



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 08/13/2015
Agenda Item: 5A7**

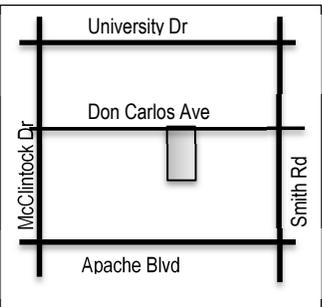
ACTION: Approve an amended Final Subdivision Plat for 18 single-family lots for TEMPE PARKVIEW TOWNHOMES, located at 1937 East Don Carlos Avenue. The applicant is Tana Nichols, Habitat for Humanity.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: TEMPE PARKVIEW TOWNHOMES, (PL140392) is located in the Allegre Neighborhood Association on a 1 acre R-4 Multi-Family property entitled in 2005 with a Subdivision Plat for 19 lots. The proposed amendment would allow 18 single-family townhomes to be developed for affordable housing. The units would be attached in groupings of two units with zero lot lines, and two units as unattached products with 4’ side yard setbacks. The request includes the following:

- 1. Amended Final Subdivision Plat for 18 lots



Property Owner	Habitat for Humanity
Applicant	Tana Nichols, Habitat for Humanity
Zoning District	R-4 PAD, Multi-Family Four Planned Area Development
Gross/Net Site Area	1.12 acres
Density / Units / Bedrooms	17 du/ac /18 units/72 bedrooms (3 w/ optional 4 th bedroom)
Number of Lots	18
Number of Tracts	3
Development Building Area	15,768 s.f.
Development Lot Coverage	32% (36% allowed in existing PAD)
Individual Lot Size	1,815 s.f. (.0417 acres)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Levesque, Deputy Community Development Director, (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director
Legal review by: Teresa Voss, Assistant City Attorney
Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

This site is located south of University Drive, north of Apache Boulevard, east of McClintock Drive and west of the 101 freeway and Price Road within the Allegre Neighborhood Association. The multi-family site is on the south side of Don Carlos Avenue between other multi-family properties. Allegre Park is on the north side and there are commercial uses to the south of the property. The property is zoned R-4 with an existing Planned Area Development (PAD). The site was entitled in 2005 for 19 market rate townhomes with a PAD. The original project was never realized, and the City of Tempe purchased the property using Community Development Block Grant (CDBG) funds for the purpose of affordable housing in 2007. A request for qualifications was issued in 2014 and awarded to Habitat for Humanity Central Arizona (HFHCA).

The applicant is requesting the Council to take action on the Subdivision Plat to create 18 individual for-sale lots with 3 common tracts.

PUBLIC INPUT

- Neighborhood meeting was not required for the plat
- Neighborhood meeting held for the Planned Area Development on May 6, 2015 from 6:00 p.m. to 7:00 p.m. at the Brio Bravo Room of the Escalante Community Center at 2150 E Orange Street.
- Community Development staff attended the meeting.
- No members of the public showed up to discuss the project.
- At the completion of this report, there have been no calls of inquiry or concern regarding this project.

Conclusion

Based on the information provided, staff recommends approval of the requested Subdivision Plat. The properties will have access to public streets and conform to the technical standards of the Tempe City Code for Subdivisions, Chapter 30.

REASONS FOR APPROVAL:

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

CONDITION OF APPROVAL:

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department on or before August 13, 2016. Failure to record the plats within one year of City Council approval shall make the plats null and void.
2. All property corners shall be set and verified with staff upon final recordation of the subdivision plats, no later than three (3) months from the date of County recordation or as determined by staff.

HISTORY & FACTS:

1930s	According to Historic Aerial Photography from the Flood Control District of Maricopa County, this area was used for agricultural purposes.
December 1945	Rancho El Dorado Subdivision plat was recorded with the Maricopa County Recorder's Office.
1949	Single-family houses were built within the subdivision
1979	Multi-family developments were built within the area, this site remained single family
1999	Property across the street was cleared for development of Allegre Park

July 11, 2005	A neighborhood meeting was held for a proposed townhome development by DeLorme & Associates
August 9, 2005	The Planning Commission recommended approval for Tempe Parkview Townhomes for a Zoning Map Amendment, a Planned Area Development Overlay and a Subdivision Plat for nineteen (19) townhomes on 1.06 net acres, located at 1937 East Don Carlos Avenue by a 7-0 vote.
September 15, 2005	City Council held their first public hearing for the request by Tempe Parkview Town homes for a Zoning Map Amendment, a Planned Area Development Overlay and a Subdivision Plat for nineteen (19) townhomes on 1.06 net acres, located at 1937 East Don Carlos Avenue. Due to economic conditions, the project originally proposed was never built, the site remained unoccupied and the property went into receivership.
2006	The two original single-family homes were vacant and determined slum and blight due to neglect. The City of Tempe cleared the property due to nuisances.
January 31, 2007	The City of Tempe purchased the properties using CDBG funds for the purpose of redevelopment and affordable housing.
January 13, 2014	The City issued Request for Qualifications #114-114 ("RFQ") for the construction of affordable housing on the Project Property. Habitat responded to the RFQ, and was granted exclusive negotiation rights with respect to the redevelopment of the Project Property.
September 11, 2014	City Council approved a Development and Disposition Agreement for Habitat for Humanity to develop the site for affordable housing.
June 9, 2015	Development Review Commission heard and recommended approval for an Amended Planned Area Development and a Development Plan Review and approved a Use Permit for tandem guest parking
June 25, 2015	City Council introduced and held a first public hearing for an Amended Planned Area Development and Development Plan Review.
July 30, 2015	City Council is scheduled for a second public hearing for the Amended PAD and Development Plan Review, and a public meeting for the Amended Subdivision Plat.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-307: Subdivisions, Lot Splits and Adjustments