



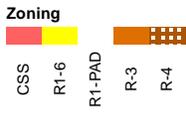
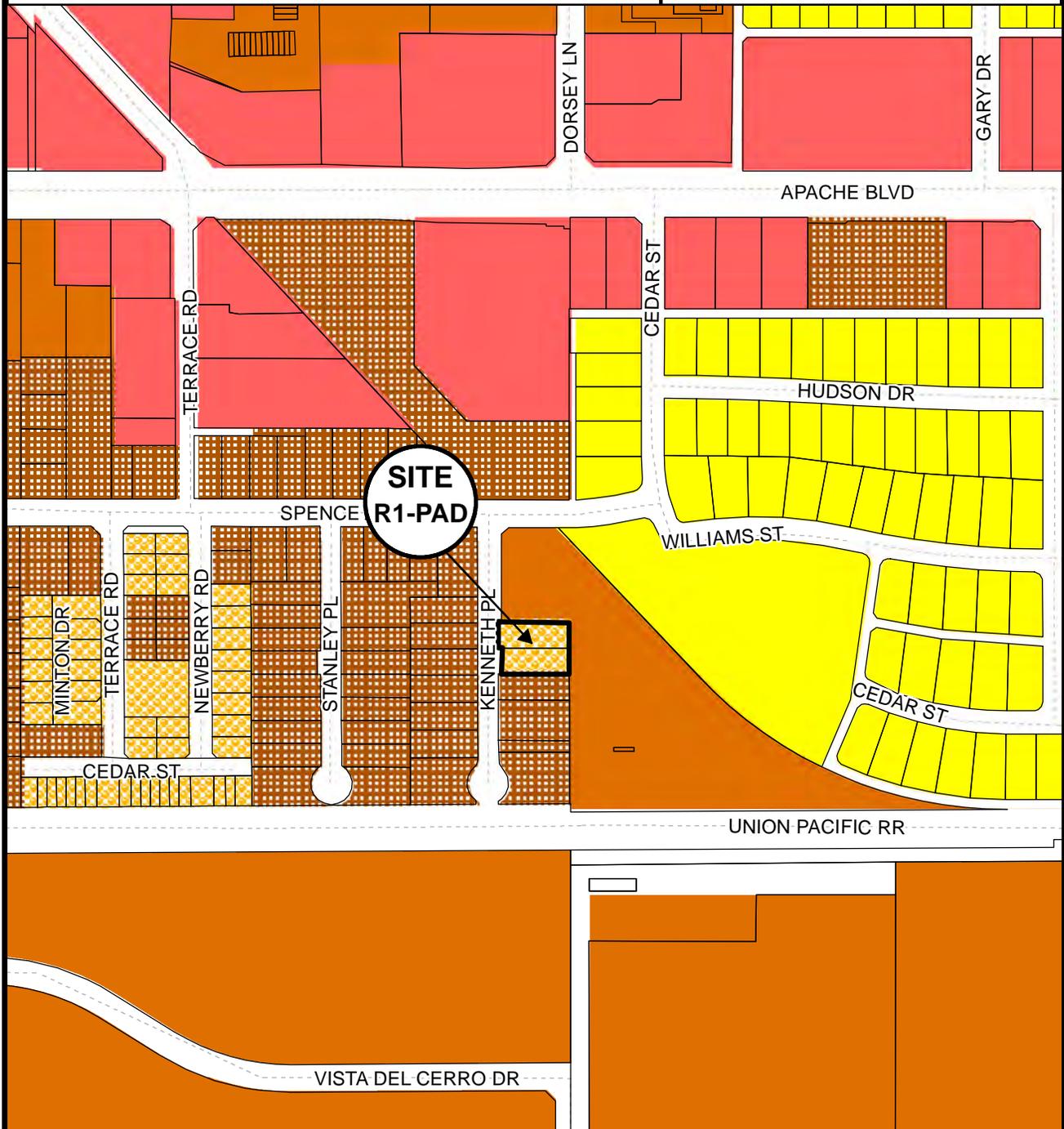
DEVELOPMENT PROJECT FILE
for
KENNETH PLACE TOWNHOMES

ATTACHMENTS:

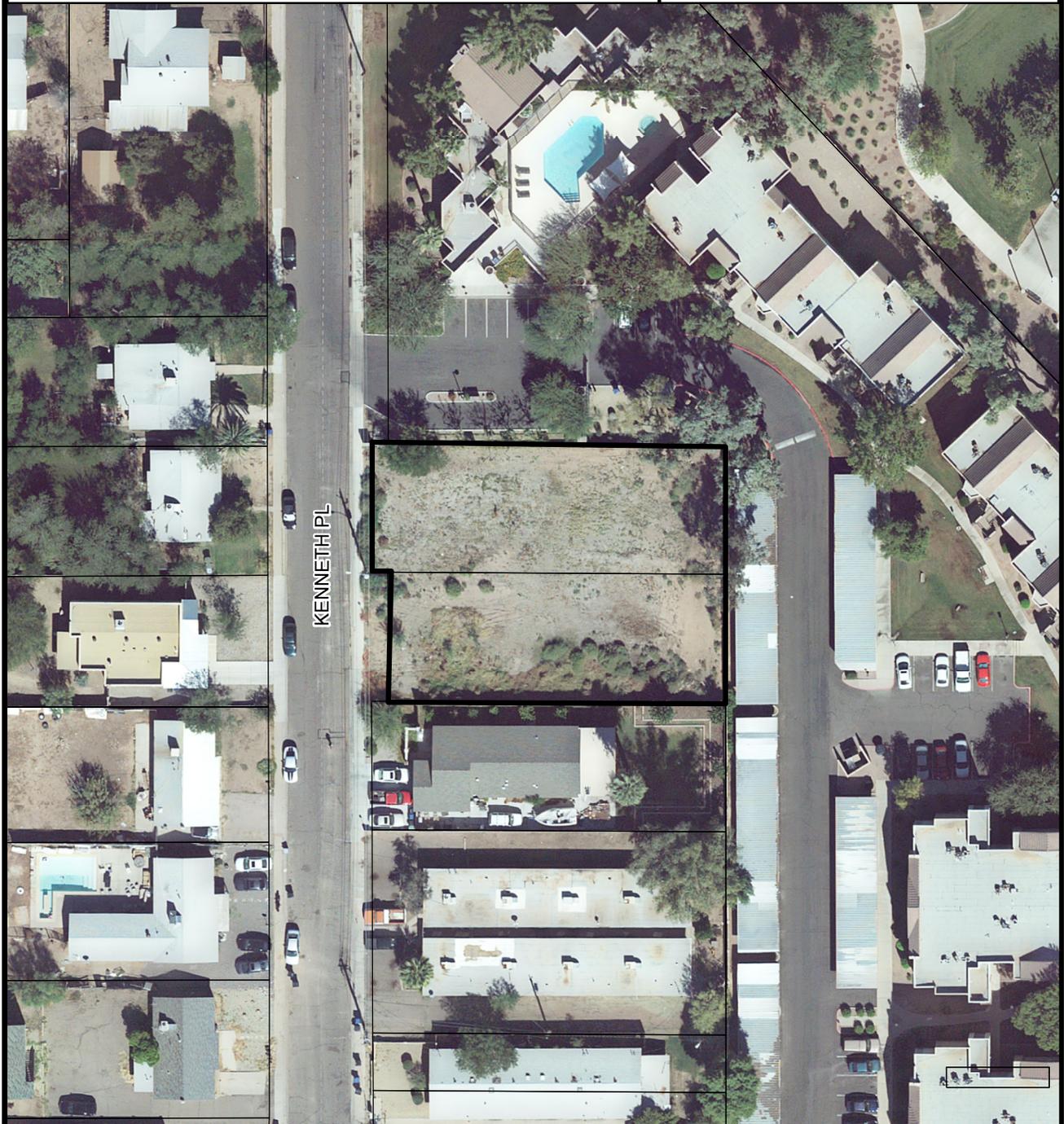
1. Location Map
2. Aerial Photo
- 3-9. Letter of Explanation for Plat
- 10-11. Prior approved Subdivision Plat – not recorded
- 12-13. Proposed new Subdivision Plat

KENNETH PLACE TOWNHOMES

PL140414



Location Map

KENNETH PLACE TOWNHOMES**PL140414****Aerial Map**

AMENDED SUBDIVISION PLAT

**KENNETH PLACE
TOWNHOMES**

LETTER OF EXPLANATION | PROJECT NARRATIVE

**South of the SEC East Spence Avenue | South Kenneth Place
1419 & 1425 South Kenneth Place, Tempe, AZ 85281**

Submitted to:

CITY OF TEMPE

PLANNING DIVISION

31 East Fifth Street | Tempe, AZ 85281 | 480-358-3003

Prepared: November 2014

Prepared For:

KENNETH PROPERTY, LLC

Neil Tang

8840 E. Chaparral Blvd., Suite 185

Scottsdale, AZ 85281

V: 480-321-8785

E: neiltang211@gmail.com

Prepared By:



IPLAN CONSULTING

Mario Mangiamele, AICP

3317 S. Higley Road, Suite 114-622

Gilbert, AZ 85297

V: 480-313-8144

E: Mario@iplanconsulting.com

SITE AERIAL PHOTO



Map Source: Google, 2012

1. REQUEST

Kenneth Property, LLC, is pleased to submit a formal application for an Amended Subdivision Plat concerning portions of Lot 2 and Lot 3 of Kenneth Place subdivision (MCR 51-28), generally located south of the southeast corner of East Spence Avenue and South Kenneth Place.

More specifically, this Letter of Explanation - Project Narrative complements a request to combine the two partial lots into one, and subdivide the whole into eight lots and associated common tract areas on 0.376-acres to accommodate the proposed single family attached townhomes.

2. OVERVIEW

While the approximate 0.38-acre property was subdivided for residential use over sixty years ago, it has remained vacant since at least 2002. Kenneth Property, LLC, has purchased the property with the goal of reversing the often undesirable affects associated with vacant properties within established areas. To fulfill this vision and enhance the aesthetics associated with this property, rejuvenation of the property is desired by developing a single family attached residential use that conforms to the goals and policies of the Tempe General Plan 2040, Apache Boulevard Redevelopment Area Plan and the Transportation Overlay District all while maintaining harmonious community form.

Tempe City Council approved an Amended Subdivision Plat for these properties in February 2013; however, the Plat was not subsequently recorded by the required date of February 7, 2014 primarily due to ongoing redesign of the project during that timeframe. As a result of the Development Review Commission's approved redesign, the building footprint and corresponding property lot lines have been slightly modified which requires further Council action on the subject Amended Subdivision Plat request.

3. EXISTING CONDITIONS | RELATIONSHIP TO SURROUNDING PROPERTIES

Rancho Las Palmas Apartments, a multi-family residential development, is located contiguous to the entire north and east property boundaries, while residential uses are located contiguous to the southern project boundary. The property is further bound on the west, across South Kenneth Place, by existing residential uses.

The projected General Plan Land Use classifications, along with the existing zoning and uses for the adjacent parcels, are listed below in Table 3.101: Existing Land Use Summary – Kenneth Place Townhomes:

TABLE 3.101: EXISTING LAND USE SUMMARY – KENNETH PLACE TOWNHOMES:

DIRECTION	PROJECTED GENERAL PLAN LAND USE CLASSIFICATION	EXISTING ZONING	EXISTING USE
<i>On-Site</i>	Residential – Medium to High Density (Up to 25 DU/AC)	R1-PAD	Vacant
<i>North</i>	Residential – Medium to High Density (Up to 25 DU/AC)	R-3	Multi-Family Residential (Rancho Las Palmas)
<i>South</i>	Residential – Medium to High Density (Up to 25 DU/AC)	R-4	Residential
<i>East</i>	Residential – Medium to High Density (Up to 25 DU/AC)	R-3	Multi-Family Residential (Rancho Las Palmas)
<i>West</i>	Residential – Medium to High Density (Up to 25 DU/AC)	R-4	Residential

4. CONSISTENCY WITH GENERAL PLAN | ZONING

4.1 GENERAL PLAN CONFORMANCE

The City of Tempe General Plan Projected Density map classifies this property as Residential Medium to High Density (Up to 25 DU/AC), which land use supports compact residences with limited private outdoor space. Residential homes within this classification are to be attached, and may be multi-story and have stacked residences.

In effort to promote urban land use characteristics projected for the area, the net density of the approved Planned Area Development (PAD) for the property is 20.71 DU/AC; which density conforms to the Residential Medium to High Density land use classification.

The proposed Amended Subdivision Plat to combine portions of the two existing lots into one, and subdivide the whole into eight single-family townhome lots and associated tract areas is consistent with the overall goals and vision of the General Plan by supporting the proposed use type and desired residential density.

4.1 ZONING CONFORMANCE

To successfully and sustainably facilitate the vision for the property as well as the General Plan Projected Density for the area, the Single-Family Residential Planned Area Development (R1-PAD) zoning designation was approved by City Council on January 24,

2013. This PAD designation allowed for the necessary flexibility in regulation to promote creative solutions and to encourage compatible land use relationships.

The adopted PAD lot standards, referenced below in Table 4.101: Lot Standards – Kenneth Place Townhomes, promote compatible land use relationships while also encouraging infill development of underutilized property for the proposed single family attached development.

Table 4.101: Lot Standards – Kenneth Place Townhomes

<i>Standards</i>	<i>R1-PAD (Approved)</i>	<i>Amended Subdivision Plat</i>
Density (DU/AC)	21 (net)	21 (net)
Minimum Lot Area per Dwelling Unit (sq. ft.)	1,170	1,171

The Amended Subdivision Plat to combine portions of the two lots into one, and subdivide the whole into eight lots and associated common tract areas is consistent with the proposed R1-PAD zoning standards for the property concerning density and minimum lot areas.

5. SUBDIVISION PLAT AMENDMENT

An integral part of the corresponding PAD zoning and Development Plan Review approvals is the Amended Subdivision Plat to demonstrate how the division of real properties will be implemented to enable re-development of the property. The Amended Subdivision Plat for Kenneth Place Townhomes, combined with corresponding land use entitlements, illustrates the concerted effort by the development team to promote neighborhood preservation through infill development of the vacant property, while also increasing the density to promote the City’s Projected Land Use of Residential Medium to High Density (Up to 25 DU/AC), all while maintaining compatibility with adjacent built form.

5.1 CONCEPT OVERVIEW

Promoting the vision of the General Plan 2040, the Apache Boulevard Redevelopment Area, and the Projected Medium to High Density residential land use (Up to 25 DU/AC) for the property - eight, two-story single family attached dwelling units are thoughtfully designed for integration into the eight proposed lots.

5.2 VEHICULAR CIRCULATION

Kenneth Place Townhomes is designed to safely and efficiently move traffic into and out of the site through utilization of the existing and adjacent South Kenneth Place public right-of-way. Vehicular circulation has been designed to be entirely on site while also providing sufficient area for vehicular maneuvering and ingress and egress off Kenneth Place. One set of limited access gates are proposed to be located on-site to restrict vehicular and

pedestrian access to the shared common driveway. This gate will include appropriate preemptive devices for public safety access.

Right-of-way improvements are not warranted for South Kenneth Place as the full street improvements exists; however, an additional right-of-way dedication of up to 7.5-feet in width will be provided for the south portion of the existing Lot 2.

5.3 PRELIMINARY GRADING AND DRAINAGE

Topography of the property is relatively flat, and is located outside of the delineated 100-year floodplain. Runoff generated interior to the project area will be managed on site through the use of multiple retention basins. Runoff will be routed and retained via surface flow and where necessary via storm drain pipes to any one or combination of surface basins. The common retention areas will be limited to a maximum of three-feet of water depth.

Off-site flows will be routed and retained via surface flow and where necessary via storm drain pipes. Any drainage that leaves the project area will be redistributed in a manner similar to existing conditions.

The project is designed to provide for on-site retention of the 100-year, one hour storm event.

5.4 INFRASTRUCTURE | UTILITIES | PUBLIC FACILITIES

The property is located entirely within the jurisdictional boundaries of the City and will receive Tempe public safety and fire services. Water and sewer service to the site, as well as sanitation services, will also be provided by the City of Tempe. Electric and telecommunications are to be provided by private utilities franchised by the City.

The proposed plat amendment to subdivide the existing portions of Lot 2 and Lot 3 of Kenneth Place subdivision (MCR 51-28) into 8 lots and 1 Tract is consistent with the technical provisions set forth in Chapter 30: Subdivisions of the Tempe Municipal Code.

7. CONCLUSION

Kenneth Place Townhomes provides a unique opportunity to encourage private re-investment into the community and Apache Boulevard Redevelopment Area, while maintaining compatible community form and consistency with the overall vision, goals and policies of the Tempe General Plan, Tempe Zoning and Development Code and Tempe Municipal Code.

We look forward to discussing the project with the City and truly believe that it will enhance the adjacent properties and surrounding neighborhood.

APPLICANT STATEMENT
KENNETH PLACE TOWNHOMES

I, Mario Mangiamele, being the owner's authorized agent for the Amended Subdivision Plat requests recognize and acknowledge that this Letter of Explanation | Project Narrative will become a part of the application to which it applies and that the truth of its contents will be relied upon by the City of Tempe Community Development Department and the Tempe City Council.

I certify that all of the information in this Letter of Explanation | Project Narrative is complete and true, to the best of my knowledge and abilities.

Owner's Authorized Agent Signature

Date

Mario Mangiamele, AICP

Printed Name

FINAL PLAT KENNETH PLACE TOWNHOUSES

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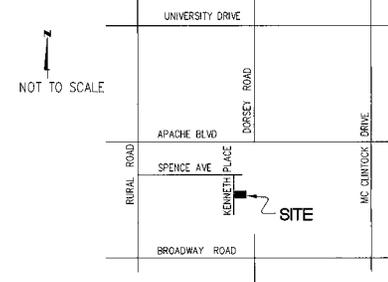
DEDICATION:

KENNETH PROPERTY, LLC, AN ARIZONA LIABILITY COMPANY, AS OWNER HAS REPLATTED UNDER THE NAME OF "KENNETH PLACE TOWNHOUSES", A PORTION OF THE FINAL PLAT FOR KENNETH PLACE AS RECORDED IN BOOK 51 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY PUBLISHES THIS PLAT OF "KENNETH PLACE TOWNHOUSES" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS FOR LOTS, STREET AND TRACT CONSTITUTING THE SAME AND THAT EACH LOT, STREET OR TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREET AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

OWNER/DEVELOPER:

KENNETH PROPERTY, LLC
8840 EAST CHAPARRAL ROAD #185
SCOTTSDALE, AZ 85250

VICINITY MAP:



BENCHMARK:

BENCHMARK IS A BRASS CAP IN A HAND HOLE AT THE CENTERLINE INTERSECTION OF BROADWAY DRIVE AND DORSEY LANE MARKING THE SOUTH QUARTER CORNER OF SECTION 23 AND HAVING AN ELEVATION OF 1175.26 N.G.V.D. 1929 PER CITY OF TEMPE CONTROL SURVEY, LAST UPDATED 01-23-12.

ACKNOWLEDGEMENT:

ON THIS _____ DAY OF _____, 2013 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED NEIL TANG, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

KENNETH PROPERTY, LLC, AN ARIZONA LIABILITY COMPANY

BY: _____ DATE: _____

ITS: MANAGER/MEMBER

BASIS OF BEARING:

THE BASIS OF BEARINGS IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, T. 1 N., R. 4 E., AS CALCULATED FROM THE MEASURED TIES TO THE BRASS CAPS IN A HAND HOLES AT THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 23, HAVING A BEARING OF N 00°1'32" E, PER CITY OF TEMPE CONTROL SURVEY.

NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
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APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 2013.

BY: _____ MAYOR DATE _____

ATTEST: _____ CITY CLERK DATE _____

BY: _____ CITY ENGINEER DATE _____

BY: _____ COMMUNITY DEVELOPMENT DATE _____

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

PARCEL NO. 1:

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EXCEPT THE WEST 7.5 FEET THEREOF.

TRACT TABLE:

TRACT A	5,876 SQ. FT.	SIDEWALK, DRIVEWAY, LANDSCAPE, RETENTION
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CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER 2012; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LLOYD E. PEW, RLS #33866 DATE _____



EXPIRES 6-30-14

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2170 G, DATED SEPTEMBER 30, 2005. AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SHEET 1 OF 2 SHEETS

**PEW
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SURVEYING, LLC**

P.O. Box 18211
Fountain Hills, AZ 85269
(480) 239-1807
Fax (480) 245-7571
www.pew-lls.com

Project No. 12-017
Drawn by EEP
Checked by LEP
Date 1-21-13

DS120518

SBD12016

REC12043

PRIOR APPROVED PLAT

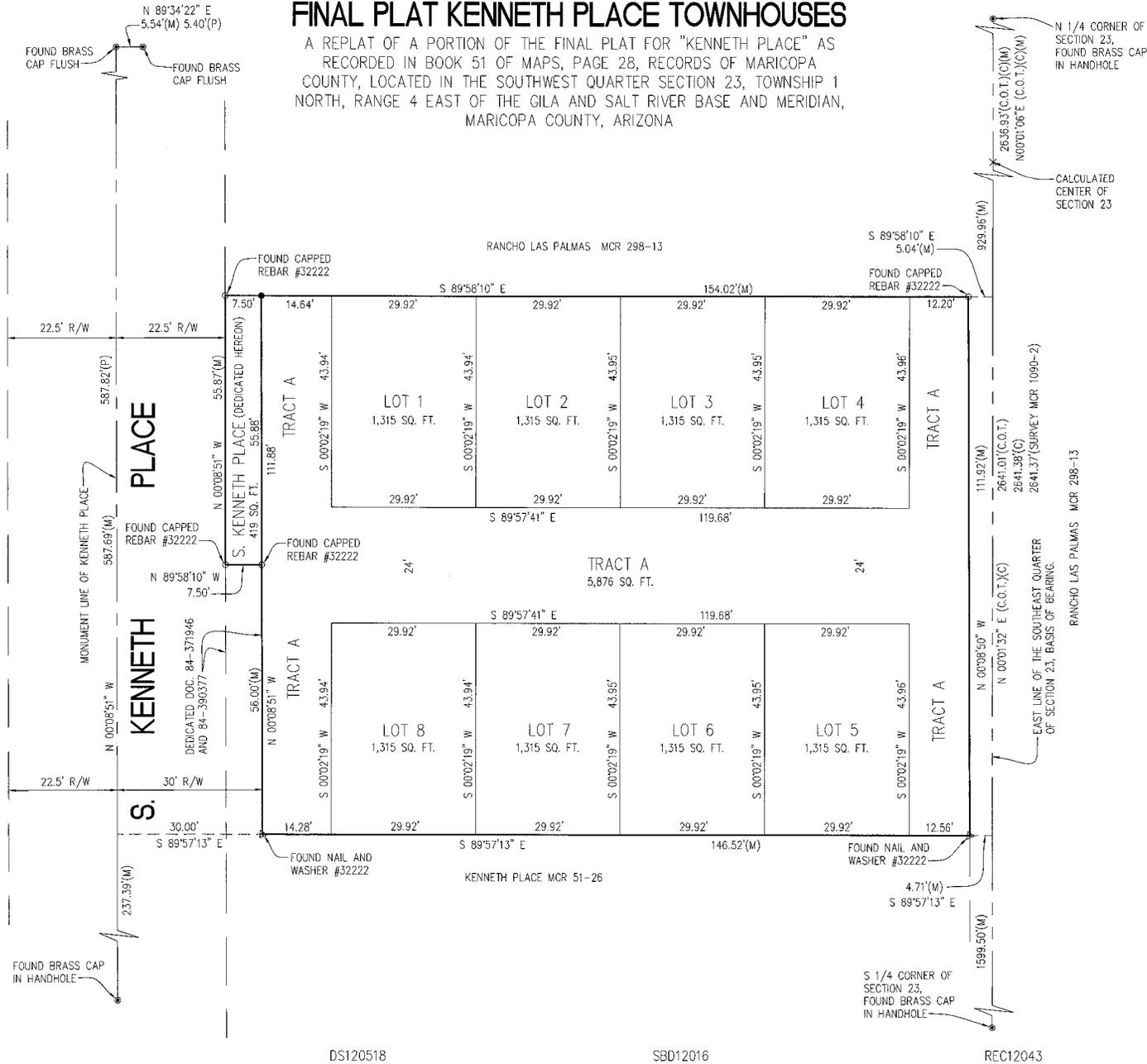
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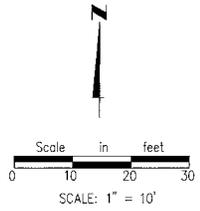
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- LEGEND:**
- BRASS CAP
 - SET 1/2" REBAR CAPPED #33866
 - FOUND 1/2" REBAR CAPPED #32222
 - △ FOUND 1/2" REBAR CAPPED #32222
 - (P) DISTANCE PER PLAT OF KENNETH PLACE
 - (M) MEASURED DISTANCE
 - (C) CALCULATED DISTANCE
 - R/W RIGHT OF WAY
 - MCR MARICOPA COUNTY RECORDER
 - C.O.T. CITY OF TEMPE
 - BOUNDARY LINES
 - LOT LINES
 - RIGHT OF WAY LINE
 - CENTER LINE
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SHEET 2 OF 2 SHEETS

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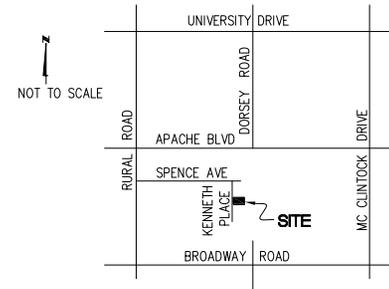
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LLOYD E. PEW, RLS #33866 DATE _____

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EXPIRES 6-30-17

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SBD12016

REC12043

PROPOSED NEW PLAT

ATTACHMENT 12

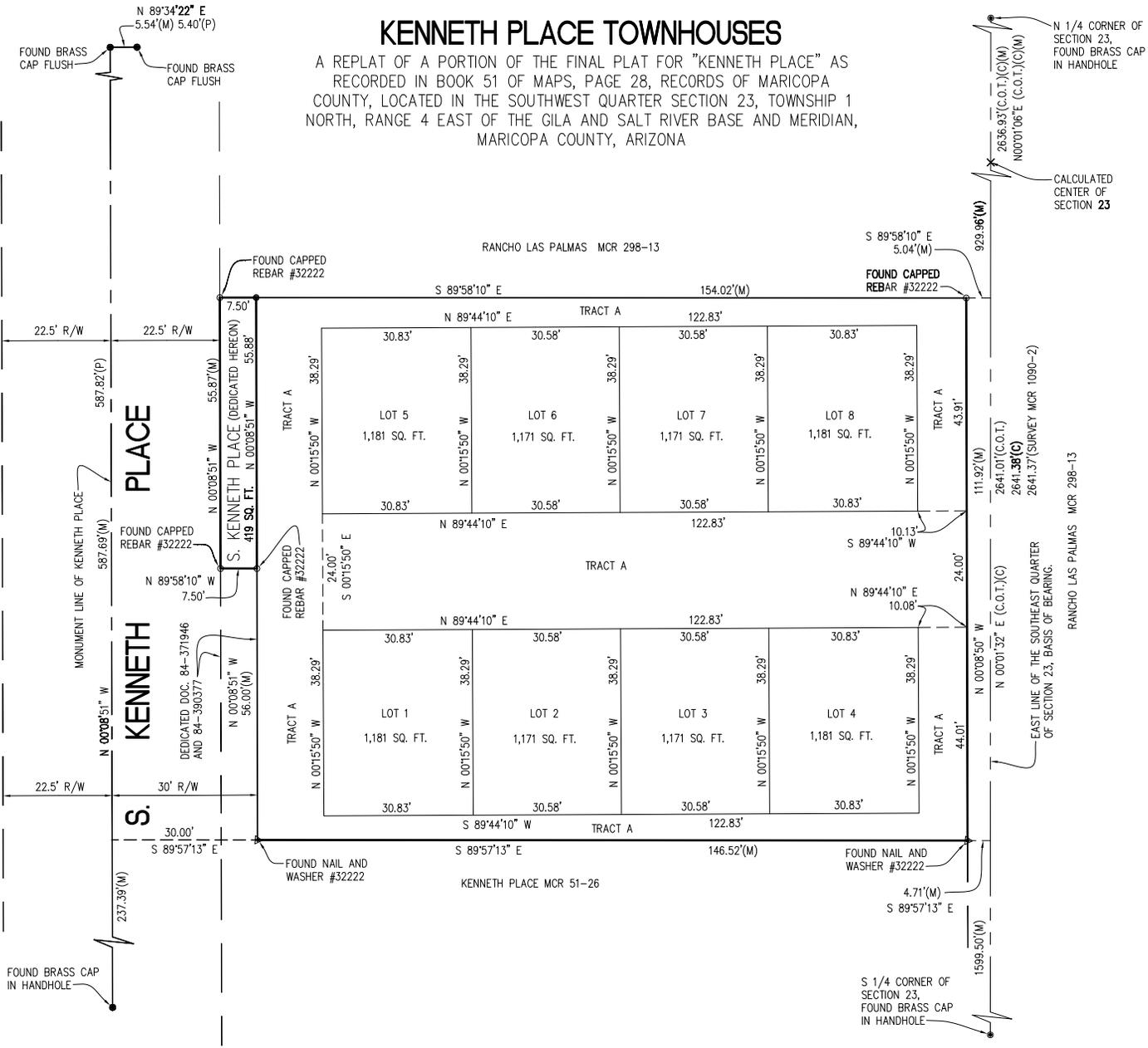
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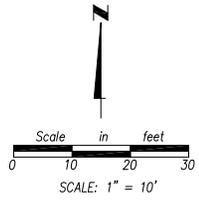
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PROPOSED NEW PLAT

ATTACHMENT 13

REC12043

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