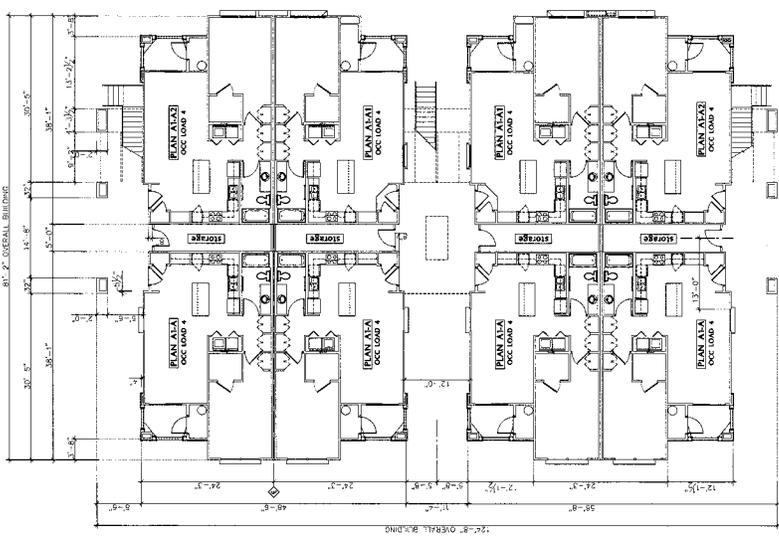
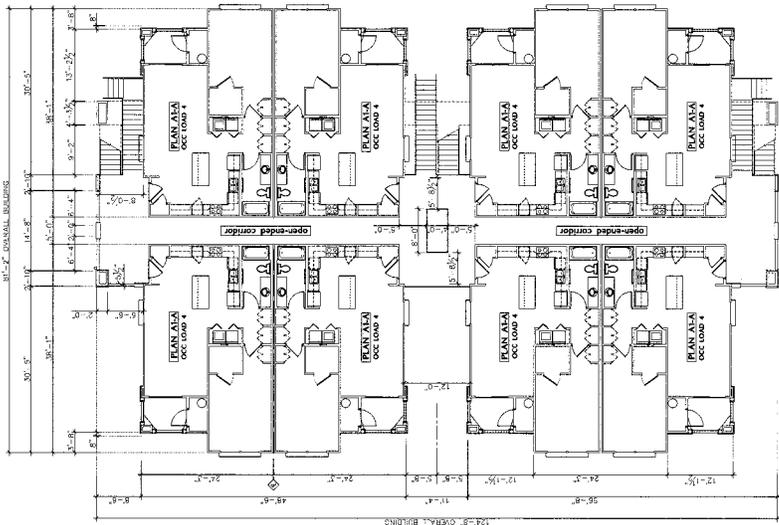
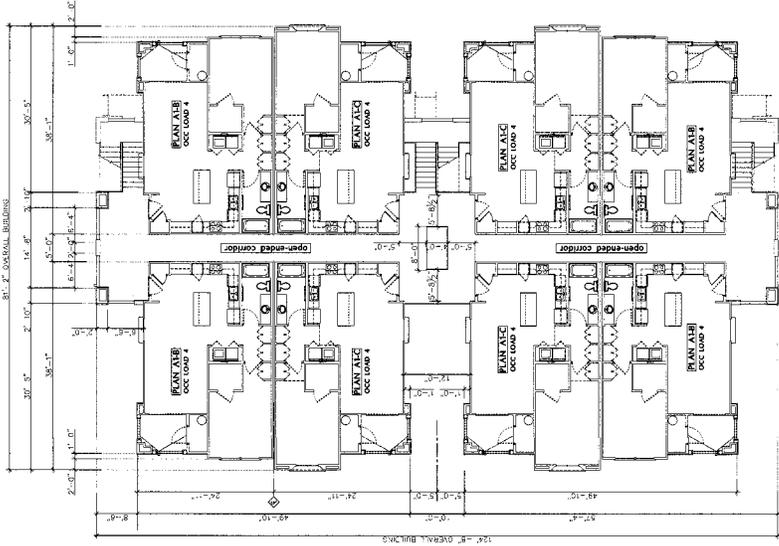
ARCHITECTURAL  
DESIGN GROUP  
663 S. Sandhollow Road  
Scottsdale, AZ 85260  
480-991-9111

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Mark - Taylor Development  
San Capella  
Temp, Arizona 85264  
155 W. Elliot Road



Project No. \_\_\_\_\_  
Sheet No. \_\_\_\_\_  
Title: 23 June 2011  
Scale: As Shown  
A3.1  
Date: \_\_\_\_\_  
Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Project: \_\_\_\_\_  
Sheet: \_\_\_\_\_

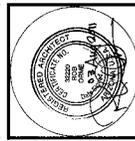




**ARCHITECTURAL  
DESIGN GROUP**  
6623 North Scottsdale Road  
Scottsdale, AZ 85250  
480-991-9111

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		

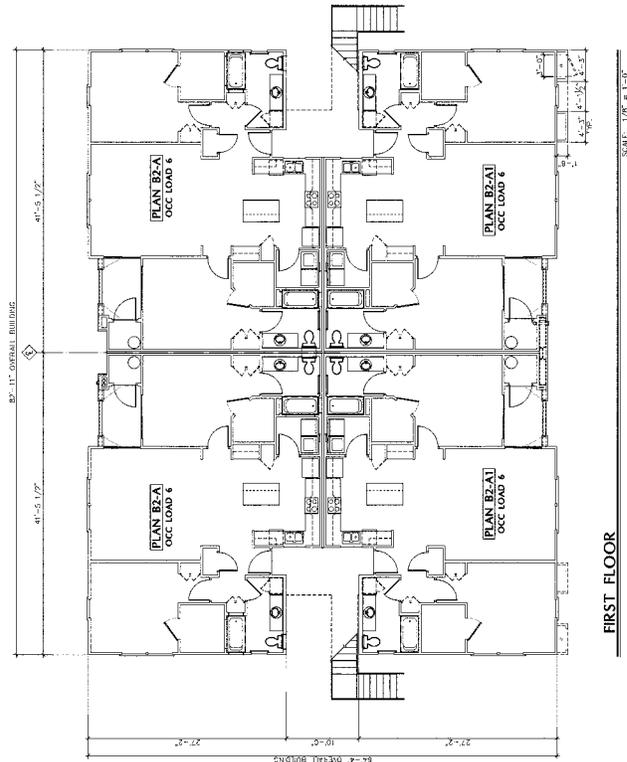
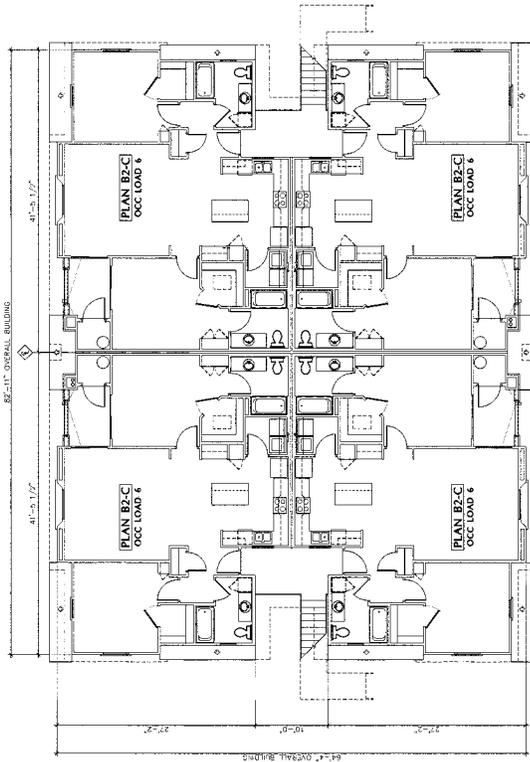
**San Capella**  
Tempo, Arizona 85284  
Mark - Taylor Development



Project No. \_\_\_\_\_  
Sheet No. \_\_\_\_\_  
Title: **A4.1**  
Date: 23 June 2011  
Scale: As Shown  
Designer: \_\_\_\_\_  
Checker: \_\_\_\_\_  
Plot Date: \_\_\_\_\_

**Building Floor Plan - Bldg 2B**

SPR11043



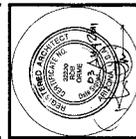




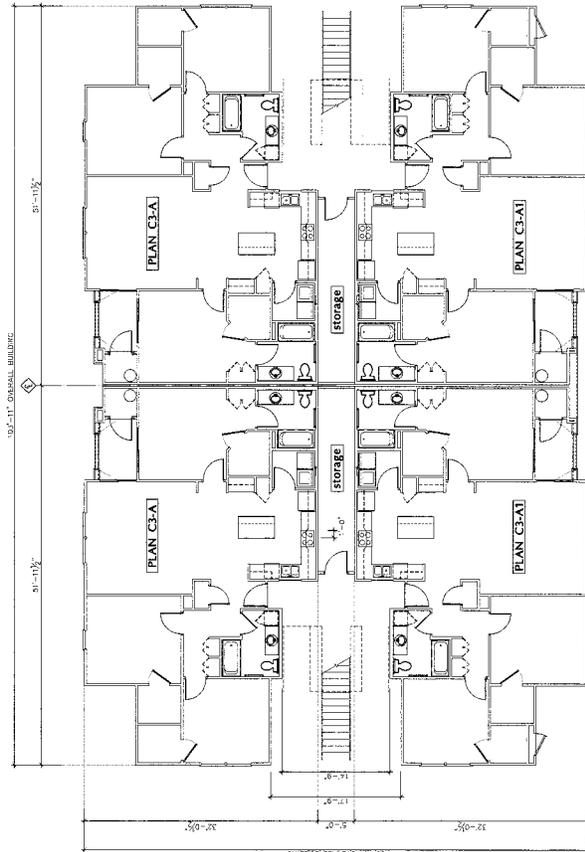
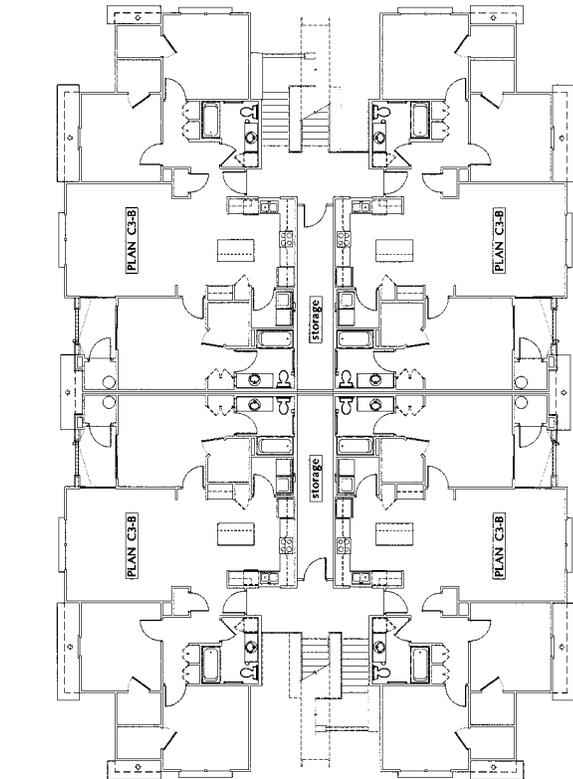
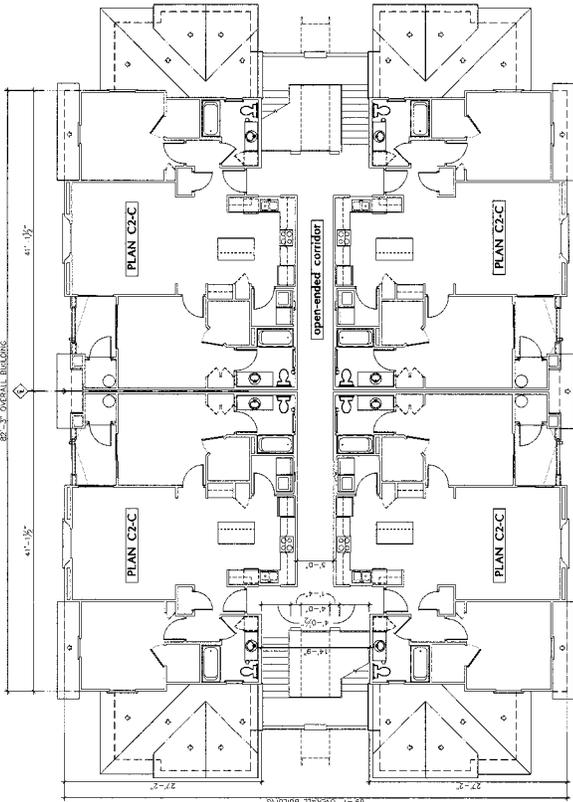
ARCHITECTURAL  
DESIGN GROUP  
4623 North Scottsdale Road  
Scottsdale, Ar. 85250  
480-991-9111

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

Mark - Taylor Development  
San Capella  
155 W. Elliot Road  
Tempe, Arizona 85284



DATE: 23 June 2011  
DRAWN BY: AJ Shuman  
CHECKED BY: [Signature]  
PROJECT: A6.1  
SHEET: [Number]  
SCALE: [Scale]



Building Floor Plan - Bldg 3C

SPR11043







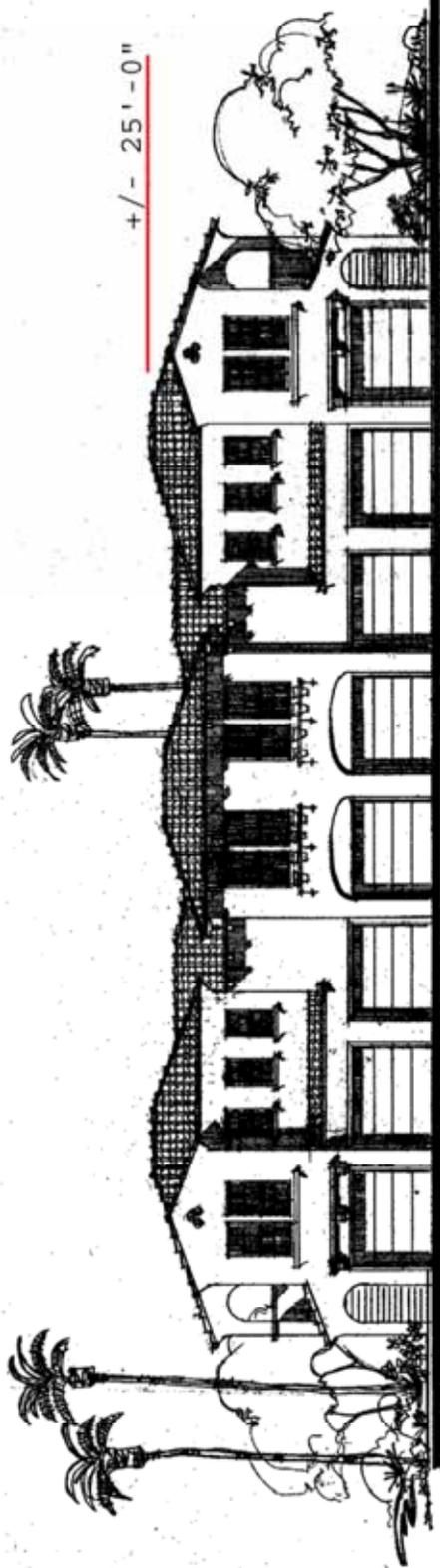


ARCHITECTURAL  
DESIGN GROUP  
4825 North Scottsdale Road  
Scottsdale, AZ 85250  
480-991-9111

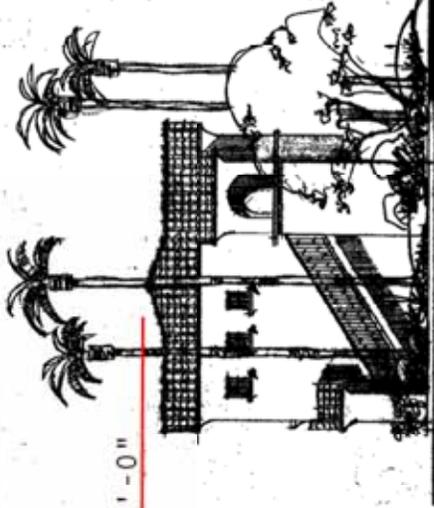
Mark Taylor  
6623 North Scottsdale Road  
Scottsdale, Arizona 85250  
(480) 991-9111  
(480) 991-9138



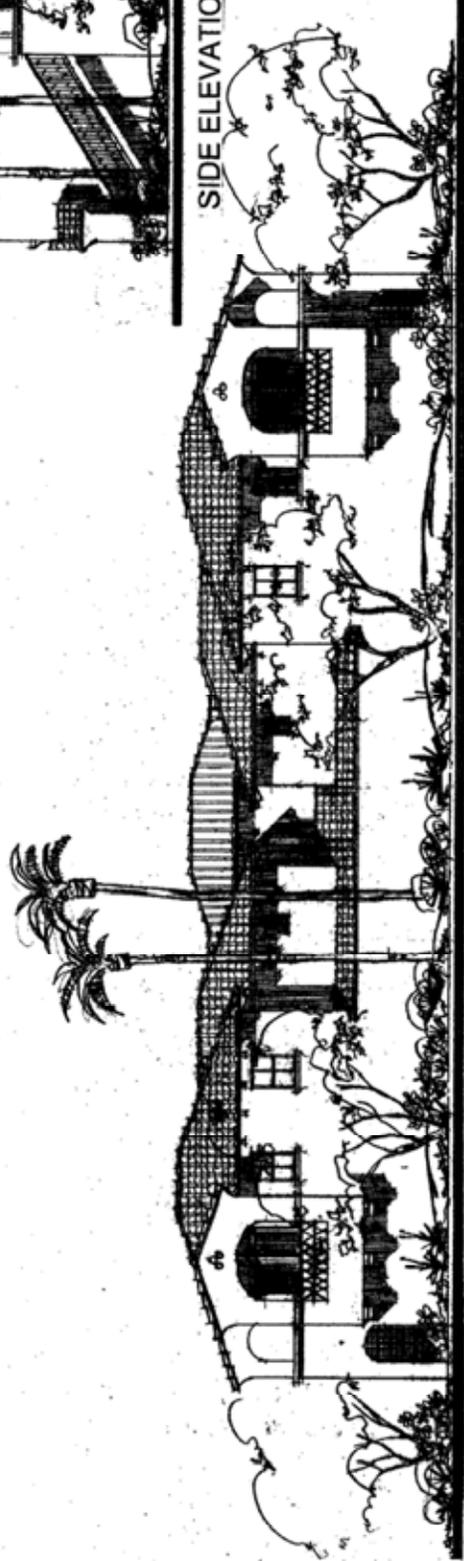
DATE	
SCALE	
PROJECT	
CLIENT	
ARCHITECT	
REGISTERED PROFESSIONAL ARCHITECT	
STATE OF ARIZONA	
NO. 10000	



FRONT ELEVATION 3/16"



SIDE ELEVATION 3/16"



REAR ELEVATION 3/16"

2G EXTERIOR ELEVATIONS



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

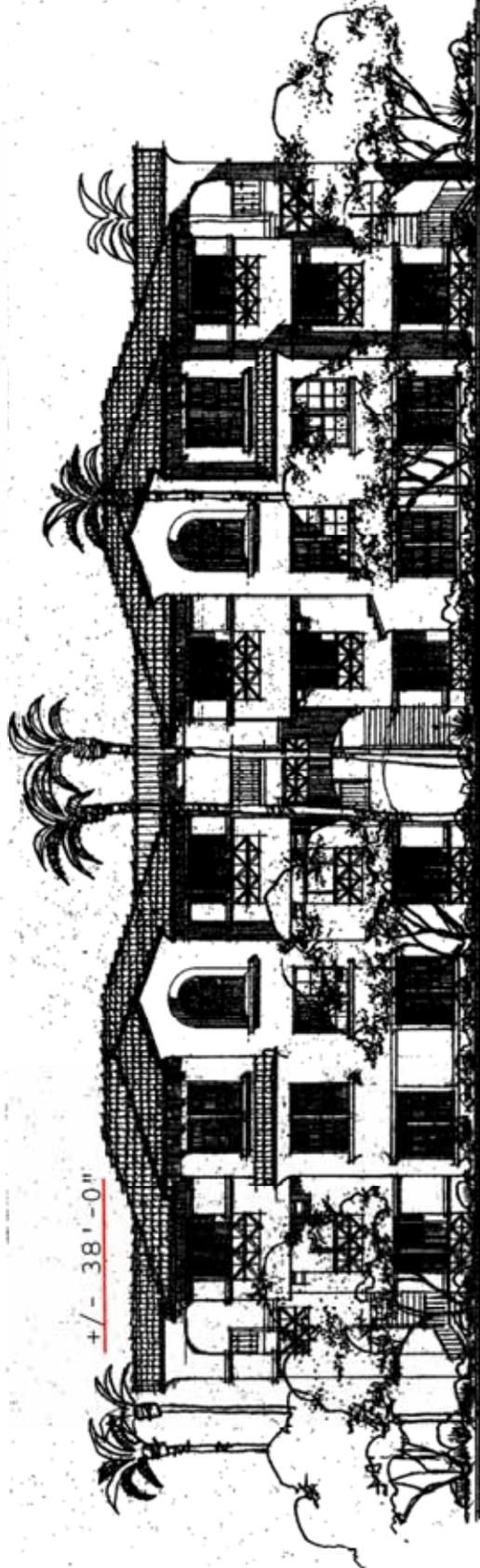
**Mark Taylor**  
6623 North Scottsdale Road  
Scottsdale, Arizona 85250  
(480) 991-9111 (480) 991-9138



DATE	
SCALE	
PROJECT	
NO. DRAWN	
BY	
CHECKED	
DATE	



SIDE ELEVATIONS 3/16"



FRONT AND REAR ELEVATIONS 3/16"

3A EXTERIOR ELEVATIONS



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



Project No.	
Client	
Address	
City	
State	
Zip	
Scale	
Date	



SIDE ELEVATIONS 3/16"



FRONT AND REAR ELEVATIONS 3/16"

3B EXTERIOR ELEVATIONS

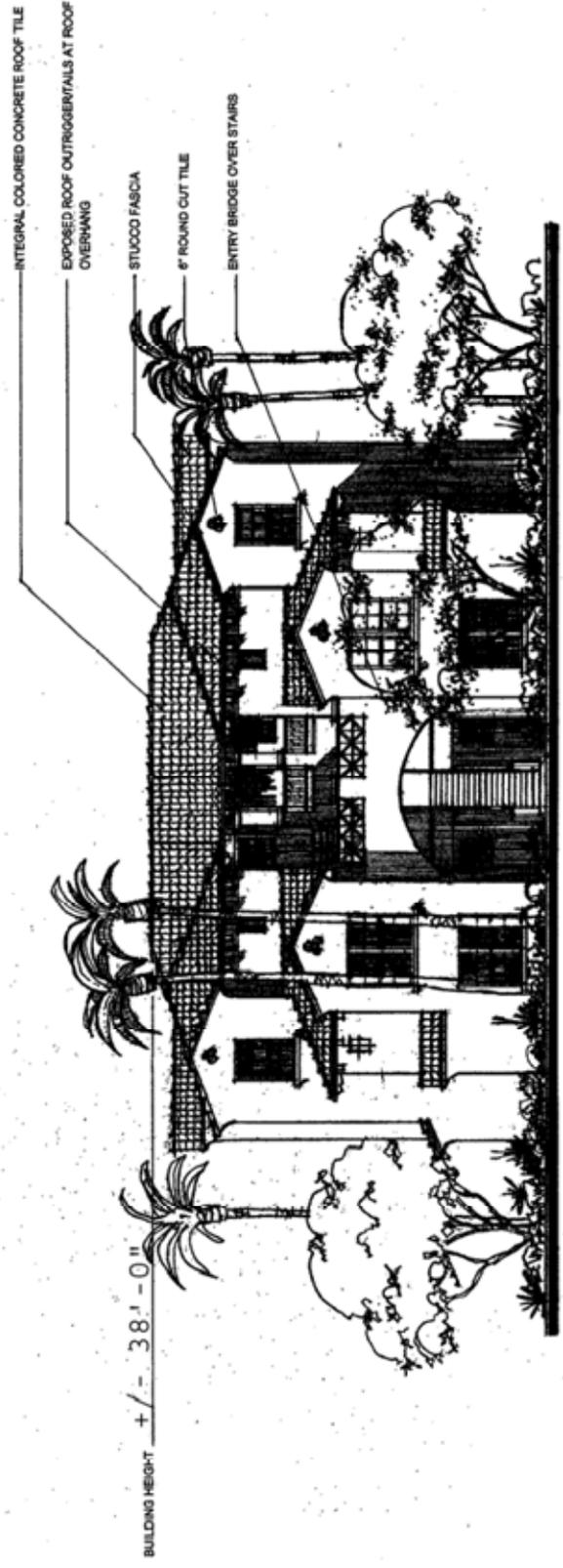


**ARCHITECTURAL  
DESIGN GROUP**  
4623 North Scottsdale Road  
Scottsdale, Arizona 85250  
480-991-9111

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

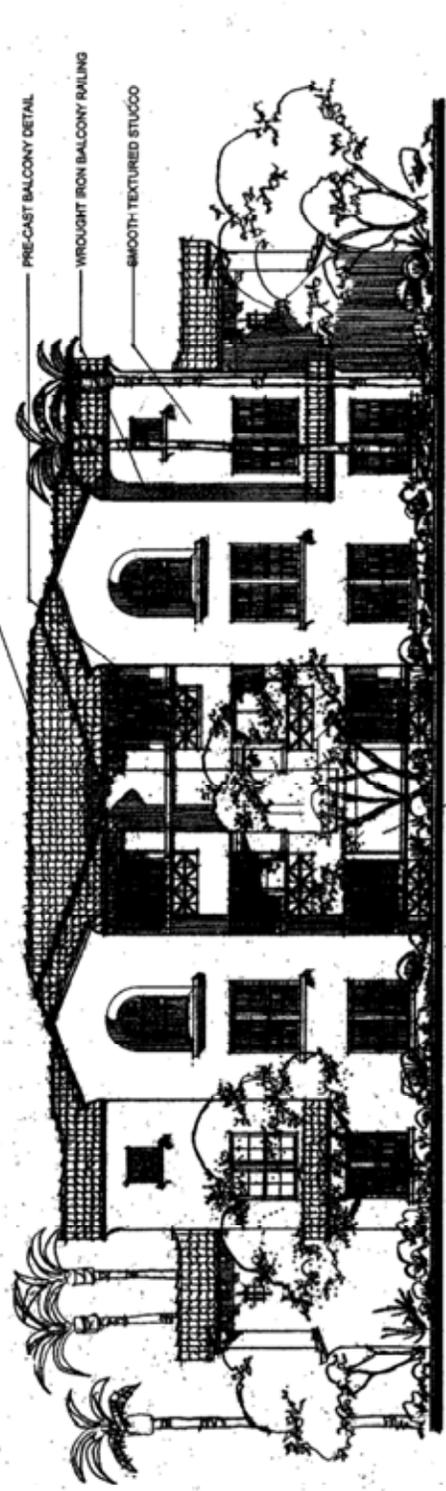


DATE	12/27/11
SCALE	
PROJECT	
CLIENT	
ARCHITECT	Mark Taylor



BUILDING HEIGHT +/- 38'-0"

**SIDE ELEVATIONS 3/16"**



**FRONT AND REAR ELEVATIONS 3/16"**

**3C EXTERIOR ELEVATIONS**

RECESSED ELECTRICAL PANELS AND METERS



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

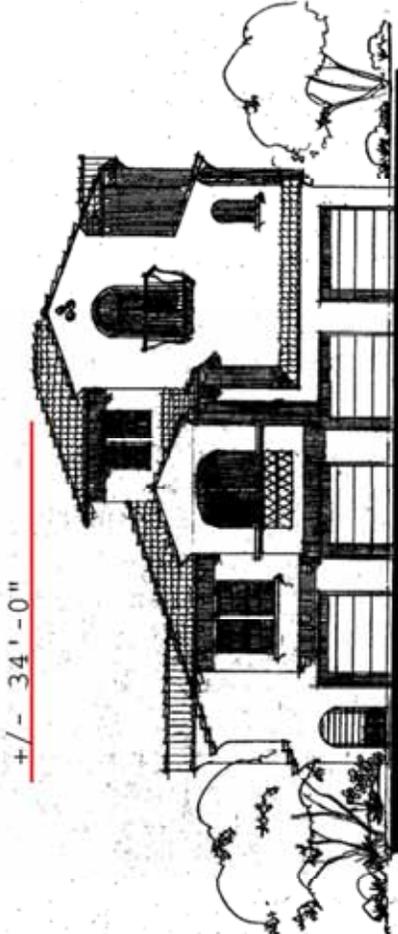
**Mark Taylor**  
6623 North Scottsdale Road  
Scottsdale, Arizona 85250  
(480) 991-9111 (480) 991-9138



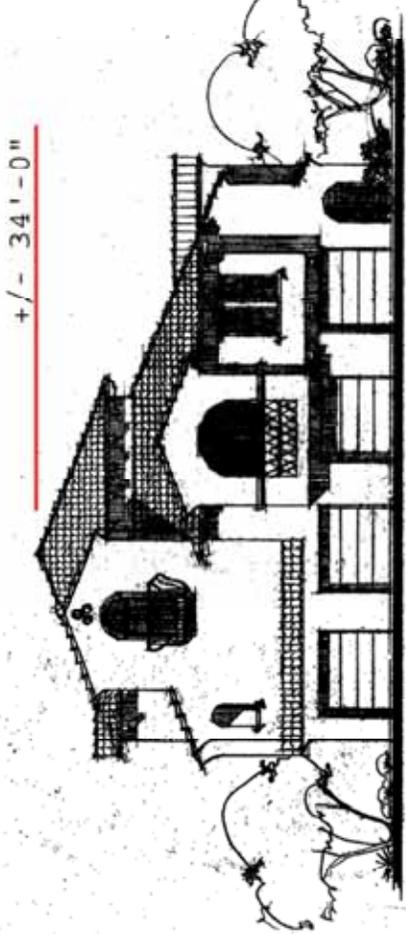
DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
SHEET NO.: \_\_\_\_\_  
PROJECT NO.: \_\_\_\_\_



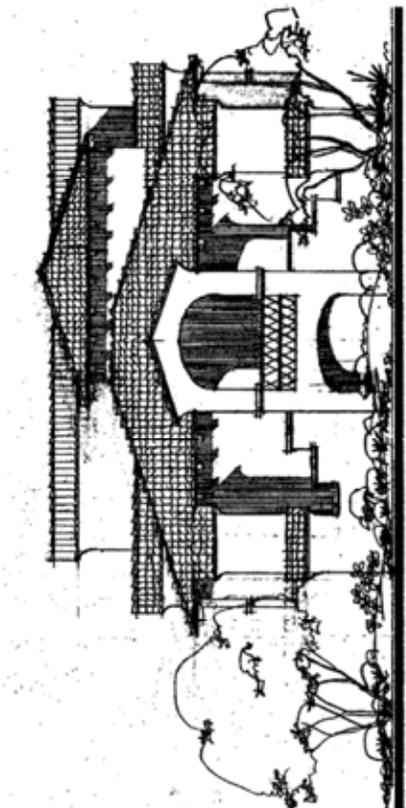
SIDE ELEVATION 3/16"



DRIVEWAY ELEVATION - 1 3/16"



DRIVEWAY ELEVATION - 2 3/16"



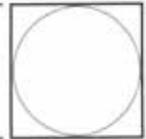
SIDE (ENTRY) ELEVATION 3/16"

3G EXTERIOR ELEVATIONS



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

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



DATE	NO.	BY



**SIDE ELEVATIONS 3/16"**



**FRONT AND REAR ELEVATIONS 3/16"**

**2B EXTERIOR ELEVATIONS**

**MATERIALS & SURFACES :**

<b>A</b>	<b>STUCCO &amp; WINDOW PROJECTIONS</b> STUCCO - 3 COAT WINDOW PROJECTIONS - FLAT LATH
<b>B</b>	<b>METALS:</b> BRONZE ANODIZED ALUM. (BRONZE) BRONZE ANODIZED ALUM. (BRONZE)
<b>C</b>	<b>ROOF TILE &amp; PRECAST DECORATIVE PANELS:</b> ROOF TILE - CONCRETE PRECAST DECORATIVE PANELS - CONCRETE
<b>D</b>	<b>DOORS:</b> DOORS - WOOD DOORS - WOOD





**MATERIALS & SURFACES :**

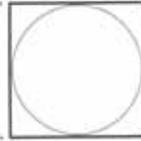
<b>A</b>	<b>STUCCO &amp; WINDOW PROJECTIONS:</b> STUCCO COLOR: MANTON - 4-11-19 WINDOW PROJECTIONS: 4-11-19
<b>B</b>	<b>METALS:</b> WROUGHT IRON RAILING - MANTON, 4-11-19
<b>C</b>	<b>ROOF TILE &amp; PRECAST DECORATIVE PANELS:</b> ROOF TILE: CONCRETE TREADS
<b>D</b>	<b>DOORS:</b> CONCRETE TREADS - 4-11-19





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

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






- MATERIALS & SURFACES :**
- A** STUCCO & WINDOW PROJECTIONS
  - B** METALS
  - C** ROOF TILE & PRECAST DECORATIVE PANELS
  - D** DOORS

**FRONT AND REAR ELEVATIONS 3/16"**



**SIDE ELEVATIONS 3/16"**

**3C EXTERIOR ELEVATIONS**





**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	
BY	
APP'D	
SCALE	
PROJECT	
NO.	

**MATERIALS & SURFACES :**

<b>A</b>	<b>STUCCO &amp; WINDOW PROJECTIONS:</b> PERFORMANCE ACCEL. STUCCO PERFORMANCE ACCEL. STUCCO
<b>B</b>	<b>METAL:</b> BRONZE ANODIZED ALUMINUM BRONZE ANODIZED ALUMINUM
<b>C</b>	<b>ROOF TILE &amp; PRECAST DECORATIVE PANELS:</b> CONCRETE ROOF TILE PRECAST CONCRETE
<b>D</b>	<b>DOORS:</b> PRECAST CONCRETE



**SIDE ELEVATION 3/16"**



**FRONT ELEVATION 3/16"**

**AMENITY BUILDING EXTERIOR ELEVATIONS**



ARCHITECTURAL  
DESIGN GROUP  
4623 North Scottsdale Road  
Scottsdale, AZ 85250  
480-991-9111

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



**MATERIALS & SURFACES :**

<b>A</b>	<b>STUCCO &amp; WINDOW PROJECTIONS:</b> SERRANO STUCCO (TEXTURED) - EAST LANE
<b>B</b>	<b>METALS:</b> BRONZE ANODIZED ALUMINUM - WINDOW, HANDS; SILVER BRUSHED ALUMINUM - HANDLES, FINISH
<b>C</b>	<b>ROOF TILE &amp; PRECAST DECORATIVE PANELS:</b> SERRANO STUCCO (TEXTURED) - EAST LANE
<b>D</b>	<b>DOORS:</b> SERRANO STUCCO (TEXTURED) - EAST LANE



SIDE ELEVATION 3/16"



REAR ELEVATION 3/16"

AMENITY BUILDING EXTERIOR ELEVATIONS











# PLANT LIST

# PLANT LIST

# PLANT LIST

SYMBOL	BOTANICAL/COMMON NAME	SIZE/REMARKS	SYMBOL	BOTANICAL/COMMON NAME	SIZE/REMARKS	SYMBOL	BOTANICAL/COMMON NAME	SIZE/REMARKS
	PARKINSONIA HYBRID DESERT MUSEUM Desert Museum Palo Verde	Existing to relocated		PHOENIX ROBELENI Pinyon Date Palm	15 Gal, multi 3' 3'		LANTANA CAMARA 'NEW GOLD' New Gold Lantana	1 Gal 6" 1'
	PROSOPIS HYBRID 'PHOENIX' Thornless Hybrid Mesquite	Existing to relocated		EREMOPHILA 'VALENTINE' Valentine Eremophila	5 Gal 2' 1'		LANTANA MONTEVIDENSIS Purple Trailing Lantana	1 Gal 6" 1'
	WASHINGTONIA ROBUSTA Mexican Fan Palm	8" trunk height 12" trunk height		ILEX VOMITORIA 'STOKES' Stokes Ilex	5 Gal 1' 1'		MALEPHORA LUTEA Rocky Point Iceplant	1 Gal 6" 1'
	PHOENIX DACTYLIIFERA Date Palm	16" - 18" trunk height diamond cut		LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' Green Cloud Texas Ranger	5 Gal 2' 1'		MYOPORUM PARVIFOLIUM Myoporum	5 Gal 6" 1'
	CHAMAEROPS HUMILIS Mediterranean Fan Palm	36" Box 5' 5" (multi)		LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' Heavenly Cloud Texas Ranger	5 Gal 2' 1'		ROSMARINUM O. 'HUNTINGTON BLUE' Huntington Blue Rosemary	5 Gal 1' 2'
	BAUHINIA BLAWEANA Hong Kong Orchid	36" Box 12' 7' 2.5" (multi)		MYRTUS COMMUNIS 'COMPACTA' Dwarf Myrtle	5 Gal 1' 1'		RUELLIA BRITTONIANA 'KATY' Katy Ruellia	1 Gal 6" 1'
	DALBERGIA SISSOO Sissoo	36" Box 12' 6' 2.5" 24" Box 10' 4' 1.5"		LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' Heavenly Cloud Texas Ranger	5 Gal 2' 1'		WEDELIA TRILOBATA Yellow Dot	1 Gal 6" 1'
	EUCALYPTUS MICROTHECA 'BLUE GHOST' Blue Ghost Eucalyptus	24" Box 10' 4' 1.5"		MYRTUS COMMUNIS 'COMPACTA' Dwarf Myrtle	5 Gal 1' 1'		FICUS PUMILA Creeping Fig	1 Gal 6" 1' (staked)
	FRAXINUS V. 'RIO GRANDE' Rio Grande Ash	24" Box 10' 4' 1.5"		RAPHIOLEPIS INDICA 'BALLERINA' Ballarina Indian Hawthorn	5 Gal 1' 1'		QUANTITIES SHOWN IN LEGEND FOR REFERENCE ONLY. LANDSCAPE CONTRACTOR TO INSTALL QUANTITIES AS SHOWN ON PLANS.	
	PINUS CANARENENSIS Canary Island Pine	36" Box 17' 5' 4" 24" Box 10' 4' 2"		RAPHIOLEPIS INDICA 'PINK LADY' Pink Lady Indian Hawthorn	5 Gal 2' 1'		COMPOSED GRANITE TO OCCUR IN ALL AREAS EXCEPT TURF, RIVER ROCK, AND HARDSCAPE, UNLESS NOTED ON PLANS	
	PINUS ELDARICA Eldarica Pine	36" Box 15' 5' 4" 24" Box 10' 4' 2"		RUELLIA PENINSULARIS Baja Ruellia	5 Gal 2' 1'		SMALLER TREE SIZE TO TAKE PRECEDENCE, UNLESS NOTED ON PLANS	
	PITHECELLOBIUM FLEMINGIAE Texas Ebony	24" Box 6' 3' 1.5" (multi)		ASPARAGUS DENISIFLORUS 'METERS' Myer's Asparagus	1 Gal 1' 6"		ROCK	
	FICUS NITIDA Indian Laurel Fig	36" Box 10' 9' 2"		BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 'BARBARA KARST'	15 Gal 6' 3' (staked) 5 Gal 4' 2' (staked)		Decomposed Granite Rebel Red	
	PRUNUS KRAUTER VESUVIUS Purple Leaf Plum	24" Box 9' 4' 1.5"		BOUGAINVILLEA 'TORCH GLOW'	5 Gal 2' 2'		Boulders	
	PYRUS CALLERYANA 'BRADFORD' Bradford Pear	24" Box 10' 4' 1.5"		BOUGAINVILLEA 'HAWAII'	5 Gal 2' 2'		Surface Select Granite	
	QUERCUS VIRGINIANA Southern Live Oak	24" Box 9' 4' 2"		CAESALPINIA MEXICANA Mexican Bird of Paradise	5 Gal 3' 2'		Concrete Header	
	SCHINUS TEREBINTHIFOLIA Brazilian Pepper	36" Box 10' 9' 2" (multi)		HYMENOXYS ACAULIS Angelita Daisy	1 Gal 6" 1'		Steel Header around all rip rap in all turf areas	
	THEVETIA 'PERUVIANA' Yellow Oleander	24" Box 6' 5' 1" (multi)		MUHLENBERGIA CAPILLARIS 'REGAL MIST' Regal Mist Grass	5 Gal 1' 1'		Hybrid Bermuda Sod Overseeded w/ Perennial Rye Turf Sq Footage 30,336	
	TIPUANIA TIPU Tipu Tree	24" Box 9' 4' 1.5"		ACACIA REDOLENS 'DESERT CARPET' Desert Carpet Acacia	1 Gal 1' 1'		Color Annuals	
	ULMUS PARVIFOLIA Evergreen Elm	36" Box 14' 8' 2.5" 24" Box 9' 4' 1.5"		BACCHARIS HYBRID 'STARN' Thompson Baccharis	5 Gal 1' 1'		By Others	
				CARISSA MACROCARPA 'BOXWOOD BEAUTY' Boxwood Beauty Natal Plum	5 Gal 1' 1'		NOTE: MAXIMUM HEIGHT OF MATURE SHRUBS AND GROUNDCOVERS IN: PARKING ISLANDS FOR THE FIRST 6'; ADJACENT TO A PARKING SPACE; BOARDERS FOR THE FIRST 6'; WALKS FOR THE FIRST 6' WILL BE 2' MAX PARKING ISLANDS AFTER THE FIRST 6'; ADJACENT TO A PARKING SPACE; BOARDERS FROM THE NEXT 6' TO 12'; WALKS FROM THE NEXT 6' TO 12' WILL BE 3'; MAX FORM 12' AND BEYOND 3' PLUS	
				CARISSA MACROCARPA 'GREEN CARPET' Green Carpet Natal Plum	5 Gal 1' 1'		NOTE: LANDSCAPE AREA TOTAL LANDSCAPE AREA 161,796 SQ.FT. TOTAL AREA OF TURF 30,336 SQ.FT. (5.35%)	
				CONVOVULVUS CHEORUM Ground Morning Glory	5 Gal 1' 1'			







