

Staff Summary Report



Hearing Officer Hearing Date: 05/17/11

Agenda Item Number: 2

SUBJECT: Hold a public hearing for SIGMA ALPHA EPSILON FRATERNITY HOUSE located at 2090 East Apache Boulevard for one (1) use permit.

DOCUMENT NAME: 20110517cddk01 PLANNED DEVELOPMENT (0406)

COMMENTS: Hold a public hearing for a request by SIGMA ALPHA EPSILON FRATERNITY HOUSE (PL110145) (Eric Leibsohn/Eric Leibsohn & Associates Ltd, applicant; Syndicate Group LLC, property owner) located at 2090 East Apache Boulevard, in the CSS, Commercial Shopping and Services and the R-4 Multi-Family Districts for:

ZUP11028 Use Permit to allow a Fraternity (Residential Use) in the CSS, Commercial Shopping and Services and R-4 Multi-Family Zoning Districts.

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

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

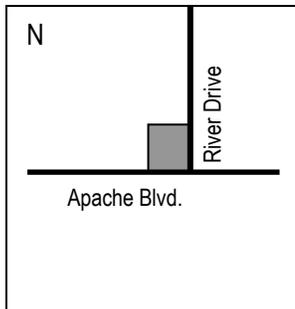
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

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

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



The property has commercial zoning facing Apache Boulevard, and multi-family zoning facing Lemon Street. The site has been used as a motel for more than 50 years. A new owner is requesting re-use of the structures for fraternity housing.

| | |
|---------------------|--|
| Year Built | 1959 |
| Residential Density | 20 du/ac in CSS and 25 du/ac in R-4 |
| Lot Coverage | 38% under roof (50% in CSS, 70% in R-4) |
| Building Height | 20' to top of roof (35' in CSS, 40' in R-4) |
| Building Setbacks | No change to existing conditions |
| Landscape area | 28% (15% in CSS, 25% in R-4 minimum) |
| Vehicle Parking | 21 spaces (21 min. required, 26 max allowed) |
| Bicycle Parking | 14 spaces (14 minimum required) |

A neighborhood meeting was not required for this application.
To date, staff has three phone calls of public inquiry regarding this request.

PAGES:

1. List of Attachments
2. Comments; Reasons for Approval
3. Conditions of Approval
4. History & Facts, Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-6. Letter of Intent
7. Site plan
8. Floor Plan
- 9-10. Elevations
- 11-15. Site Photographs
16. Staff Photo

COMMENTS

The property is located on the northwest corner of Apache Boulevard and River Drive. The site has been used as a motel since 1959, most recently serving as affordable extended stay housing. The property has had multiple code violations and recently changed ownership. The new property owner is seeking to keep the existing structures, which were used as individual sleeping units, and upgrade the property to meet current building codes for 14 individual sleeping units for students of the Sigma Alpha Epsilon Fraternity.

The owner has done extensive site clean-up and plans to upgrade the building with new roofs, new exterior facades, new fencing, lighting and landscaping through the Development Review process, if the use is permitted.

PUBLIC INPUT

Neighborhood meeting not required. Staff has received three phone inquiries from residents, two of concern about parties, parking and noise. The third was requesting information and supportive of the buildings being upgraded.

USE PERMIT

The proposed use requires a Use Permit, to allow a residential fraternity within the CSS Commercial Shopping and Service and R-4 Multi-Family zoning districts. Although the site has been formerly used as affordable housing, in the form of an extended stay motel (Apache River Inn), the property was considered a commercial use. Although the back portion is zoned residential, the fraternity use requires a use permit for both CSS and R-4 zoning districts.

Section 6-308 E Approval criteria for Use Permit:

1. *The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.*

The Sigma Alpha Epsilon Fraternity will comply with their own rules and code of conduct, those of Arizona State University, and the laws of Tempe and the state of Arizona. A security plan will be required to ensure a safe environment for residents and guests to the property. There is no on-site management planned for the property. Uses listed in the application include a library and computer lab, studio apartments and a chapter meeting room, common laundry, dining and recreation areas in the building to the north. Chapter meetings are held weekly during the nine months of the school year. The property would be surrounded by an 8' CMU wall on the west and north sides, and a 4' CMU wall with 4' of wrought iron on the east and south sides facing the streets, to provide visual surveillance of the area. The driveways will be gated to secure the site.

2. *Any significant increase in vehicular or pedestrian traffic. Describe any part of the use applicable to conformance with this.*

The fraternity has 85 chapter members, the property currently has 18 bedrooms however, the owner is remodeling the site for 14 bedrooms identified as single occupancy and meets the parking requirement for this use. The applicant has indicated that the majority of members will live off-site, and use alternative modes of transportation to visit the property. Parking will be restricted on River on the west side, to prevent conflicts with refuse collection and traffic flow. Parking will not be allowed on the dirt lot to the east. Guest parking is limited to what is on-site and what is available on adjacent streets. Circulation on-site will be ingress only on River Drive, and exit only on Apache Boulevard, with no access to Lemon Street. Pedestrian traffic is anticipated to come from Apache Boulevard, from the bus and light rail stops.

3. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions. Describe any part of the use applicable to conformance with this.*

The property has had multiple code violations in the past, and the new owner has demonstrated efforts to mitigate all prior code issues. The site will be fully surrounded by new walls and fully landscaped to prevent dust, heat or glare from the property. The units will be upgraded to meet current building codes. The applicant did not provide a description of activities on site that might create noise, smoke or vibration in excess of ambient levels. A security plan and existing city codes will be enforced to ensure quality of life of surrounding residences is not disturbed by fraternity activities.

4. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan. Describe any part of the use applicable to conformance with this.*

The zoning allows for motel use and multi-family uses on this property, the General Plan allows for existing zoning to be used, or mixed-use land uses. The site has functioned as residential, in terms of a motel with extended stay occupants. The proposed use is similar, except that the occupants will be members of a fraternity, with specific age and gender restrictions, and codes of conduct enforced by their organization and the University. The upgrades to the property will help revitalize a prominent neighborhood corner with a relatively low intensity use. By keeping the existing buildings, a more sustainable site solution than grading and redeveloping, the property will retain a single-story character adjacent to the neighborhood. The proposed use is in conformance with the Zoning Code and General Plan.

5. *Compatibility with existing surrounding structures and uses. Describe any part of the use applicable to conformance with this.*

The former use had 18 rooms; the proposed use has 14 rooms. The zoning would allow two-three story buildings and reductions in parking for commercial and multi-family uses. Fraternity uses do not receive Transportation Overlay District reductions in parking. The proposed use will reuse existing structures, maintaining the single-story character similar to the residences to the north. Structurally, the buildings will be upgraded to meet codes and will be compatible with the surrounding context.

6. Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public. Describe any part of the use applicable to conformance with this.

The Sigma Alpha Epsilon fraternity has national and local rules and regulations; ASU also has a code of conduct for students to maintain their Charter status with the University. A security plan will be required for this use.

Conclusion

Based on the information provided by the applicant and the above analysis, staff recommends approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL:

1. Music, sound, or entertainment shall not violate the City of Tempe Noise Ordinance Chapter 20 and Large Party/Event Ordinance Article III. Violation of these codes may result in revocation of the Use Permit.
2. Development Plan Review process must be completed within two (2) months of this approval (July 17, 2011)The Use Permit is valid for Sigma Alpha Epsilon Fraternity and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
3. This Use Permit is valid only after Building Permits have been obtained and the required inspections have been completed and a Final Inspection and Certificate of Occupancy have been issued.
4. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
5. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit.
6. All nonconforming building lighting shall be removed and replaced with compliant light fixtures. Details can be resolved during Building Safety Plan Review.

7. Provide bicycle parking racks per City of Tempe Public Works Department bicycle rack detail T-578 standard.
8. There shall be no parking on the lot on the east side of River Drive, and the west side of River Drive shall be signed for no parking north of the driveway entrance.
9. 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/planning/documents.htm or purchase from Community Development.
10. 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 April 27, 2011. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
11. All signs shall receive a Sign Permit. Contact sign staff at 480-350-8372.
12. Any intensification or expansion of use shall require a new Use Permit.
13. The use permit is valid for Sigma Alpha Epsilon Fraternity House and may be transferable to successors in interest through an administrative review with the Community Development Manager, or designee.

HISTORY & FACTS:

- | | |
|-------------------|---|
| 1959 | Existing house and 12-unit motel annexed into the City of Tempe. |
| 1962 | Plumbing and sewer connection to City utilities completed. |
| November 29, 1982 | Board of Adjustment approval of Catalina Motel for: <ul style="list-style-type: none"> • a variance to reduce the required number of off-street parking spaces from 25 to 24; • a variance to reduce required maneuvering area for required parking spaces arranged at 90 degrees from 24' to 22'; • a variance to reduce the required on-site driveway length connecting off-street parking spaces with a public street from 20' to 10'; • a variance to waive the required 6' wall and tree requirements between the R-4 and C-2 portion of the site; and • a variance to reduce the required street side yard setback along River from 10' to 8'. |
| 1984-2009 | Ongoing complaints regarding building and nuisance code violations for abandoned vehicles, unsecured units, transient activity, weeds, debris, illegal construction without permits, vehicle parts, operation of vehicle repair business. |
| 2010 | Property sold to new owners, immediate remediation to structures and site. |

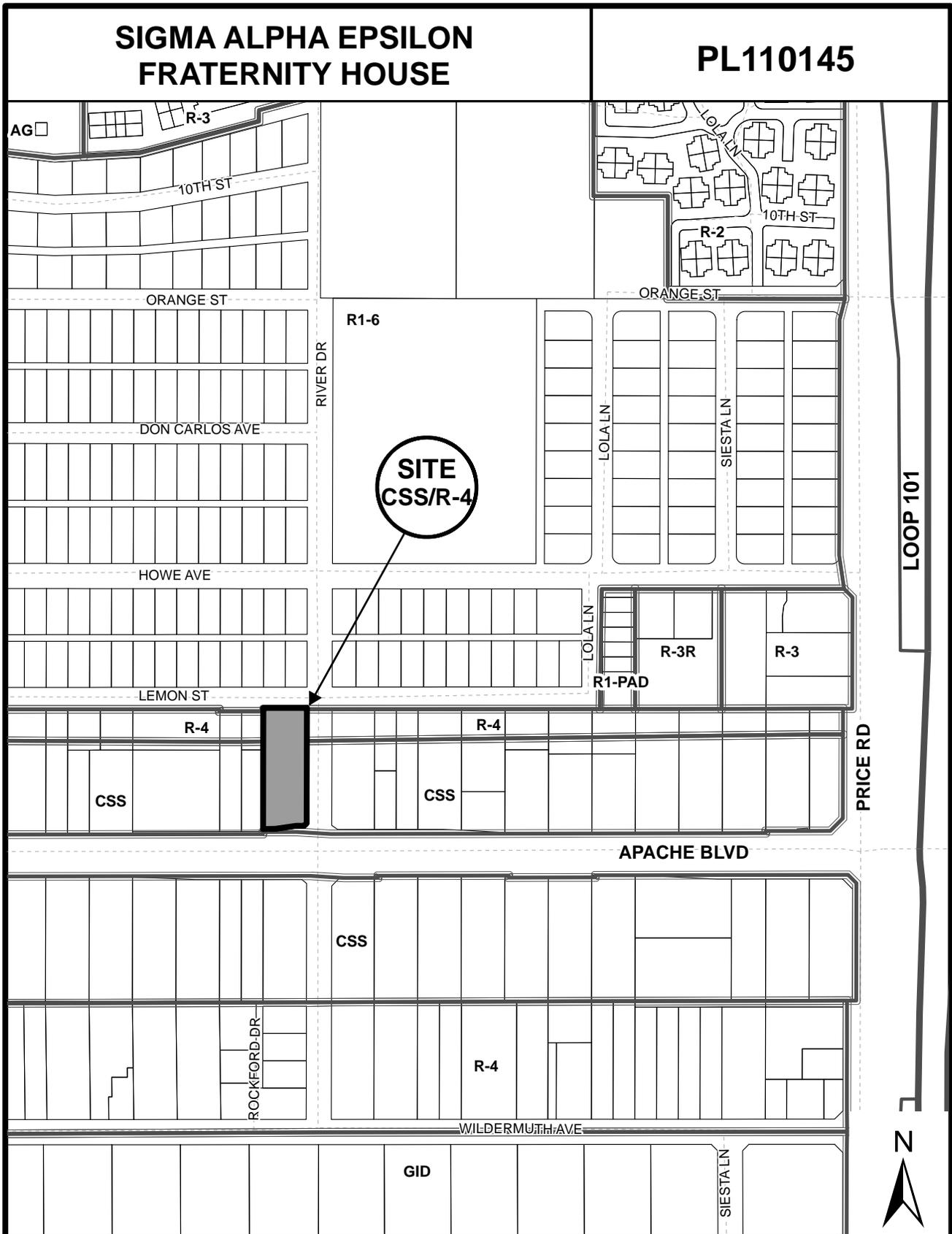
DESCRIPTION:

Owner – Syndicate Group LLC
Applicant – Eric Leibsohn/Eric Leibsohn & Associates Ltd.
Existing Zoning – CSS, Commercial Shopping & Services & R-4, Multi-Family Residential Districts

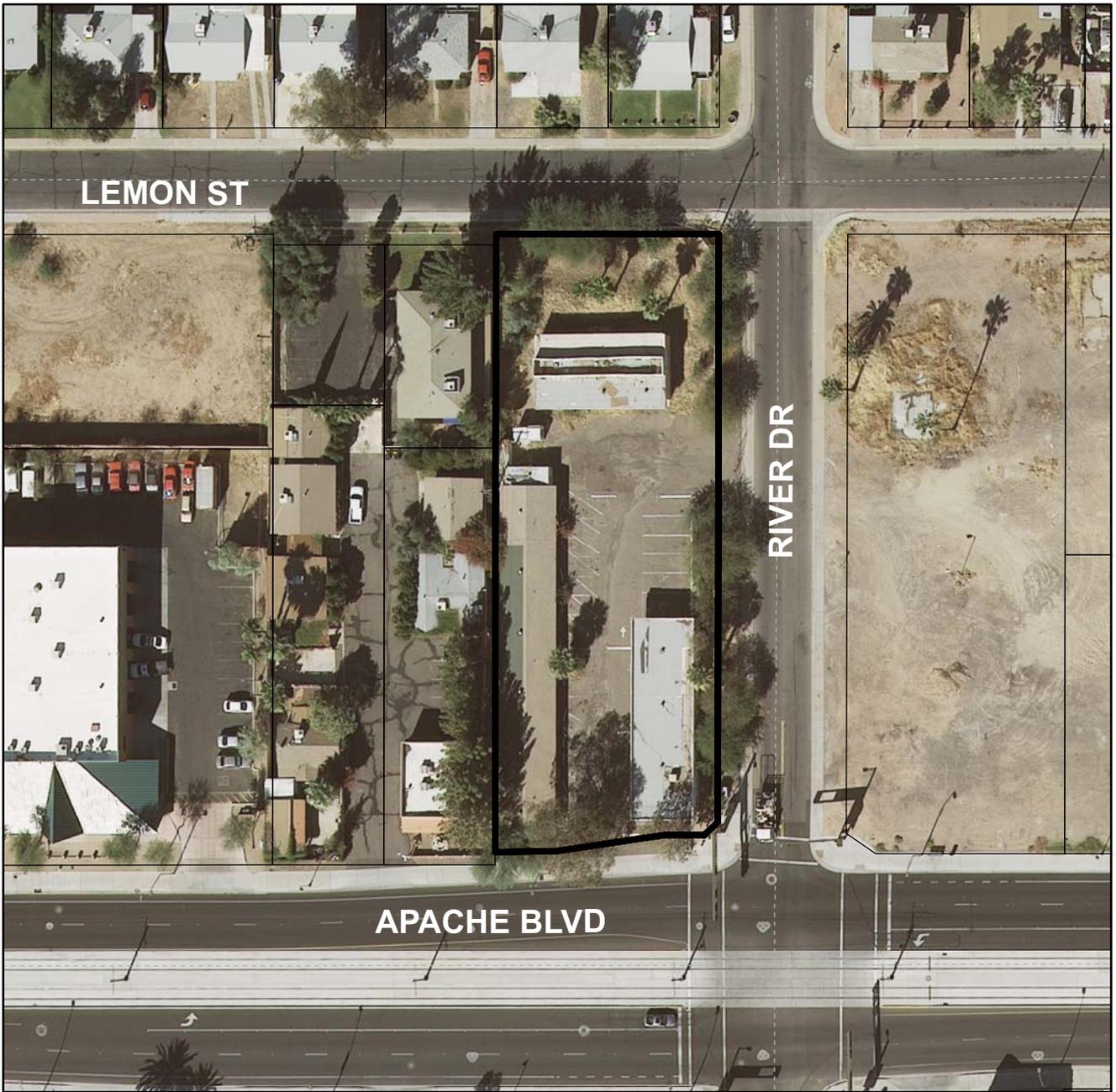
ZONING AND DEVELOPMENT

CODE REFERENCE:

Section 6-308 Use Permit



Location Map



SIGMA ALPHA EPSILON FRATERNITY HOUSE (PL110145)

SALT RIVER VALLEY SIGMA ALPHA EPSILON
ALUMNI ASSOCIATION

6908 E. Thomas Road, Suite 300 Scottsdale, AZ 85251

(480) 941-6161 (David Kotin-Director)

(480) 225-7373 (Stan Strom-Director)

April 11, 2011

City of Tempe
Development Services
31 East Fifth Street
Tempe, Arizona 85280-5002

RE: Use Permit Letter of Explanation – 2090 E. Apache Blvd.

This letter accompanies the Use Permit, Project Submittal Form and Conceptual Site Plan submitted for our property located at 2090 E. Apache Boulevard, Tempe, AZ 85281. The ownership of this property is held by the "Salt River Valley Sigma Alpha Epsilon Alumni Association", an Arizona non-profit corporation formed in 1961. This entity is comprised of a board of directors who serve as the House Corporation to manage the real estate property belonging to the Sigma Alpha Epsilon (SAE) Fraternity which will be celebrating its 50th anniversary as a recognized student organization at ASU.

Founded on December 7, 1961, the SAE chapter at ASU is just one of over 240 nationwide. The national headquarters of SAE is located in Evanston, Illinois and was founded 155 years ago. It is important to understand that with this use permit the organization has a well defined, long-term organizational structure with national laws, local by-laws, and ASU codes of conduct that apply to its undergraduate fraternity members who will be occupying this property and overseen by an alumni board of directors.

The vacant property was purchased in November, 2010 just before it was to be demolished due to unfulfilled promises by the previous absent out-of-state owner. Just prior to close of escrow, we asked approval from the police department and various entities at the City of Tempe if they would allow us to submit an application for renovation instead of demolition. They agreed to provide us a short waiver to allow us this time for due diligence and submittal.

We are seeking a use change from commercial CSS to R-2 (fraternity) that will allow us to modify the existing three (3) freestanding buildings with 18 individual motel rooms into 14 studios rooms with a modification and addition to allow for a chapter meeting room, library, laundry room, men's/women's restrooms, kitchen area, and general multi-purpose inside open space for TV and recreational uses.

We sought this location along the light rail line that would allow our student members to ride the rail or Orbit bus within the ASU campus vicinity. The chapter does not have a physical address now but has utilized meeting rooms at

SALT RIVER VALLEY SIGMA ALPHA EPSILON
ALUMNI ASSOCIATION

6908 E. Thomas Road, Suite 300 Scottsdale, AZ 85251

(480) 941-6161 (David Kotin-Director)
(480) 225-7373 (Stan Strom-Director)

ASU for the past 10 years. Prior to that, the chapter occupied a free-standing building on "fraternity row" for 40 years. At the end of the 40-year leases in 2001, ASU terminated those fraternity row leases to make way for new buildings planned for the north campus area.

We will not cause any significant vehicular or pedestrian traffic in adjacent areas:

While there are approximately 85 chapter members today, we do not envision (nor would we allow) a chaotic parking or use situation at this property. In fact, the adjacent neighborhood is comprised of a vacant commercial lot on the immediate east and south sides, a motel on the southeast corner of the intersection and multi-family on the immediate west. Lemon Street acts as a buffer along with our large retention area for the three single family homes to the north.

It is our intent to restrict the student residents on this property to full-time, male ASU students (age 19-22 on average) as allowed under Title 9 exception of the Education Act. Each member and resident will have to sign (along with most of their parents) a housing contract (lease) and code of conduct with our House Corporation that addresses these aspects of concern including but not limited to event planning, parking, noise, conduct, participation, duty of guests, etc.

There are no employees planned for this property. Our plan is to be fiscally sound by only providing 14 studio rooms and having a waiting list to move-in. Even if membership were to decline from its current 85 members, the house corporation would most likely be able to keep the 14 rooms occupied. This provides long term stability and pride of ownership.

There is a library planned for this location with full computer and internet hookup available for those living there. The rooms have been designed as typical "student" studio apartments with individual showers/restrooms, closets and minimal kitchenette for small refrigerator & microwave. Private HVAC units provide independent utility usage per room. In the larger common building, we have designed a reasonable sized kitchen if those individuals want to prepare a meal with oven or stovetop. Further, we are providing a common laundry facility and open recreation areas for those that reside here.

In all, our use is targeted primarily for the 14 residents which is less than the existing use allowed. We have parked the site at 1.5 spaces per residential unit per the R-2 code, which is more than the MF requirement. While the light rail corridor encourages "pedestrian friendly" integration, we have requested an 8-

SALT RIVER VALLEY SIGMA ALPHA EPSILON
ALUMNI ASSOCIATION

6908 E. Thomas Road, Suite 300 Scottsdale, AZ 85251

(480) 941-6161 (David Kotin-Director)
(480) 225-7373 (Stan Strom-Director)

foot CMU perimeter wall as a separation on the west and north property lines, adjacent to residential use. The remaining east and south property lines propose a 4-foot CMU wall with a 4-foot wrought iron separation for security and internal viewing. After considerable circulation discussions, we are proposing sliding gates on the two ingress-egress locations with one-way access through. Due to the traffic signal at River Drive & Apache Boulevard, we believe this submittal provides a much safer stacking and flow into and out of the property.

We will not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare) exceeding that of ambient conditions:

There is a “chapter room” designed to complete an “L” addition that has multiple purposes: (1) acts as a buffer to the adjacent multi-family property on the west; (2) forces any noise, car lights, etc. with the River Drive entry access into the center of the property and away from neighbors; (3) provides a place to hold weekly chapter meetings (nine months of the school year); and (4) aesthetically enhances a roof line and design by consolidating two different buildings into one.

Our plan is seeking a new 8-foot masonry wall that surrounds the property on the west, north and east sides with a see-through wrought-iron gate for visibility along the south Apache Boulevard line. Due to the turning radiuses of the existing structures, it makes sense to seek our “main access” from River Drive with one-way exit on the south side onto the west-bound Apache Boulevard.

Our buildings will be single-level and keep all parking and functions directed to the interior of our property, away from neighbors. We plan to resurface the parking lot with new asphalt to match the existing hardscape. The north retention area will keep existing grass and we’ll plant new trees for shade per the landscaping plan. Therefore, we do not believe there will be any adverse affects for dust, noise, gas, lighting, vibration, smoke, heat, etc.

We will not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City. We will be compatible with existing surrounding structures:

In fact, we believe that our use will is an ideal partner for the neighborhood. Instead of another vacant land parcel had this property been demolished in November, 2010, the City of Tempe is getting a completely renovated structure for student housing that will embrace the ideals of the general plan and pedestrian friendly “light rail” corridor.

SALT RIVER VALLEY SIGMA ALPHA EPSILON
ALUMNI ASSOCIATION

6908 E. Thomas Road, Suite 300 Scottsdale, AZ 85251

(480) 941-6161 (David Kotin-Director)
(480) 225-7373 (Stan Strom-Director)

This is a neighborhood in transition. Initially, this property was a drug infested "rat hole" with transient residents and many homeless persons passing the property daily. We hauled over five (5) large trash containers of junk that had littered the property since it was boarded-up three years ago. We believe that this use permit will bring vigor to the immediate area and attract other businesses and uses to the vacant land parcels nearby. Our ownership group has talked to dozens of nearby residents since its purchase. While the public notification process will allow residents to voice their own preference to our use, we have only encountered support from those living in the area.

Our use will not result in any disruptive behavior which may create a nuisance to the surrounding area or general public:

Some compelling reasons why we purchased this site was its proximity to the City of Tempe Police Department two blocks to the west, its location at a major intersection of River & Apache Boulevard, its past use as a single-room motel and its access to the light rail. Since purchasing the abandoned structure in November, 2010, the neighbors and police have all positively commented on our efforts to rid the property of its trash and unsightly graffiti tagging.

Attached with this use permit letter is the manual called "Minerva's Shield" which is a comprehensive publication from our National Fraternity Headquarters dealing with risk management issues. If there is any doubt about our ability to monitor and self-govern this property as the requested use permit, then please read this attached manual. ***Our rules within SAE are more stringent than that of the State of Arizona, City of Tempe or Arizona State University.***

Specifically, we deal with alcohol, drugs, controlled substances, firearms, hazing, designated driver programs, sexual conduct & violence, property management & loss prevention, crisis-management, fines and event planning. We challenge anyone associated with granting this use permit to find a more comprehensive, self-governance behavior requirement for membership. As such, we are confident in this submittal that Sigma Alpha Epsilon Fraternity will again have a physical location to call "home" in Tempe.

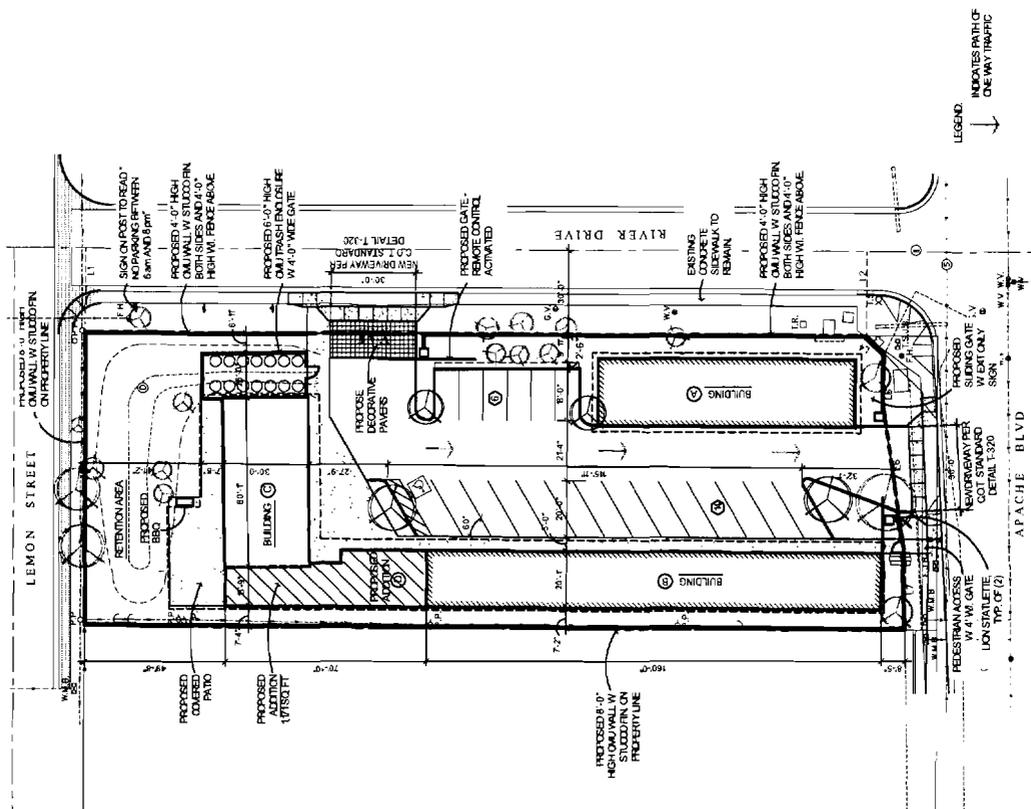
Thank you for your consideration.



Stan C. Strom, Director
Salt River Valley Sigma Alpha Epsilon Alumni Association



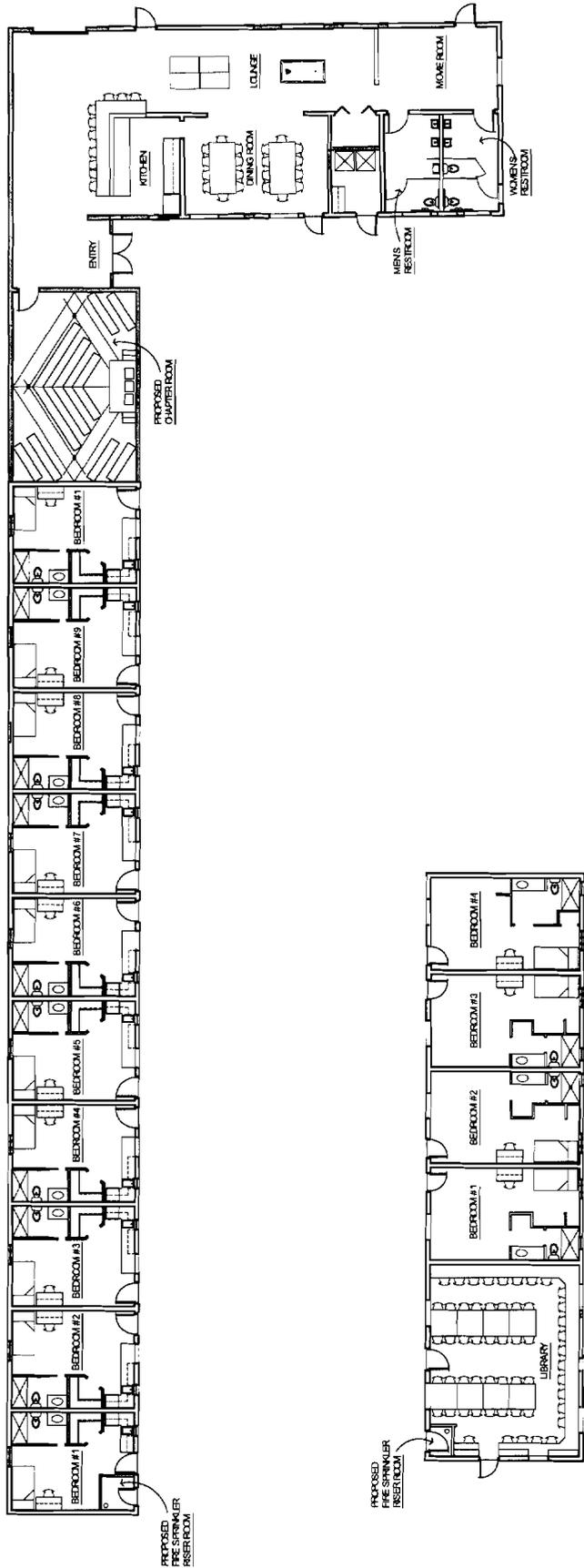
SIGMA ALPHA EPSILON
2090 E. APACHE BLVD.
TEMPE, ARIZONA



1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"
0' 20' 40' 60' 80' 100' 120'

| | | | | | | | | | | | | | |
|---|---|-----------------------------|--|-----------------|---------------|--|---|-----------------------------------|---|-------------|---------------|--------|----------------|
| PROJECT NAME: SIGMA ALPHA EPSILON FRATERNITY PROJECT ADDRESS: 2090 E APACHE BLVD TEMPE, ARIZONA PROJECT DESCRIPTION: RENOVATION OF EXISTING BUILDINGS ON SITE AND CONSTRUCTION OF NEW BUILDINGS. EXISTING AND PROPOSED EXISTING SITE TO BE REDEVELOPED AS SHOWN ON PLANS. NEW PROPOSED ADDITION 10,211 SQ FT. | | | | | | | | | | | | | |
| OWNER: THE SALT RIVER VALLEY SIGMA ALPHA EPSILON ALMA MATER ASSOCIATION APPLICANT ARCHITECT: ENCLOSURE ASSOCIATES, LTD 103 E MISSOURI AVE SUITE K PHOENIX, AZ 85014 (602) 230-7474 (FAX) (602) 230-7474 (CELL) BLANCHETT@ENCLOSURE.COM (EMAIL) CONTACT: ENCLOSURE@SNA.AIA | | | | | | | | | | | | | |
| COVERING AGENCY: CITY OF TEMPE CODES: <ul style="list-style-type: none"> • RURECY 2008 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) • RESIDENTIAL 2008 INTERNATIONAL RESIDENTIAL CODE (IRC) • EXISTING BUILDING 2008 INTERNATIONAL EXISTING BUILDING CODE (IEBC) • BUILDING 2008 INTERNATIONAL BUILDING CODE (IBC) • MECHANICAL 2008 INTERNATIONAL MECHANICAL CODE (IMC) • ELECTRICAL 2008 NATIONAL ELECTRICAL CODE (NEC) • PLUMBING 2008 INTERNATIONAL PLUMBING CODE (IPC) • FIRE 2008 INTERNATIONAL FIRE CODE (IFC) | | | | | | | | | | | | | |
| LEGAL DESCRIPTION: LOT 1, ZELLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA | | | | | | | | | | | | | |
| EXISTING/PROPOSED ZONING: CSS (COMMUNITY SERVICES & SERVICES) ALLOWED COMPANYS: R-2 FRATERNITIES CONSTRUCTION TYPE: TYPE B A FEES (AUTOMATIC FIRE EXTINGUISHER SYSTEM) | | | | | | | | | | | | | |
| NET SITE AREA: 29,638 SQ. FT. (68 ACRES) BUILDING AREA: <table border="1"> <tr><td>ENCLOSED FLOOR AREA:</td><td>2,819 SQ. FT.</td></tr> <tr><td>BUILDING A:</td><td>2,819 SQ. FT.</td></tr> <tr><td>BUILDING B:</td><td>3,276 SQ. FT.</td></tr> <tr><td>BUILDING C:</td><td>1,804 SQ. FT.</td></tr> <tr><td>ADDITION D:</td><td>4,178 SQ. FT.</td></tr> <tr><td>TOTAL:</td><td>23,977 SQ. FT.</td></tr> </table> | | ENCLOSED FLOOR AREA: | 2,819 SQ. FT. | BUILDING A: | 2,819 SQ. FT. | BUILDING B: | 3,276 SQ. FT. | BUILDING C: | 1,804 SQ. FT. | ADDITION D: | 4,178 SQ. FT. | TOTAL: | 23,977 SQ. FT. |
| ENCLOSED FLOOR AREA: | 2,819 SQ. FT. | | | | | | | | | | | | |
| BUILDING A: | 2,819 SQ. FT. | | | | | | | | | | | | |
| BUILDING B: | 3,276 SQ. FT. | | | | | | | | | | | | |
| BUILDING C: | 1,804 SQ. FT. | | | | | | | | | | | | |
| ADDITION D: | 4,178 SQ. FT. | | | | | | | | | | | | |
| TOTAL: | 23,977 SQ. FT. | | | | | | | | | | | | |
| SITE AREA: <table border="1"> <tr><td>PERCENTAGE OF LOT COVERAGE:</td><td>10,211 SQ. FT. = 34.45% (CALCULATED ROOF AREA)</td></tr> <tr><td>LANDSCAPE AREA:</td><td>3,940 SQ. FT.</td></tr> <tr><td>RETENTION AREA:</td><td>4,332 SQ. FT.</td></tr> <tr><td>TOTAL LANDSCAPE / RETENTION AREA:</td><td>3,940 + 4,332 = 8,272 SQ. FT. = 28% OF SITE</td></tr> </table> | | PERCENTAGE OF LOT COVERAGE: | 10,211 SQ. FT. = 34.45% (CALCULATED ROOF AREA) | LANDSCAPE AREA: | 3,940 SQ. FT. | RETENTION AREA: | 4,332 SQ. FT. | TOTAL LANDSCAPE / RETENTION AREA: | 3,940 + 4,332 = 8,272 SQ. FT. = 28% OF SITE | | | | |
| PERCENTAGE OF LOT COVERAGE: | 10,211 SQ. FT. = 34.45% (CALCULATED ROOF AREA) | | | | | | | | | | | | |
| LANDSCAPE AREA: | 3,940 SQ. FT. | | | | | | | | | | | | |
| RETENTION AREA: | 4,332 SQ. FT. | | | | | | | | | | | | |
| TOTAL LANDSCAPE / RETENTION AREA: | 3,940 + 4,332 = 8,272 SQ. FT. = 28% OF SITE | | | | | | | | | | | | |
| PARKING: <table border="1"> <tr><td>PROPOSED USE:</td><td>AUTOMOTIVE PARKING</td></tr> <tr><td>REQUIRED:</td><td>PROVIDED</td></tr> <tr><td>15 SPACES PER 1,000 SQ. FT. INCLUDING ACCESSIBLE SPACES (PROVIDED)</td><td>50 SPACES PROVIDED INCLUDING ACCESSIBLE SPACES (PROVIDED)</td></tr> <tr><td>0 BEDROOMS x 15 = 0</td><td>0</td></tr> </table> | | PROPOSED USE: | AUTOMOTIVE PARKING | REQUIRED: | PROVIDED | 15 SPACES PER 1,000 SQ. FT. INCLUDING ACCESSIBLE SPACES (PROVIDED) | 50 SPACES PROVIDED INCLUDING ACCESSIBLE SPACES (PROVIDED) | 0 BEDROOMS x 15 = 0 | 0 | | | | |
| PROPOSED USE: | AUTOMOTIVE PARKING | | | | | | | | | | | | |
| REQUIRED: | PROVIDED | | | | | | | | | | | | |
| 15 SPACES PER 1,000 SQ. FT. INCLUDING ACCESSIBLE SPACES (PROVIDED) | 50 SPACES PROVIDED INCLUDING ACCESSIBLE SPACES (PROVIDED) | | | | | | | | | | | | |
| 0 BEDROOMS x 15 = 0 | 0 | | | | | | | | | | | | |
| CITY OF TEMPE APPROVAL: | | | | | | | | | | | | | |

PROJECT NO. 130311
 DATE ISSUED: 5/29/21
 DRAWN BY: []
 CHECKED BY: []
 CREDIT: []
 1133 E MISSOURI AVENUE ■ PHOENIX, AZ 85014
 602.230.7474 ■ BLANCHETT@ENCLOSURE.COM
 ERIC LEIBSON + Associates, Ltd.
 ARCHITECTURE



PROJECT NO. 10311
 DATE ISSUED 4/17/11
 REVISIONS
 DRAWN BY
 CHECKED BY

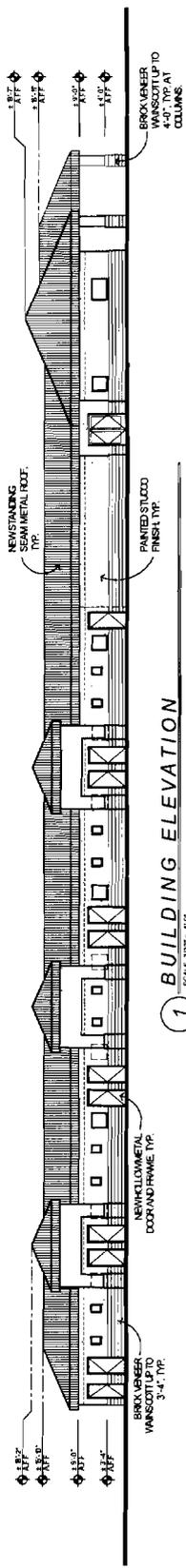
SIGMA ALPHA EPSILON FRATERNITY
 2090 E. APACHE BLVD.
 TEMPE, AZ 85282

BUILDING ELEVATIONS
 MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS
 1133 E. MISSOURI AVENUE • PHOENIX, AZ 85014
 602.296.9922 (P) • 602.296.7434 (F) • EIA@architects.com

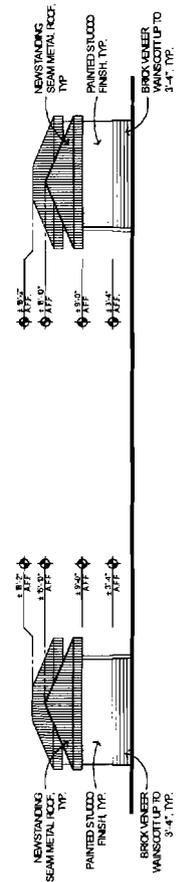
ERIC LEIBSON + ASSOCIATES, Ltd.
 ARCHITECTURE
 PLANNING

A-3
 SHEET NUMBER

EXPRESS 6/30/2012



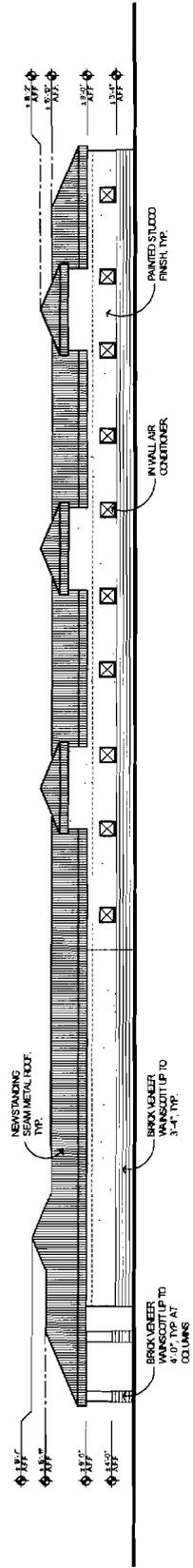
1 BUILDING ELEVATION
 SCALE 3/8" = 1'-0"



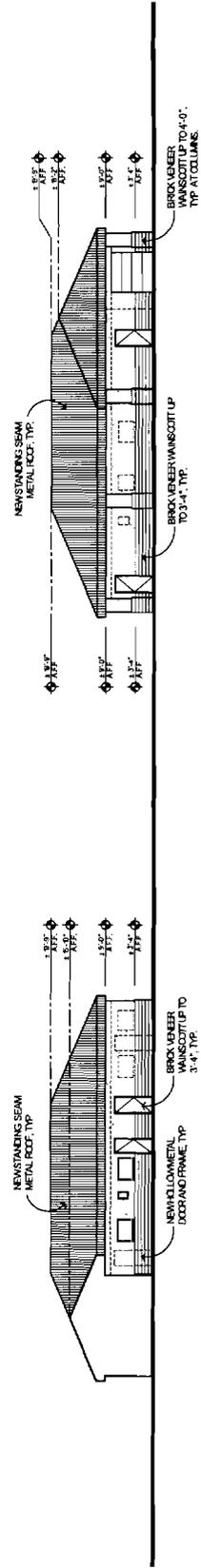
2 BUILDING ELEVATION
 SCALE 3/8" = 1'-0"



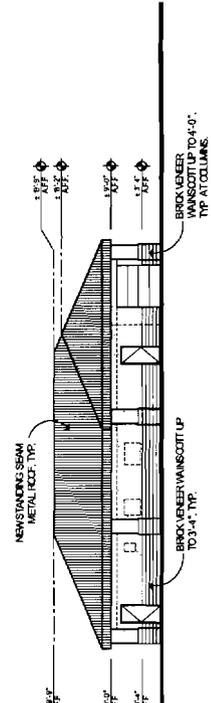
3 BUILDING ELEVATION
 SCALE 3/8" = 1'-0"



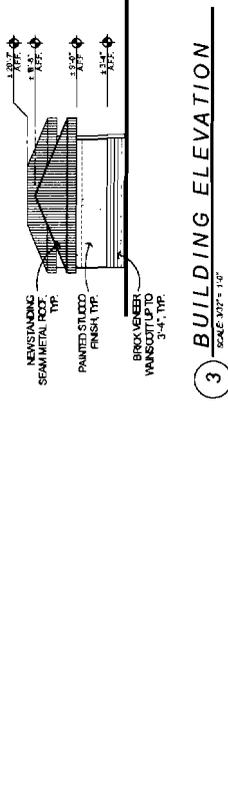
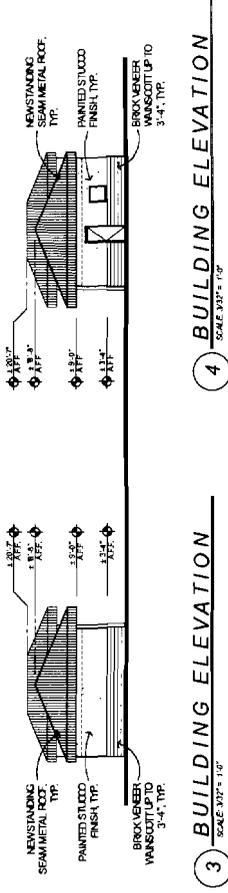
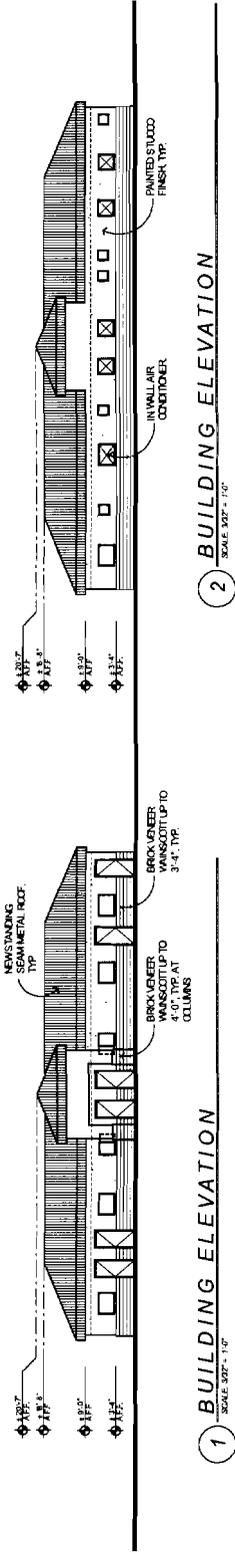
4 BUILDING ELEVATION
 SCALE 3/8" = 1'-0"



5 BUILDING ELEVATION
 SCALE 3/8" = 1'-0"



6 BUILDING ELEVATION
 SCALE 3/8" = 1'-0"





Southern end viewing north



Parking lot viewing east bldg.



Parking lot viewing west bldg.



Northern water retention



Apache Blvd. street access



Parking lot viewing north bldg.



Northern end viewing south



Parking lot viewing south



River Dr street entrance



Parking lot viewing south



**SIGMA ALPHA EPSILON FRATERNITY
HOUSE**

2090 EAST APACHE BOULEVARD

PL110145

FRONT OF PROPERTY FROM APACHE

