

**REVISED**  
**DEVELOPMENT PROJECT FILE**  
for  
9<sup>th</sup> & Wilson Residences

**ATTACHMENTS:**

1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Planned Area Development Cover
6. Site Plan
7. Landscape Plan
8. Floor Plans
9. Building Elevations
10. Color Building Elevations
11. Color Rendering
12. Material Sample Board
13. Building Section
- 14-15. Context Photos
16. Building Character Design Ideas (images of design elements)
  
- 17-24. Prior Design Submittal shown during first neighborhood meeting (for reference only)
- 25-27. Minutes from two neighborhood meetings (provided by applicant)
- 28-44. Public Input Received as of 4/25/16
- 45-46. Waiver of Rights and Remedies
- 47-61. Public Input Received between 4/26 and 5/10/2016 ADDED**
- 62-66. DRAFT Minutes of Development Review Commission for "9<sup>th</sup> & Wilson"**

9TH AND WILSON

PL150336



Location Map

9TH AND WILSON

PL150336



Aerial Map



**PALMER ARCHITECTS, LTD.**

**Letter of Explanation**

W 9th ST & Wilson (Mews @ 9<sup>th</sup> St Projct)  
431 West 9th Street Tempe, AZ 85281

**Revised Design Reflecting Neighborhood Comments**

The proposed site is located on the Southeast corner of 9th Street and Wilson. The neighborhood is one and a half blocks Southwest of University and Mill Avenue in the Downtown Tempe area. This is an older neighborhood with a mixture of single family, apartments, and multifamily that has both rentals and private ownership. The existing property is zoned R-3 Multifamily Residential Limited. The owner/developer, Risi Homes is looking to develop six single family homes for sale product with private ownership on these 2 adjoining 7,500 sf. lots

**6 Homes**

The six single family homes have been revised per neighborhood review meeting, and a new concept has been developed to accommodate neighbors comment. The new design proposed is a craftsman style product with craftsman style details at direction of neighborhood comments. The 6 homes are 1,800 sf. livable, with 2 car garages, private fenced yards and covered patios on both first and second floors. The 6 homes comply with general plans designation of residential development (up to 25 units per acre) and 18 dwelling units per acre complies with the allowed density of the sites existing R-3 zoning. All other criteria will be in compliance with R-3 P.A.D. criteria.

**Amenities**

Entry's are private and each unit has a private fenced yard. A second entry has been added to units on S. Wilson Street along with covered front porches per "Northwest Tempe Neighborhoods Strategic Plan 1998-2002". This allows eyes on the street providing higher level of neighborhood security. Brick walkways, simulated wood shake, post and beam design elements complement this lower profile craftsman style cottages. These (6) units are 3 bedroom and 2.5 baths, 1,800 sf. livable with extra deep 2 car garages for storage and vaulted ceilings on 2<sup>nd</sup> floor. The units craftsman style design, color pallets and exterior finishes complements the historical history of the neighborhoods many homes built in the 20s,30s, and 40s and follows the comments received from the neighborhood meeting and suggestions/ directives from the Strategic Plan Study, as well as City of Tempe planning staff and engineering requirements.

**Conformance with ZDC 6-305 D**

Building and streetscape provide a variety of colors, textures, and high quality finishes. These combined elements provide a complement to the craftsman design character that integrate into this neighborhood of older homes. The craftsman style with a cottage/courtyard design is scaled to site and its surroundings. Both building and landscape provide provide shade, energy conservation, mitigating heat gain and proving a pleasing experience for both home owner and guest or neighbor. By putting both garage and guest parking on center private driveway on property, vehicular circulation and cars are screened from neighbors. Site lighting has been designed to reflect dark sky lighting fixtures that minimize light overflow beyond property while providing sufficient light for task and security criteria.



**PALMER ARCHITECTS, LTD.**

W. 9<sup>th</sup> St. / S. Wilson St.

**TALKING POINTS**

We have reviewed the Northwest Tempe Neighborhood Strategic Plan 1998-2002.

The following directives have been addressed:

1. Eliminated the 6 car tandem garage.
2. Have reduced home height by over 10'-0".
3. Have single driveway off W. 9<sup>th</sup> Street. We exceeded parking requirements and all parking is within interior of property.
4. The units facing S Wilson Street will have front porches and a second entry has been added to address neighborhoods as proposed in report. This provides a higher neighborhood security with eyes on the street.
5. Garage depths have been increased to provided additional storage for homeowners.
6. Design is now a Craftsman Heritage Style popular in the 20s,30s, and the 40s to complement the character of the existing neighborhood homes.
7. Landscape complements that of existing neighborhood with many similar trees.
8. This product is single family for sale residential homes, all have yards. This product is family friendly and pride of ownership keeps neighborhood values high.
9. All utilities are underground.
10. The color palette and materials complement the Craftsman Heritage Style yet provide individual identity to each unit.
11. These homes will meet energy star ratings, low water usage, while fostering livability and creating a more sustainable lifestyle for the homeowners.
12. This type of product will maintain and increase residential property.
13. The project encourages preservation of the historic character of the neighborhood.
14. Use of architectural elements that increase the interest of passers-by (example: windows and doorways instead of walls)
15. Parking garages, bike racks, and guest parking on interior of lots.
16. Exterior covered patios on second floor look into interior of project affording neighborhood greater privacy.
17. Landscaping is used to soften areas and connect neighborhoods providing shade and cooling, as well as, ample pedestrian shade.
18. Project is courtyard style development with varied facades, colors, and textures.

# PLANNED AREA DEVELOPMENT OVERLAY FOR W 9TH ST & WILSON

A PORTION OF THE NORTHWEST QUARTER, SECTION 21N, TOWNSHIP 1N, RANGE 4E, GILA AND SALT BASE AND MERIDIAN,  
MARICOPA COUNTY ARIZONA

SITE ADDRESS  
431 WEST 9TH STREET  
TEMPE, AZ 85281  
ASSESSOR'S PARCEL NO.  
APN 124-69-070  
APN 124-69-072  
OWNER/ DEVELOPER  
JOE RISI  
RISI COMPANIES, LLC  
PO BOX 8653  
NEWPORT BEACH, CA 92658  
risicorp@hotmail.com

### ACKNOWLEDGEMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOE RISI OWNER WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.  
BY: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

RISI COMPANIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY:  
BY: \_\_\_\_\_ OWNER \_\_\_\_\_ DATE \_\_\_\_\_

ITS: MANAGER/ OWNER/PRESIDENT

### LEGAL DESCRIPTION

PARCEL NO. 1  
LOT 1, BLOCK 6, GOODWIN HOMES PER BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST HALF OF THE EAST HALF OF SAID LOT.

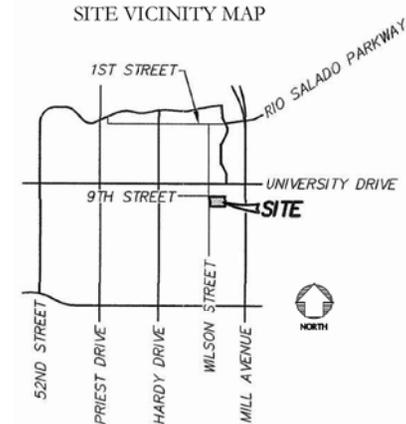
PARCEL NO. 2  
LOT 2, BLOCK 6, GOODWIN HOMES PER BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST HALF OF THE EAST HALF OF SAID LOT.

### APPROVAL

APPROVED BY THE ZONING ADMINISTRATION OF THE CITY OF TEMPE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

ZONING DISTRICT(S) & OVERLAY(S)	PAD PROPOSED
GENERAL PLAN LAND USE	R-3
GENERAL PLAN DENSITY	20 DU/ACRE
SITE AREA	15,000 S.F. (.344 ACRES)
DWELLING QUANTITY	6 UNITS
DENSITY	20 DU/AC
BUILDING HEIGHT	30'-0" REQUIRED HEIGHT 26'-8" (SINGLE FAMILY)
BUILDING LOT COVERAGE	45% (6,750 SF)
SITE LANDSCAPE COVERAGE	27% (4,045 SF)
BUILDING SETBACKS	
	<b>(6) SINGLE FAMILY</b>
FRONT	13'-0"
SIDE	5'-0"
REAR	15'-0"
STREET SIDE	10'-0"
STREET SIDE YARD PARKING	1'-0"
VEHICLE PARKING QUANTITY	SINGLE FAMILY (2 SPACES PER UNIT) REQUIRED: 12 SPACES TOTAL PROVIDED: 16 SPACES
BICYCLE PARKING QUANTITY	SINGLE FAMILY REQUIRED: NONE TOTAL PROVIDED: 14 SPACES
USES	(6) SINGLE FAMILY HOMES WITH 3 BEDROOMS / 2.5 BATHS



CONDITIONS OF APPROVAL: PAD000000

### DESCRIPTION OF WORK

PLANNING  
6 SINGLE FAMILY HOMES

BUILDING  
NEW HOMES WITH CARPORTS

ENGINEERING  
ON SITE RETENTION, CURB CUTS, WATER/ SEWER

FIRE SPRINKLER  
NEW FIRE SPRINKLER SYSTEM UNIT A

CODES  
2012 IBC AND 2011 NEC

DS150749

PL150336

REC16054

RE 16054

PL150336

DS150749

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 (480) 947-7776 Fax (480) 947-7776



THE MEWS AT 9TH ST.  
 COVER SHEET  

 REGISTERED ARCHITECT  
 JOE RISI  
 431 WEST 9TH STREET  
 TEMPE, AZ 85281

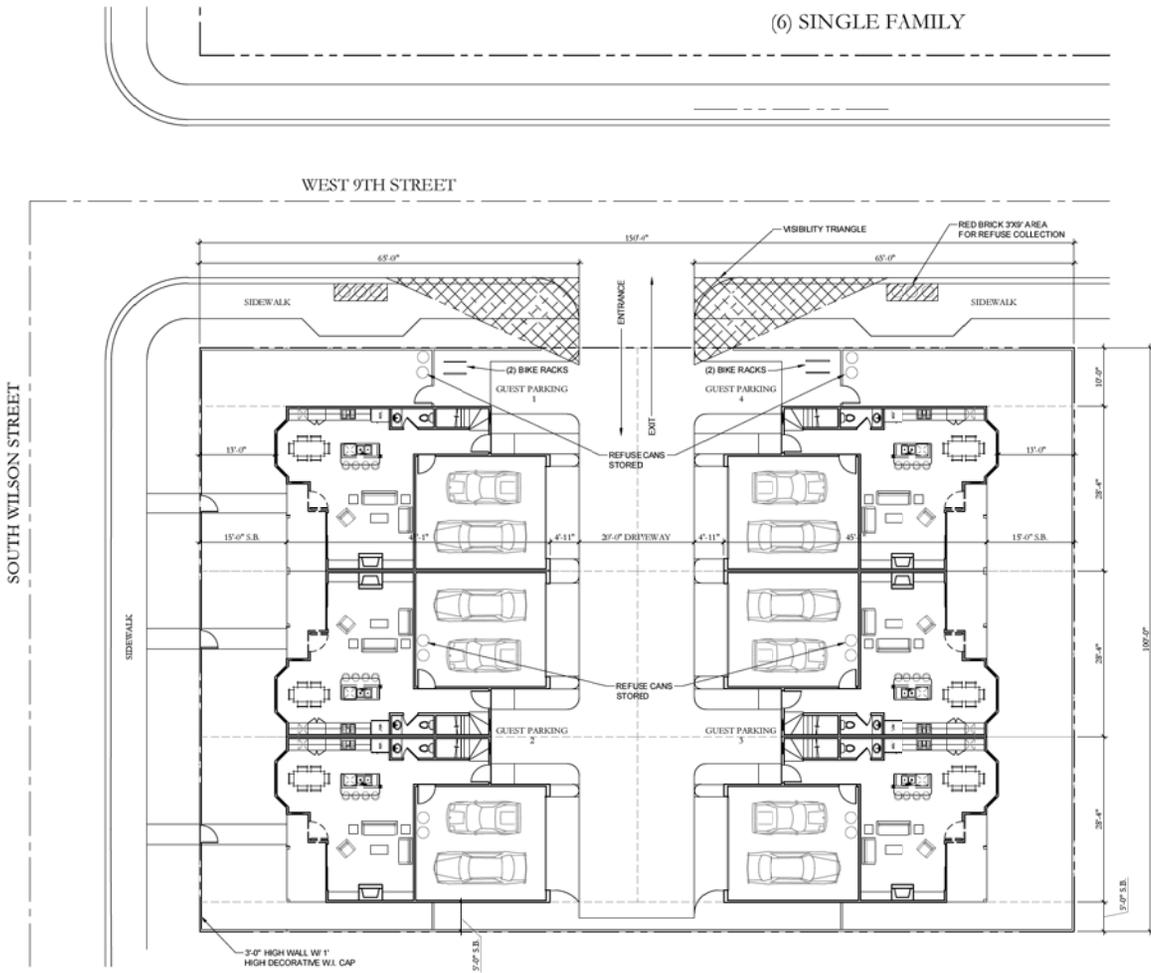
REVISIONS	BY

DRAWN	JM
CHECKED	GP
DATE	2015
SCALE	AS SHOWN
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SHEET	A0.0
11 OF SHEETS	

COVER SHEET

# PLANNED AREA DEVELOPMENT OVERLAY FOR W 9TH ST & WILSON SITE PLAN

(6) SINGLE FAMILY



SITE PLAN (FIRST LEVEL FLOOR PLAN)



ZONING DISTRICT(S) & OVERLAY(S)	ZDC STANDARDS FOR DISTRICT	PAD PROPOSED
GENERAL PLAN LAND USE	R-3	R-3
GENERAL PLAN DENSITY	20 DU/ACRE	20 DU/ACRE
SITE AREA	N/A	15,000 S.F. (.344 ACRES)
DWELLING QUANTITY	# UNITS	6 UNITS
DENSITY	DU/ACRE	20 DU/ACRE
BUILDING HEIGHT	30 FT MAX	26'-8" SINGLE FAMILY
BUILDING LOT COVERAGE	50% MAX	45% (6,750 S.F.)
SITE LANDSCAPE COVERAGE	25% MIN	27% (4,045 S.F.)
BUILDING SETBACKS		(6) SINGLE FAMILY
	FRONT	20Ft / 13Ft
	SIDE	10Ft / 5 FT
	REAR	15Ft / 15FT
	STREET SIDE	10Ft / 10FT
VEHICLE PARKING QUANTITY		SINGLE FAMILY (2 SPACES PER UNIT) REQUIRED: 12 SPACES TOTAL PROVIDED: 16 SPACES
BICYCLE PARKING QUANTITY		SINGLE FAMILY REQUIRED: NONE TOTAL PROVIDED: 6 SPACES
USES		(6) SINGLE FAMILY HOMES WITH 3 BEDROOMS / 2.5 BATHS

DS000000

PAD000000

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W 9TH ST & WILSON  
 48 WEST 9TH STREET  
 PHOENIX, AZ 85018  
 SITE PLAN

REVISIONS	BY

DRAWN	JM
CHECKED	GP
DATE	2013
SCALE	1/4"=1'-0"
JOB NO.	000
SHEET	A1.0
11 OF SHEETS	

# PLANTING PLAN

**MTH Design Group**  
 landscape architecture  
 office/fax 602.274.4274  
 mobile 859.948.5411  
 mth@mthdesigngroup.com  
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PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

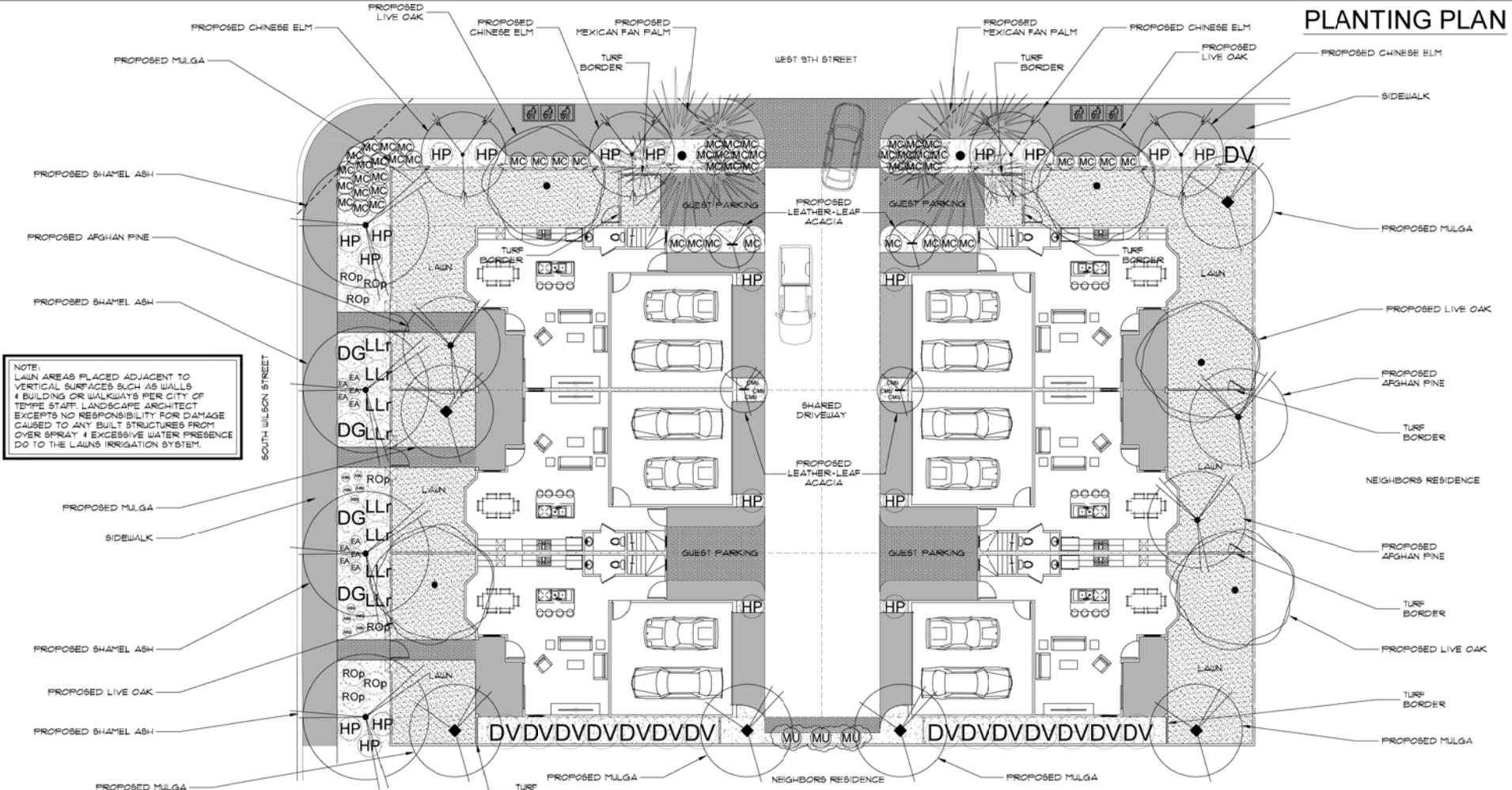
9TH & WILSON  
 431 WEST 9TH STREET  
 TEMPE, ARIZONA 85281

**MTHDesignGroup**  
 landscape architecture  
 matt@mthdesigngroup.com

Project: Landscape  
 Title:  
 Name:  
 Date: 04/22/16  
 Designed/Drawn By: Matthew Horne  
 Revisions:

No.	Revision	Date
01	Initial Layout	04/22/16
02	Revised Plan	05/23/16
03	Revised Plan	06/12/16
04	New Design	09/20/16
05	Revised Plan	03/22/16
06	Revised Plan	04/22/16

PLANTING PLAN  
 SHEET LG  
 - of -



NOTE: LAWN AREAS PLACED ADJACENT TO VERTICAL SURFACES SUCH AS WALLS & BUILDING OR WALKWAYS PER CITY OF TEMPE START. LANDSCAPE ARCHITECT EXCEPTS NO RESPONSIBILITY FOR DAMAGE CAUSED TO ANY BUILT STRUCTURES FROM OVER SPRAY & EXCESSIVE WATER PRESENCE DO TO THE LAWNS IRRIGATION SYSTEM.

## PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
<b>PROPOSED TREES</b>					
EA	<i>Acacia aneura</i>	MULGA	24" BOX, 125 CAL.	06	PER PLAN
EA	<i>Acacia craspedocarpa</i>	LEATHER-LEAF ACACIA	24" BOX, 125 CAL.	04	PER PLAN
EA	<i>Fraxinus uhdei</i>	SHAMEL ASH	24" BOX, 125 CAL.	04	PER PLAN
EA	<i>Pinus edulis</i>	AFGHAN PINE	24" BOX, 125 CAL.	03	PER PLAN
EA	<i>Quercus virginiana</i>	LIVE OAK	24" BOX, 125 CAL.	05	PER PLAN
EA	<i>Ulmus parvifolia</i>	CHINESE ELM	24" BOX, 125 CAL.	04	PER PLAN
EA	<i>Washingtonia robusta</i>	MEXICAN FAN PALM	24" BOX, 125 CAL.	02	PER PLAN
<b>PROPOSED PLANTS</b>					
HP	<i>Aloe brevifolia</i> var. Blue Elf	BLUE ELF	5 GAL.	10	PER PLAN
HP	<i>Carissa macrocarpa</i>	NATAL FLUM 'Boxwood Beauty'	5 GAL.	06	PER PLAN
HP	<i>Dalea greggii</i>	TRAILING DALEA (Indigo Bush)	5 GAL.	04	PER PLAN
HP	<i>Dodonaea viscosa</i>	HOPSEED BUSH	5 GAL.	15	PER PLAN

EA	<i>Euphorbia antalyensis</i>	CANDELLILA	5 GAL.	10	PER PLAN
HP	<i>Hesperaloe parviflora</i>	RED YUCCA	5 GAL.	20	PER PLAN
LLr	<i>Leucophyllum lanigerum</i>	LANGMAN'S SAGE 'Rio Bravo'	5 GAL.	08	PER PLAN
MU	<i>Mecardena unguis</i>	CAT CLAW VINE	5 GAL.	03	PER PLAN
MC	<i>Muhlenbergia capillaris</i>	REGAL MIST	5 GAL.	53	PER PLAN
ROP	<i>Rosmarinus officinalis</i>	TRAILING ROSEMARY	5 GAL.	08	PER PLAN

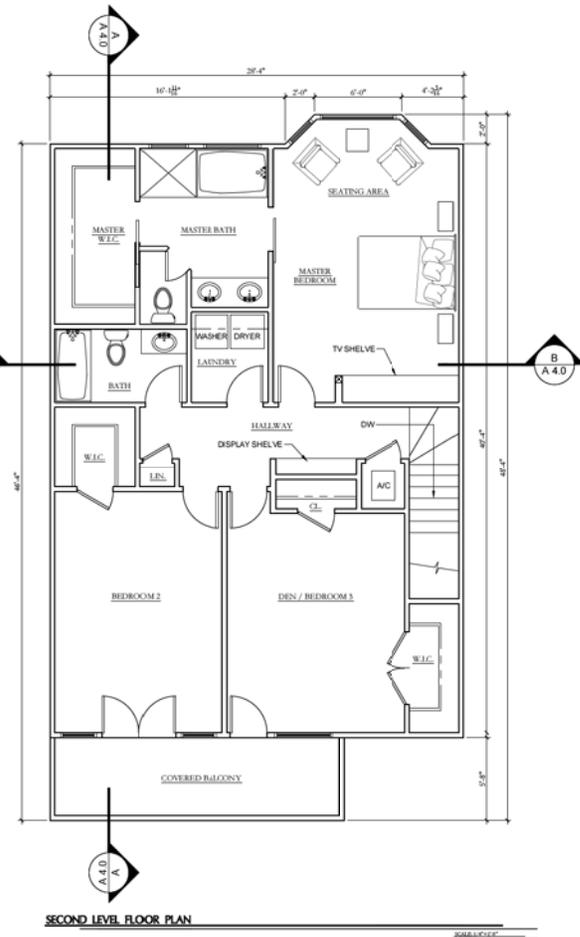
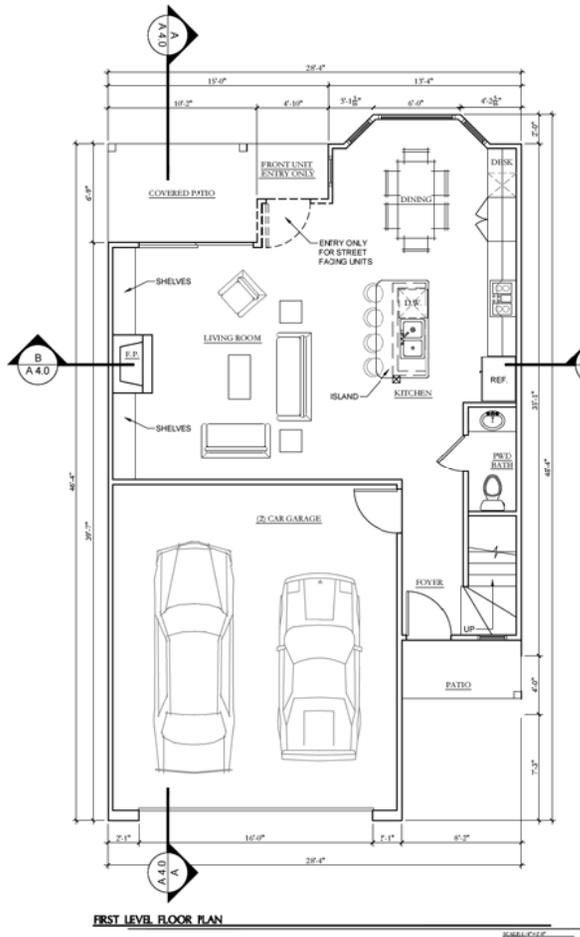
## MISCELLANEOUS LEGEND

SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
[Pattern]	PATIO & SIDEWALKS - CONCRETE PER CIVIL PLANS	3,050 SQ FT	PER PLAN
[Pattern]	WALKWAYS & PARKING SPOTS - RED BRICK - PER CIVIL PLAN	1,300 SQ FT	PER PLAN
[Pattern]	DECOMPOSED GRANITE - SIZE & COLOR TO BE DETERMINED	2,205 SQ FT	PER PLAN
[Pattern]	TURF - MIDIRON BERMUDA 50D UNLESS NOTED	3,235 SQ FT	PER PLAN
[Pattern]	TURF HEADER - RED BRICK - STACKED END TO END & MORTAR SET	35 LN FT	PER PLAN

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

CALL TWO WORKING DAYS BEFORE YOU DIG  
 602-263-1100  
 1-800-STAKE-IT  
 (OUTSIDE MARICOPA COUNTY)

**progress set**  
 not for construction



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PROJECT NAME: **THE MEWS AT 9TH ST. FLOOR PLANS**  
 401 WEST 9TH STREET  
 PHOENIX, AZ 85018

REVISIONS	BY

DRAWN: JM  
 CHECKED: GP  
 DATE: 2013  
 SCALE: 1/8" = 1'-0"  
 JOB NO.: 000  
 SHEET: **A2.0**  
 12 OF SHEETS  
 FLOOR PLANS



# ELEVATIONS



**S WILSON ST. ELEVATION**

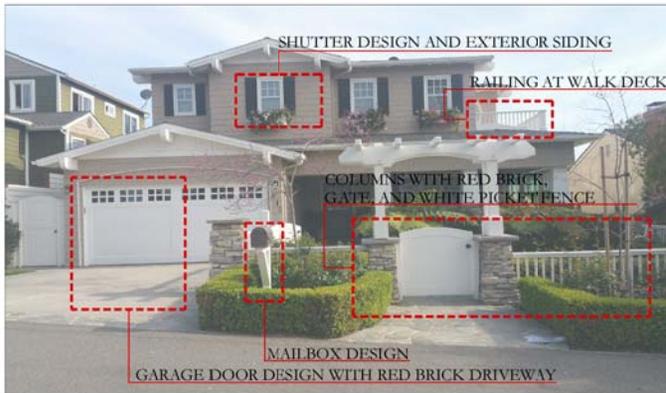
SCALE: 3/16"



**DRIVEWAY ELEVATION**

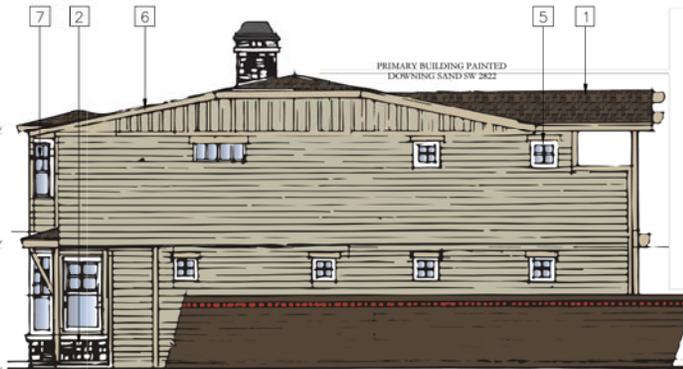
SCALE: 3/16"

# BUILDING DESIGN IDEAS



**W 9TH ST. ELEVATION (NORTH)**

SCALE: 3/16"=1'-0"

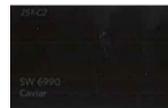


**SOUTH ELEVATION**

SCALE: 3/16"=1'-0"

- 1 ROOF - OWENS CORNING ARCHITECTURAL COMPOSITION SHINGLE 50 YR LIFE, HERITAGE PATTERN VINTAGE COLOR
- 2 STONE WAINSCOT - RECLAIMED FAUX STONE
- 3 FRONT DOOR - CEDAR PATTERN WOOD GRAINED MASONITE DOOR PAINTED SHERWIN WILLIAMS HUNT GREET SW 6468
- 4 GARAGE DOOR - INSULATED METAL DOOR TO MATCH SHERWIN WILLIAMS HUNT GREEN SW 6468
- 5 SHUTTERS - TO MATCH SHERWIN WILLIAMS HUNT GREEN SW 6468
- 6 TRIM & COLUMNS - YANKEE BARN SW 3505
- 7 WINDOWS - ANODIZED BRONZE FRAME HUNT CLUB TRIM SW 6990

\* DRIVEWAY, LANDSCAPE BOARDERS - RECLAIMED BRICK



ANODIZED BRONZE FOR WINDOW MULLIONS

# COLOR PALETTE



WEST END UNITS COLOR PALLET



CENTER UNITS COLOR PALLET



EAST TO WEST UNITS COLOR PALLET



**PERSPECTIVE**  
The Mews @ 9<sup>th</sup> Street

PROJECT OF 6 RESIDENTIAL HOMES

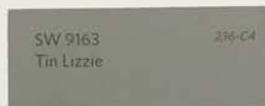
# MATERIAL BOARD

6 SINGLE FAMILY HOMES  
431 W 9TH ST

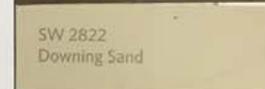
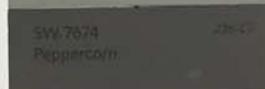
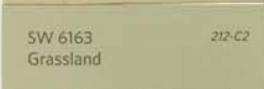


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TRIM & COLUMNS



BASE COLORS



VINYL FRAMES,  
SHUTTERS & RAILING



UNIT 1

UNIT 2

UNIT 3



EXTERIOR SIDING  
(PAINTED TO MATCH BASE COLOR)



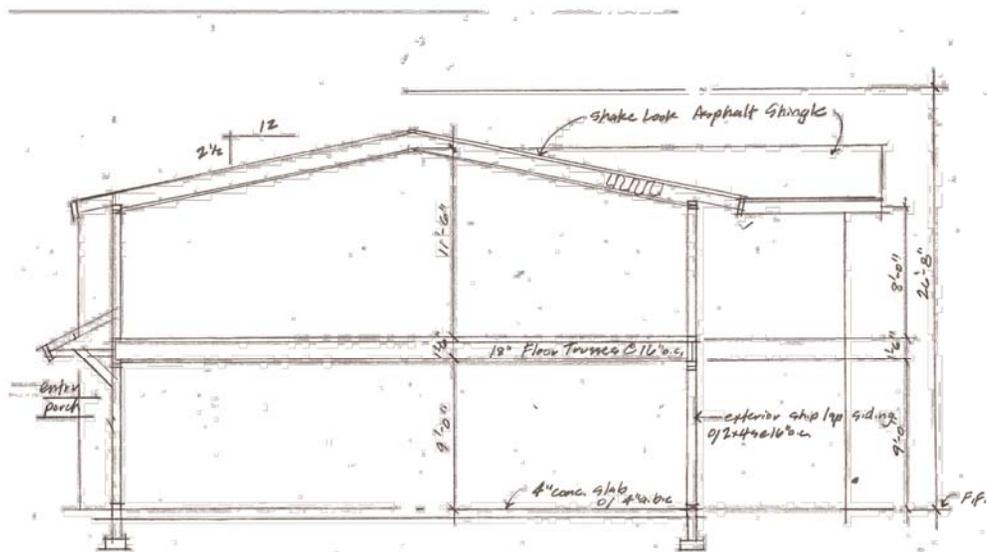
FAUX STONE VENEER



HERITAGE VINTAGE ROOF SHINGLES  
BY OWENS CORNING



USED BRICK AT STREET WALKWAY



STUDY SECTION

SCALE: 1/4" = 1'-0"

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RESIDENTIAL  
**W 9TH ST & WILSON**  
 421 WEST 9TH STREET  
 PHOENIX, AZ 85011

**SECTIONS**

EXP. 12/31/2014

REVISIONS	BY

DRAWN: JM  
 CHECKED: CP  
 DATE: 2013  
 SCALE: 1/4" = 1'-0"  
 JOB NO.: 000  
 SHEET

**A4.0**  
 02 OF SHEETS

# CONTEXT MAP

9TH ST & WILSON  
431 WEST 9TH STREET, TEMPE, AZ 85281



**PALMER ARCHITECTS, LTD.**

Jerry Palmer  
Architect/Principal

4222 E. Camelback Road • Suite 10210 • Phoenix, AZ 85018

[jerry@palmerarchitects.com](mailto:jerry@palmerarchitects.com)

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# CONTEXT PHOTOGRAPHS

9TH ST & WILSON  
431 WEST 9TH STREET, TEMPE, AZ 85281



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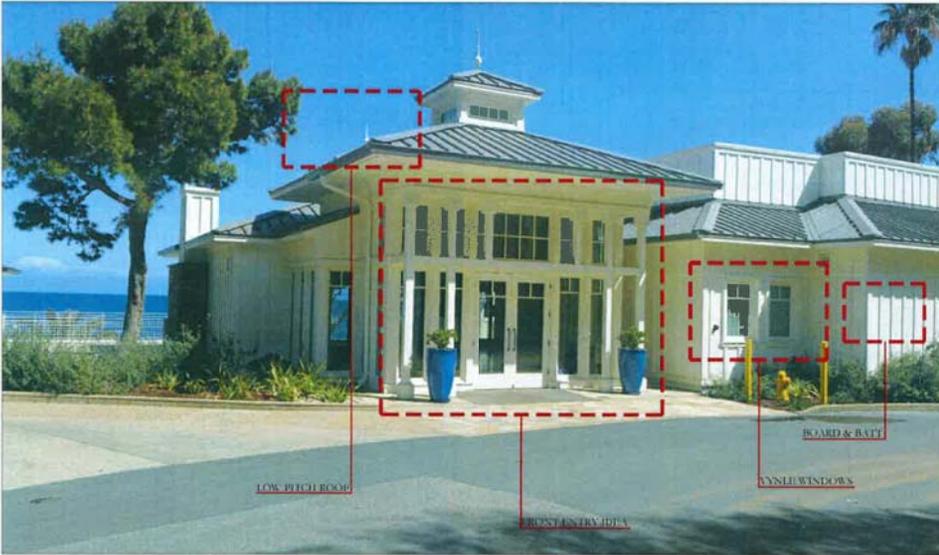
Jerry Palmer  
Architect/Principal

4222 E. Camelback Road • Suite 1420 • Phoenix, AZ 85018  
jerry@palmerarchitects.com

480.947.7717 • C: 480.225.8587 • Fax: 480.947.7716

# BUILDING CHARACTER DESIGN IDEAS

9TH ST & WILSON  
431 WEST 9TH STREET, TEMPE, AZ 85281



LOW PITCH ROOF

BOSS ENTRY IDEA

LYNLE WINDOWS

BOARD & BATT

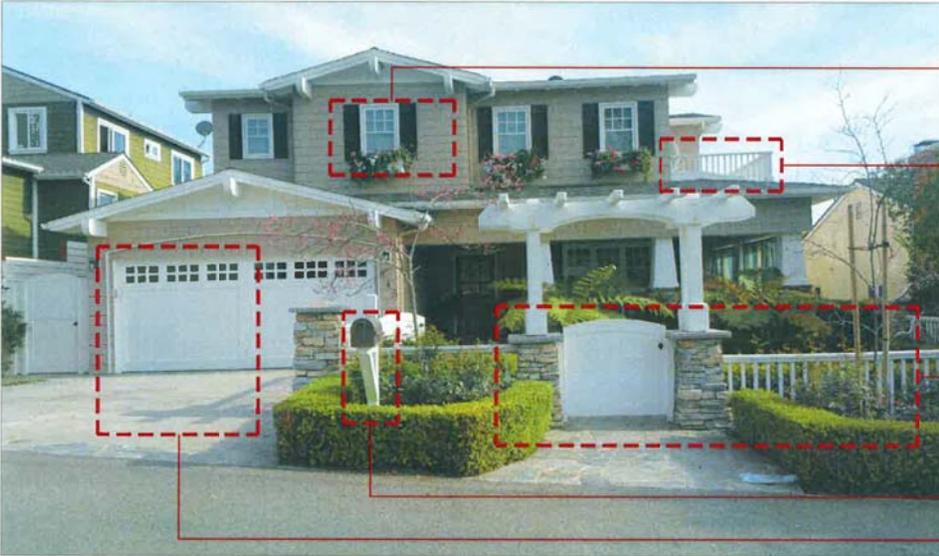


BOSS ENTRY

RAFTSMAN OVERHANG DETAIL

4-LEVEL STORY WINDOWS

LOW PITCH ROOF



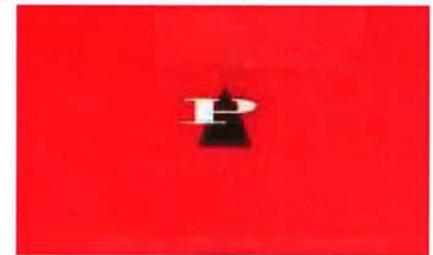
SHUTTER DESIGN AND EXTERIOR SIDING

RAILING AT WALK DECK

COLUMNS WITH RED BRICK, GATE, AND WHITE PICKET FENCE

MAILBOX DESIGN

GARAGE DOOR DESIGN WITH RED BRICK DRIVEWAY



**PALMER ARCHITECTS, LTD.**

Jerry Palmer  
Architect/Principal

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[jerry@palmerarchitects.com](mailto:jerry@palmerarchitects.com)

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# PLANNED AREA DEVELOPMENT OVERLAY FOR W 9TH ST & WILSON

A PORTION OF THE NORTHWEST QUARTER, SECTION 21N, TOWNSHIP 1N, RANGE 4E, G1A AND SALT BASE AND MERIDIAN,  
MARICOPA COUNTY ARIZONA

SITE ADDRESS  
431 WEST 9TH STREET  
TEMPE, AZ 85281  
ASSESSOR'S PARCEL NO.  
APN 124-69-070  
APN 124-69-072  
OWNER/ DEVELOPER

JOE RIS  
RISI COMPANIES, LLC  
PO BOX 8953  
NEWPORT BEACH, CA 92658  
risicorp@hotmail.com

### ACKNOWLEDGEMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOE RISI OWNER WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

BY: \_\_\_\_\_ NOTARY PUBLIC MY  
COMMISSION EXPIRES \_\_\_\_\_

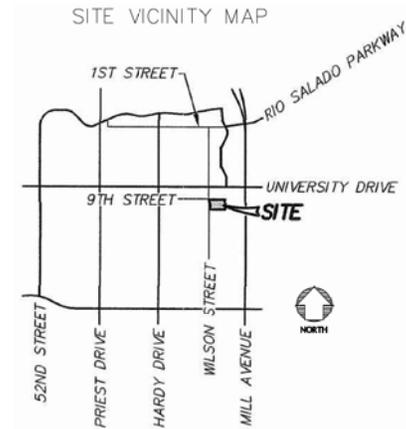
RISI COMPANIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY:

BY: \_\_\_\_\_

DATE \_\_\_\_\_ OWNER

ITS: MANAGER/OWNER/PRESIDENT

ZONING DISTRICT(S) & OVERLAY(S)	PAD PROPOSED
GENERAL PLAN LAND USE	R-3
GENERAL PLAN DENSITY	20 DU/ACRE
SITE AREA	15,000 S.F. (.344 ACRES)
DWELLING QUANTITY	6 UNITS
DENSITY	20 DU/AC
BUILDING HEIGHT	30'-0" REQUIRED HEIGHT 34'-8" (SINGLE FAMILY) 30'-0" (CONDOS)
BUILDING LOT COVERAGE	40% (5,930 SF)
SITE LANDSCAPE COVERAGE	36% (5,663 SF)
BUILDING SETBACKS	
	<b>(3) SINGLE FAMILY</b>
FRONT	16'-0"
SIDE	5'-4"
REAR	11'-0"
STREET SIDE	9'-0"
	<b>(3) CONDOS</b>
FRONT	22'-0"
SIDE	6'-0"
REAR	15'-6"
STREET SIDE	N/A
VEHICLE PARKING QUANTITY	<b>UNIT A-3 BEDROOM (2 CAR TANDEM GARAGE + 1 GUEST BEHIND GARAGE)</b> <b>UNIT B- 4 BED (2 CAR TANDEM GARAGE + 1 GUEST BEHIND GARAGE)</b> <b>MULTIFAMILY</b> <u>9 REQUIRED 10 PROVIDED</u> <b>UNIT C- 3 BED (2 CAR GARAGE + 2 GUEST BEHIND GARAGE)</b> <b>SINGLE FAMILY</b> <u>6 REQUIRED 12 PROVIDED</u>
BICYCLE PARKING QUANTITY	<b>UNIT A - 3 BED (.75 SPACES)</b> <b>UNIT B (2) - 4 BED (.75 SPACES)</b> <b>TOTAL REQUIRED: 2.25 SPACES</b> <b>TOTAL PROVIDED: 3 SPACES</b>
USES	(3) SINGLE FAMILY HOMES WITH 3 BEDROOM & DEN (3) CONDOMINIUMS WITH (1) 3 BEDROOM & (2) 4 BEDROOM



CONDITIONS OF APPROVAL: PAD000000

### DESCRIPTION OF WORK

**PLANNING**  
P.A.D. NEW S F R - 3 CONDOMINIUMS  
3 SINGLE FAMILY HOMES

**BUILDING**  
NEW HOMES WITH CARPORTS

**ENGINEERING**  
ON SITE RETENSION, CURB CUTS, WATER/ SEWER

**FIRE SPRINKLER**  
NEW FIRE SPRINKLER SYSTEM UNIT A

**CODES**  
2012 IBC AND 2011 NEC

### LEGAL DESCRIPTION

**PARCEL NO. 1**  
LOT 1, BLOCK 6, GOODWIN HOMES PER BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST HALF OF THE EAST HALF OF SAID LOT.

**PARCEL NO. 2**  
LOT 2, BLOCK 6, GOODWIN HOMES PER BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST HALF OF THE EAST HALF OF SAID LOT.

### APPROVAL

APPROVED BY THE ZONING ADMINISTRATION OF THE CITY OF TEMPE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

DS000000

PAD000000

REC000000

REC000000

PAD000000

DS000000

ALL CITY, COUNTY AND STATE RECORDS ARE THE PROPERTY OF PALMER ARCHITECTS, L.L.C. AND WILL BE RETURNED TO THE CLIENT UPON COMPLETION OF THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**PALMER ARCHITECTS, L.L.C.**  
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(480) 9472777 Fax (480) 9472776



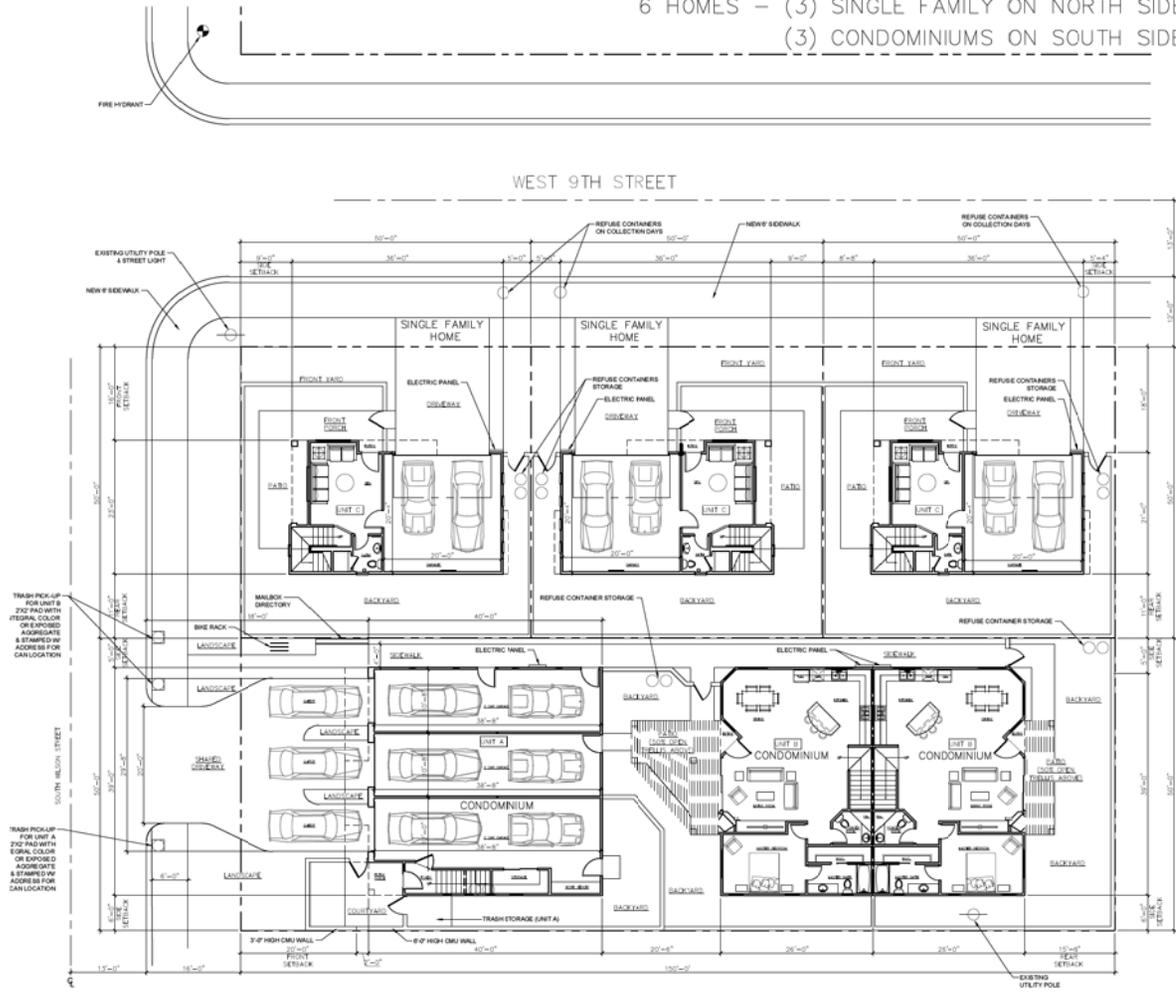
REVISIONS BY  
DATE  
SCALE  
JOB NO.  
SHEET  
**A0.0**  
01 OF SHEETS  
COVER SHEET

REVISIONS	BY

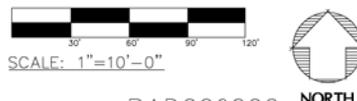
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CHECKED BY  
DATE  
SCALE  
JOB NO.  
SHEET  
**A0.0**  
01 OF SHEETS  
COVER SHEET

# PLANNED AREA DEVELOPMENT OVERLAY FOR W 9TH ST & WILSON SITE PLAN

6 HOMES - (3) SINGLE FAMILY ON NORTH SIDE  
(3) CONDOMINIUMS ON SOUTH SIDE



SITE PLAN (FIRST LEVEL FLOOR PLAN)



ZONING DISTRICT(S) & OVERLAY(S)	ZDC STANDARDS FOR DISTRICT	PAD PROPOSED
GENERAL PLAN LAND USE	R-3	R-3
GENERAL PLAN DENSITY	20 DU/ACRE	20 DU/ACRE
SITE AREA	N/A	15,000 S.F. (.344 ACRES)
DWELLING QUANTITY	# UNITS	6 UNITS
DENSITY	DU/ACRE	20 DU/ACRE
BUILDING HEIGHT	30 FT MAX	34'-8" SINGLE FAMILY 30'-0" CONDOS
BUILDING LOT COVERAGE	50% MAX	40% (5,930 S.F.)
SITE LANDSCAPE COVERAGE	25% MIN	36% (5,663 S.F.)
BUILDING SETBACKS		(3) SINGLE FAMILY
		FRONT 20Ft
		SIDE 10Ft
		REAR 15Ft
		STREET SIDE 10Ft
		(3) CONDOS
		FRONT 20Ft
		SIDE 10Ft
		REAR 15Ft
		STREET SIDE 10Ft
VEHICLE PARKING QUANTITY		UNIT A- 3 BEDROOM (2 CAR TANDEM GARAGE + 1 GUEST BEHIND GARAGE) UNIT B- 4 BED (2 CAR TANDEM GARAGE + 1 GUEST BEHIND GARAGE) <b>MULTIFAMILY</b> 9 REQUIRED 10 PROVIDED UNIT C- 3 BED (2 CAR GARAGE + 2 GUEST BEHIND GARAGE) <b>SINGLE FAMILY</b> 6 REQUIRED 12 PROVIDED
BICYCLE PARKING QUANTITY		UNIT A - 3 BED (.75 SPACES) UNIT B (2) - 4 BED (.75 SPACES) <b>TOTAL REQUIRED: 2.25 SPACES</b> <b>TOTAL PROVIDED: 3 SPACES</b>
USES		(3) SINGLE FAMILY HOMES WITH 3 BEDROOM & DEN (3) CONDOMINIUMS WITH (1) 3 BEDROOM & (2) 4 BEDROOM

DS000000

PAD000000

NORTH

REC000000

REC000000

PAD000000

DS000000

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(480) 9472777 Fax (480) 9472776



PROFESSIONAL  
W 9TH ST & WILSON  
423 WEST 9TH STREET  
TUMACACI, AZ 85081  
**SITE PLAN**

REVISIONS	BY

DRAWN: JM  
CHECKED: GP  
DATE: 2013  
SCALE: 1"=10'-0"  
JOB NO.: 000  
SHEET  
**A1.0**  
91 OF SHEETS  
SITE PLAN





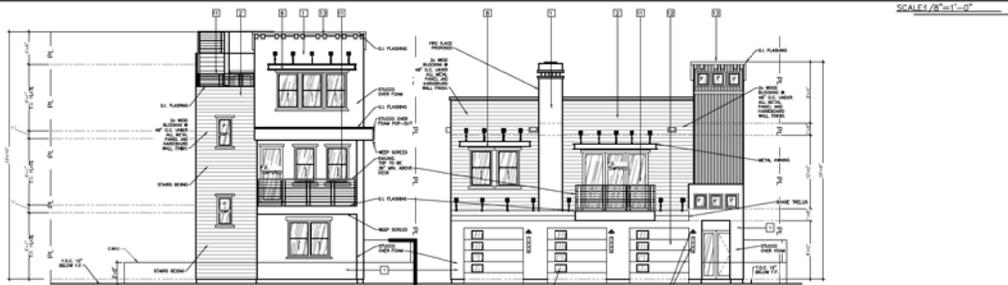
- MATERIAL NOTES**      **COLOR**
- EXTERIOR STUCCO      DEC 705, DE6178 BURNT CRIMSON (RED BROWN) & BOUTIQUE BEIGE (GOLD TONED BEIGE)
  - SMOOTH HARDIE PLANK HRZN'L LAP SIDING      DE6379 SILVER LAKE (LIKE COOL GREY)
  - SMOOTH HARDIE PANEL BOARD AND BATTEN
  - GALVANIZED CORRUGATED METAL SIDING
  - METAL STANDING SEAM ROOF
  - DECORATIVE METAL AWNING      DE6384 IRON FIXTURE (DARK WARM GREY)
  - DECORATIVE METAL TRELLIS      DE6384 IRON FIXTURE (DARK WARM GREY)
  - STUCCO O/ FOAM TRIM      DE6384 IRON FIXTURE (DARK WARM GREY)
  - WOOD TRIM      DE6384 IRON FIXTURE (DARK WARM GREY)
  - STUCCO METAL REGLET
  - METAL GUARDRAIL      DE6384 IRON FIXTURE (DARK WARM GREY)
  - TRANSLUCENT PANEL GARAGE DOOR
  - EXPOSED RAFTER TAILS      DE6384 IRON FIXTURE (DARK WARM GREY)
- THE MATERIALS AND COLORS ARE APPROVED AS FRISHTENDED:

ROOF - STANDING SEAM METAL ROOFING WITH 1.75" SEAM HEIGHT  
 SIDING - HARDIEPLANK ARTISAN LAP SIDING SMOOTH 5" EXPOSURE  
 MAIN BUILDING - LA HAKKA STUCCO SAND FINISH  
 SIDING - CORRUGATED METAL SIDING 7/8" X 2 3/4" PROFILE, BONDERIZED  
 SIDING - HARDIEPANEL CEDARMILL VERTICAL SIDING, BOARD & BATTEN

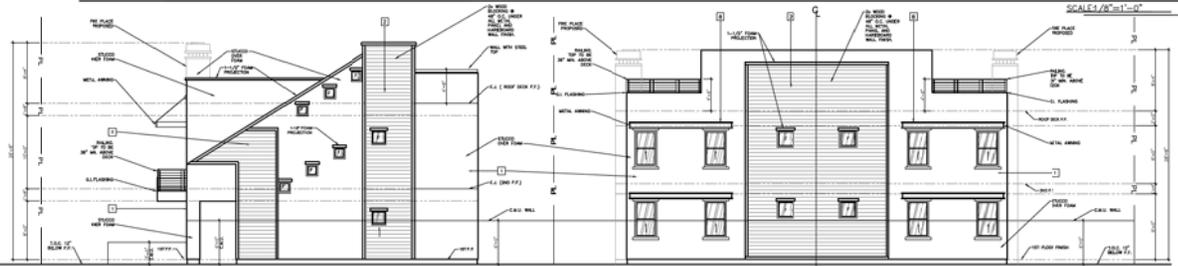
COLOR PALETTES ARE DUNN EDWARDS OR EQUIVALENT:  
 MAIN BUILDING - DE129 RUSTIC TAUPE (MEDIUM TAUPE)  
 TRIM & ACCENT - DE6370 CHARCOAL SMUDGE (DARK GREY)  
 MAIN BUILDING - DE6278 STONE CREEK (MEDIUM CLIVE GREEN)  
 MAIN BUILDING - DE6770 DRIFTING (LIGHT TAUPE)  
 TRIM & ACCENT - DE6755 COCOA (DARK BROWN)  
 TRIM & ACCENT - DE6779 WOODLAWN GREEN (DARK BLUE-TONED GREEN)  
 MAIN BUILDING - DE6178 BOUTIQUE BEIGE (GOLD TONED BEIGE)  
 TRIM & ACCENT - DEW358 MILK GLASS (WHITE)  
 MAIN BUILDING - DE6384 IRON FIXTURE (DARK WARM GREY)  
 MAIN BUILDING - DE6379 SILVER LAKE (LIKE COOL GREY)  
 TRIM & ACCENT - DE6383 BANK VAULT (MEDIUM WARM GREY)  
 TRIM & ACCENT - DE6705 BURNT CRIMSON (RED BROWN)  
 MAIN BUILDING - DE621 FLINTSTONE (LIGHT WARM GREY)  
 TRIM & ACCENT - DE6224 TREASURE CHEST (DARK OLIVE GREEN)  
 TRIM & ACCENT - DE6218 ANTIQUE PAPER (WHITE)



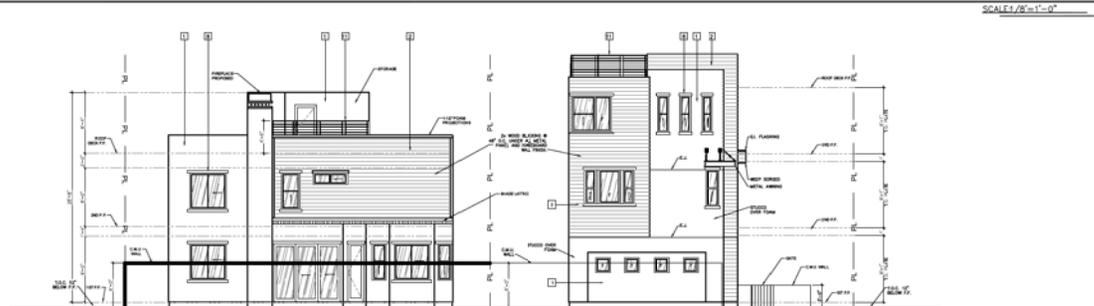
**NORTH ELEVATION (9TH STREET)**



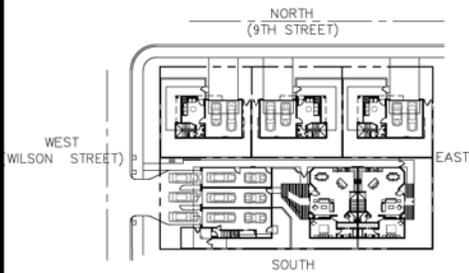
**WEST ELEVATION (WILSON STREET)**



**SOUTH ELEVATION**



**EAST ELEVATION**



**SITE PLAN KEY REFERENCE**

SCALE 1/8"=1'-0"

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND EXISTING STRUCTURES. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND EXISTING STRUCTURES. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY DAMAGE TO ADJACENT PROPERTIES.

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RESIDENTIAL  
**W 9TH ST & WILSON**  
 423 WEST 9TH STREET  
 TUCSON, AZ 85705

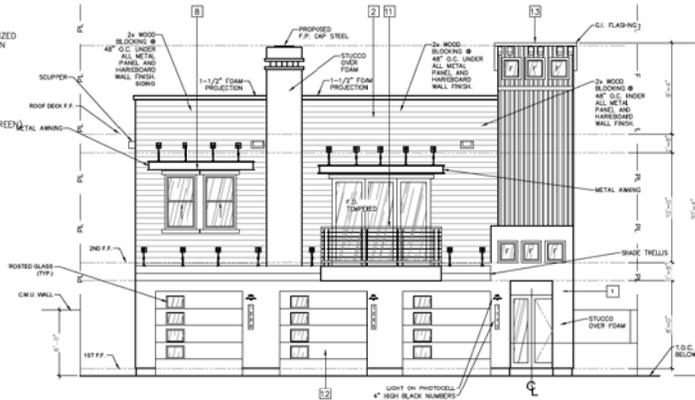
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DRAWN: JM  
 CHECKED: GP  
 DATE: 2013  
 SCALE: 1/8"=1'-0"  
 JOB NO.: 000  
 SHEET: A3.0  
 OF 2 SHEETS

MATERIAL NOTES	COLOR
1 EXTERIOR STUCCO	DEC 705, DE6178 BURNT CRIMSON (RED BROWN) & BOUTIQUE BDOE (GOLD TONED BEIGE)
2 SMOOTH HARDIE PLANK HRZNTL LAP SIDING	DE6379 SILVER LAKE (LIKE COOL GREY)
3 SMOOTH HARDIE PANEL BOARD AND BATTEN	
4 GALVANIZED CORRUGATED METAL SIDING	
5 METAL STANDING SEAM ROOF	
6 DECORATIVE METAL AWNING	DE6384 IRON FIXTURE (DARK WARM GREY)
7 DECORATIVE METAL TRELLIS	DE6384 IRON FIXTURE (DARK WARM GREY)
8 STUCCO O/ FOAM TRIM	DE6384 IRON FIXTURE (DARK WARM GREY)
9 WOOD TRIM	DE6384 IRON FIXTURE (DARK WARM GREY)
10 STUCCO METAL REGLET	
11 METAL GUARDRAIL	DE6384 IRON FIXTURE (DARK WARM GREY)
12 TRANSLUCENT PANEL GARAGE DOOR	
13 EXPOSED RAFTER TAILS	DE6384 IRON FIXTURE (DARK WARM GREY)

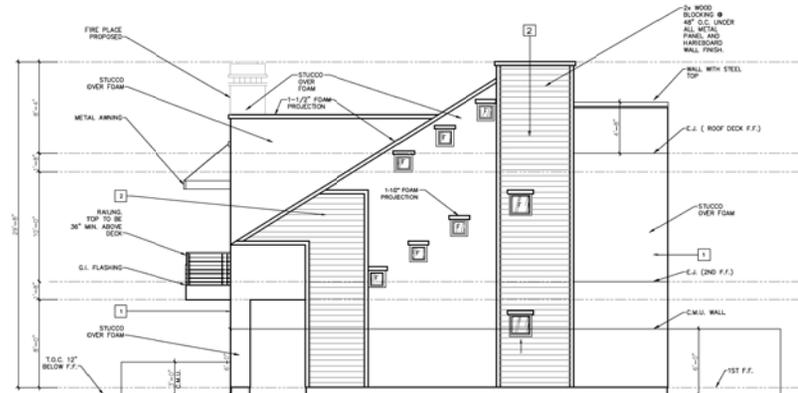
THE MATERIALS AND COLORS ARE APPROVED AS PRESENTED:  
 ROOF - STANDING SEAM METAL ROOFING WITH 1.75" SEAM HEIGHT  
 SIDING - HARDIE/PLANK ARTISAN LAP SIDING SMOOTH 5" EXPOSURE  
 MAIN BUILDING - LA HABRA STUCCO SAND FINISH  
 SIDING - CORRUGATED METAL SIDING 7/8" X 2 3/4" PROFILE, BONDERIZED  
 SIDING - HARDIE/PANEL CEDARMILL VERTICAL SIDING, BOARD & BATTEN

COLOR PALETTES ARE DUNN EDWARDS OR EQUIVALENT:  
 MAIN BUILDING - DE129 RUSTIC TAUPE (MEDIUM TAU)  
 TRIM & ACCENT - DE6379 CHARCOAL, OMAHOE (DARK GREY)  
 MAIN BUILDING - DE6379 DRIFTING (LIGHT TAUPE)  
 TRIM & ACCENT - DE6375 COCOA (DARK BROWN)  
 MAIN BUILDING - DE6378 BOUTIQUE BEIGE (GOLD TONED BEIGE)  
 TRIM & ACCENT - DE6358 MILK GLASS (WHITE)  
 MAIN BUILDING - DE6384 IRON FIXTURE (DARK WARM GREY)  
 TRIM & ACCENT - DE6379 CHARCOAL, OMAHOE (DARK GREY)  
 MAIN BUILDING - DE6379 SILVER LAKE (LIKE COOL GREY)  
 TRIM & ACCENT - DE6383 BANK VAULT (MEDIUM WARM GREY)  
 MAIN BUILDING - DE6375 DRIFTING (LIGHT TAUPE)  
 TRIM & ACCENT - DE6375 COCOA (DARK BROWN)  
 MAIN BUILDING - DE6224 TREASURE CHEST (DARK OLIVE GREEN)  
 TRIM & ACCENT - DE6218 ANTIQUE PAPER (WHITE)



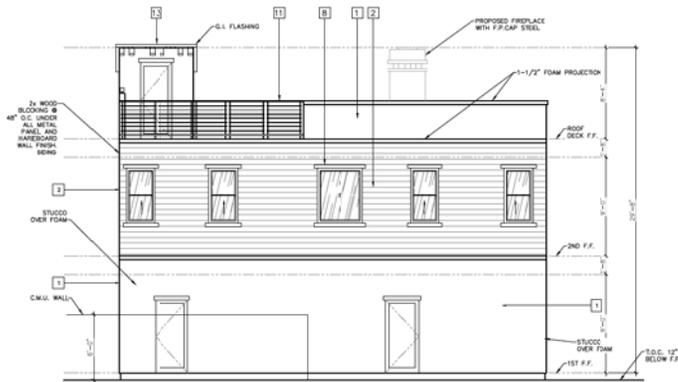
WEST ELEVATION

SCALE 3/16"=1'-0"



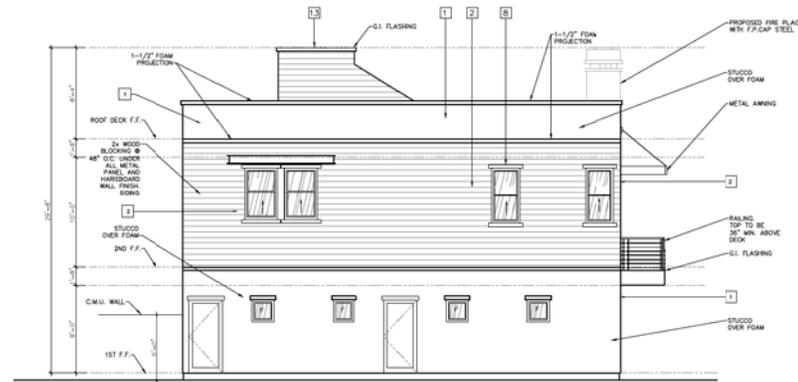
SOUTH ELEVATION

SCALE 3/16"=1'-0"



EAST ELEVATION

SCALE 3/16"=1'-0"



NORTH ELEVATION

SCALE 3/16"=1'-0"

# UNIT A ELEVATIONS

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK, AS AMENDED BY THE 2015 CITY OF PHOENIX ORDINANCES, AND THE 2015 INTERNATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODE BOOK, AS AMENDED BY THE 2015 CITY OF PHOENIX ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX.

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RESIDENTIAL  
**W 9TH ST & WILSON**  
 UNIT A ELEVATIONS  
 433 WEST 9TH STREET  
 TUMACACI, AZ 85081

REVISIONS	BY

DRAWN	JM
CHECKED	GP
DATE	2013
SCALE	1/4"=1'-0"
JOB NO.	000
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OF	02
SHEETS	

UNIT A ELEVATIONS

MATERIAL NOTES	COLOR
1 EXTERIOR STUCCO	DEC 705, DE6178 BURNT CRIMSON (RED BROWN) & BOUTIQUE BIDGE (GOLD TONED BEIGE)
2 SMOOTH HARDIE PLANK HRZNTL LAP SIDING	DE6379 SILVER LAKE (LIKE COOL GREY)
3 SMOOTH HARDIE PANEL BOARD AND BATTEN	
4 GALVANIZED CORRUGATED METAL SIDING	
5 METAL STANDING SEAM ROOF	
6 DECORATIVE METAL AWNING	DE6384 IRON FIXTURE (DARK WARM GREY)
7 DECORATIVE METAL TRELLIS	DE6384 IRON FIXTURE (DARK WARM GREY)
8 STUCCO O/ FOAM TRIM	DE6384 IRON FIXTURE (DARK WARM GREY)
9 WOOD TRIM	DE6384 IRON FIXTURE (DARK WARM GREY)
10 STUCCO METAL REGLET	
11 METAL GUARDRAIL	DE6384 IRON FIXTURE (DARK WARM GREY)
12 TRANSLUCENT PANEL GARAGE DOOR	
13 EXPOSED RAFTER TAILS	DE6384 IRON FIXTURE (DARK WARM GREY)

THE MATERIALS AND COLORS ARE APPROVED AS PRESENTED:

ROOF - STANDING SEAM METAL ROOFING WITH 1.75" SEAM HEIGHT SIDING - HARDIEPLANK ARTISAN LAP SIDING SMOOTH 5' EXPOSURE MAIN BUILDING - LA HABRA STUCCO SAND FINISH SIDING - CORRUGATED METAL SIDING 7/8" X 2 3/4" PROFILE, BONDERIZED SIDING - HARDIEPANEL CEDARMILL VERTICAL SIDING, BOARD & BATTEN

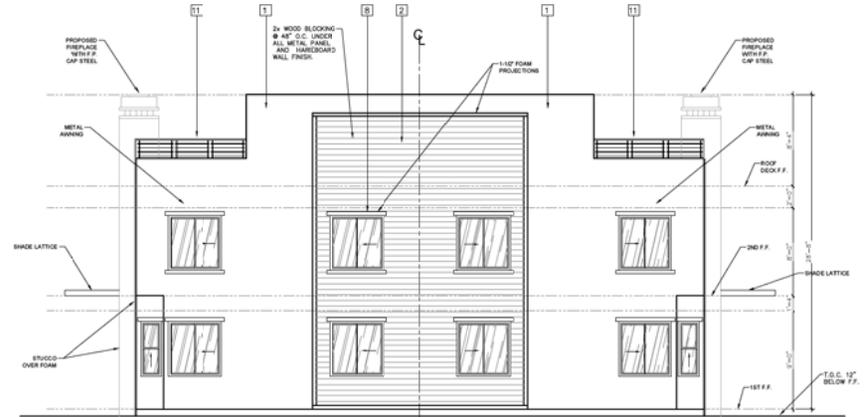
COLOR PALETTES ARE DUNN EDWARDS OR EQUIVALENT:  
 MAIN BUILDING - DE129 RUSTIC TAUPE (MEDIUM TAN)  
 TRIM & ACCENT - DE6379 CHARCOAL, OMAHOSE (DARK GREY)  
 TRIM & ACCENT - DE6278 STONE CREEK (MEDIUM OLIVE GREEN)  
 MAIN BUILDING - DE6770 DRIFTING (LIGHT TAUPE)  
 TRIM & ACCENT - DE6755 COCOA (DARK BROWN)  
 TRIM & ACCENT - DE6779 WOODLAWN GREEN (DARK BLUE-TONED GREEN)  
 MAIN BUILDING - DE6178 BOUTIQUE BEIGE (GOLD TONED BEIGE)  
 TRIM & ACCENT - DE6358 MILK GLASS (WHITE)  
 TRIM & ACCENT - DE6384 IRON FIXTURE (DARK WARM GREY)  
 MAIN BUILDING - DE6379 SILVER LAKE (LIKE COOL GREY)  
 TRIM & ACCENT - DE6383 BANK VAULT (MEDIUM WARM GREY)  
 TRIM & ACCENT - DE6705 BURNT CRIMSON (RED BROWN)  
 MAIN BUILDING - DE621 FLINTSTONE (LIGHT WARM GREY)  
 TRIM & ACCENT - DE6224 TREASURE CHEST (DARK OLIVE GREEN)  
 TRIM & ACCENT - DE6218 ANTIQUE PAPER (WHITE)



WEST ELEVATION

SCALE 3/16"=1'-0"

# UNIT B ELEVATIONS



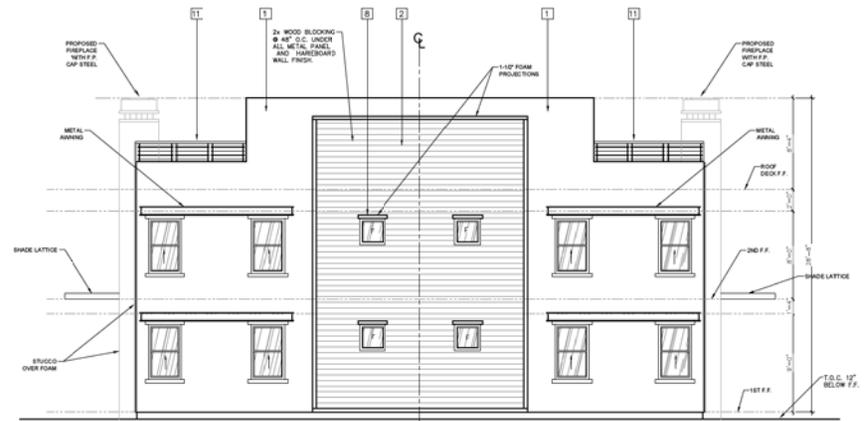
SOUTH ELEVATION

SCALE 3/16"=1'-0"



EAST ELEVATION

SCALE 3/16"=1'-0"



NORTH ELEVATION

SCALE 3/16"=1'-0"

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL MECHANICAL CODE BOOK (IMC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.

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 (602) 9427777 Fax (602) 9427776



RESIDENTIAL  
**W 9TH ST & WILSON**  
 433 WEST 9TH STREET  
 TUCSON, AZ 85705

REVISIONS	BY

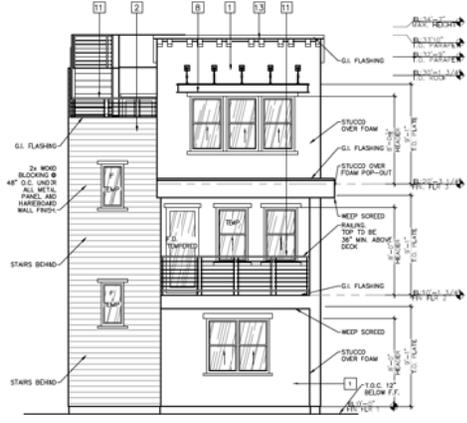
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CHECKED	GP
DATE	2013
SCALE	1/4"=1'-0"
JOB NO.	000
SHEET	A3.2
OF SHEETS	02

UNIT B ELEVATIONS

MATERIAL NOTES	COLOR
1 EXTERIOR STUCCO	DEC 705, DE6178 BURNT CRIMSON (RED BROWN) & BOUTIQUE BDOE (GOLD TONED BEIGE)
2 SMOOTH HARDIE PLANK HRZNTL LAP SIDING	DE6379 SILVER LAKE (LIKE COOL GREY)
3 SMOOTH HARDIE PANEL BOARD AND BATTEN	
4 GALVANIZED CORRUGATED METAL SIDING	
5 METAL STANDING SEAM ROOF	
6 DECORATIVE METAL AWNING	DE6384 IRON FIXTURE (DARK WARM GREY)
7 DECORATIVE METAL TRELLIS	DE6384 IRON FIXTURE (DARK WARM GREY)
8 STUCCO O/ FOAM TRIM	DE6384 IRON FIXTURE (DARK WARM GREY)
9 WOOD TRIM	DE6384 IRON FIXTURE (DARK WARM GREY)
10 STUCCO METAL REGLET	
11 METAL GUARDRAIL	DE6384 IRON FIXTURE (DARK WARM GREY)
12 TRANSLUCENT PANEL GARAGE DOOR	
13 EXPOSED RAFTER TAILS	DE6384 IRON FIXTURE (DARK WARM GREY)

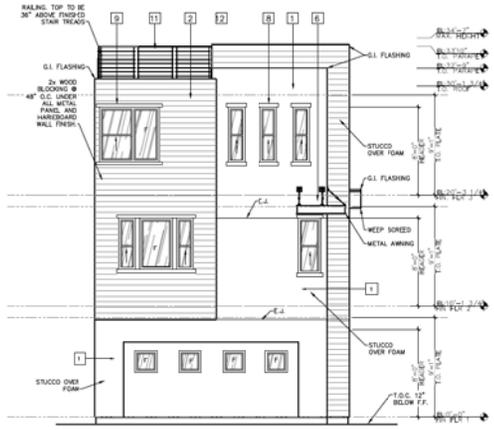
THE MATERIALS AND COLORS ARE APPROVED AS PRESENTED:  
 ROOF - STANDING SEAM METAL ROOFING WITH 1.75" SEAM HEIGHT  
 SIDING - HARDIEPLANK ARTISAN LAP SIDING SMOOTH 5" EXPOSURE  
 MAIN BUILDING - LA HABRA STUCCO SAND FINISH  
 SIDING - CORRUGATED METAL SIDING 7/8" X 2 3/4" PROFILE, BONDERIZED  
 SIDING - HARDEIPANEL CEDARMILL VERTICAL SIDING, BOARD & BATTEN

COLOR PALETTES ARE DUNN EDWARDS OR EQUIVALENT:  
 MAIN BUILDING - DE129 RUSTIC TAUPE (MEDIUM TAN)  
 TRIM & ACCENT - DE6379 CHARCOAL, OMAHOE (DARK GREY)  
 TRIM & ACCENT - DE6278 STONE CREEK (MEDIUM OLIVE GREEN)  
 MAIN BUILDING - DE6770 DRIFTING (LIGHT TAUPE)  
 TRIM & ACCENT - DE6755 COCOA (DARK BROWN)  
 TRIM & ACCENT - DE6779 WOODLAWN GREEN (DARK BLUE-TONED GREEN)  
 MAIN BUILDING - DE6178 BOUTIQUE BEIGE (GOLD TONED BEIGE)  
 TRIM & ACCENT - DE6356 MILK GLASS (WHITE)  
 TRIM & ACCENT - DE6384 IRON FIXTURE (DARK WARM GREY)  
 MAIN BUILDING - DE6379 SILVER LAKE (LIKE COOL GREY)  
 TRIM & ACCENT - DE6383 BANK VAULT (MEDIUM WARM GREY)  
 TRIM & ACCENT - DE6705 BURNT CRIMSON (RED BROWN)  
 MAIN BUILDING - DE621 FLINTSTONE (LIGHT WARM GREY)  
 TRIM & ACCENT - DE6224 TREASURE CHEST (DARK OLIVE GREEN)  
 TRIM & ACCENT - DE6218 ANTIQUE PAPER (WHITE)



WEST ELEVATION

SCALE 3/16"=1'-0"



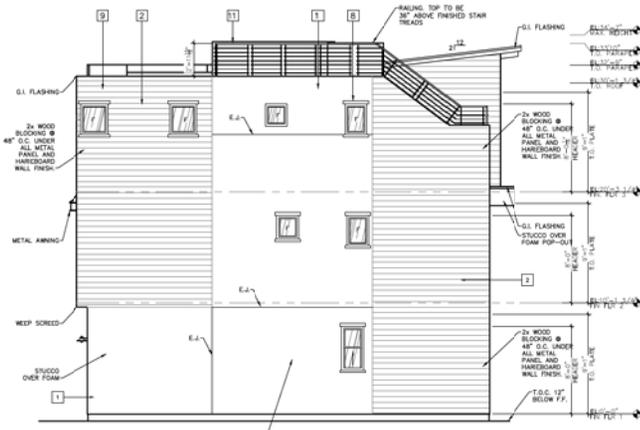
EAST ELEVATION

SCALE 3/16"=1'-0"



SOUTH ELEVATION

SCALE 3/16"=1'-0"



NORTH ELEVATION

SCALE 3/16"=1'-0"

# UNIT C ELEVATIONS

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2013 INTERNATIONAL MECHANICAL CODE BOOK (IMC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

**PALMER ARCHITECTS, LTD.**  
 4222 E Camelback Rd. • Suite H-200 • Phoenix, AZ 85018  
 (480) 9427277 Fax (480) 9427276



RESIDENTIAL  
**W 9TH ST & WILSON**  
 433 W. WEST 9TH STREET  
 TUMACACI, AZ 85081

REVISIONS	BY

DRAWN: JM  
 CHECKED: GP  
 DATE: 2013  
 SCALE: 1/8"=1'-0"  
 JOB NO.: 000  
 SHEET: A3.3  
 62 OF SHEETS

UNIT C ELEVATIONS

## **431 W. 9<sup>TH</sup> STREET ( 9<sup>TH</sup> & WILSON)**

### **NEIGHBORHOOD MEETING SUMMARY**

LOCATION: BOYS & GIRLS CLUB

FEBRUARY 19, 2016 @ 6:00PM

The project was met with opposition from a vast majority of the neighbors in attendance. On numerous occasions neighbors in attendance referred to the 'Strategic Plan' that was created by the community and suggested that the developer review it. It was also suggested that the developer should have come to the neighbors first and consulted with them prior to the community meeting.

#### Neighborhood Concerns:

- Project density
- Parking: that there are already too many cars parked on the street. Potential residents will not use the tandem parking & the development will lead to even more cars on the street.
- The contemporary style will not fit into the neighborhood.
- The 'spirit' and/or 'character' of the neighborhood would change. Neighbor described the character as: eclectic, little house w/ green space, 25ft setbacks, flood irrigation, sight lines to neighbors
- Property taxes will go up.
- Renters concerned that rents in the area will go up.

Several neighbors brought up other projects that they were in opposition of, examples of what could happen (959 Ash) and how they have seen neighborhoods being taken apart without representation. Neighbors stated they would rather it be a dirt lot or leave it as is.

As a majority, it was a very contemptuous group. On numerous occasions several attendees interrupted the developer, architect and one another. Often followed by cheering. There were comments made implying that the developer 'was not a local', etc. False and misinformed statements were made regarding purchase price of the property and the success/vacancy of the developer's other project The Newport at Tempe.

Noted that several 'neighborhood' attendees were running for office and made a point to push their agenda.

In conclusion: the Developer agreed to confer with a few representatives from the neighborhood to have orderly discussions, address concerns and work on revising the current plan. Developer stated that he would remain firm in building 6 units.

## **431 W. 9<sup>TH</sup> STREET ( 9<sup>TH</sup> & WILSON)**

### **NEIGHBORHOOD MEETING SUMMARY (2<sup>nd</sup>)**

LOCATION: BOYS & GIRLS CLUB  
MARCH 16, 2016 @ 5:30PM

The revised plan was presented to the Neighbors. Taking the comments made in the prior neighborhood meeting into account and after working with neighborhood representatives the following key changes were made to address their concerns/objections:

- The homes changed from 3 story contemporary to 2 story craftsman style.
- Reduced height of homes.
- Garages changed from 3 car tandem to 2 car side-by-side.

Neighbor representatives confirmed that the developer discussed the project with them and took some of their suggestions into account. Developer addressed the "Strategic Plan" and made some modifications that were adopted in the plan: designed balconies, doors in front and rear to address the 'eyes on the street' point, etc.

#### Discussion Points:

Water usage concern and impact of the 6 units was brought up and addressed by the developer and the city representative.

A few neighbors that rent in the area felt that they should have had more input/ representation and brought up concerns once again that the caliber of the development would potentially raise rent in the area. Developer stated that original intent was to build more affordable apartments but was encouraged to build for sale housing. A female attendee (renter) stated that it is a beautiful product but expressed concern over price. Another renter very liberally expressed his concern and distain for this and suggested that the developer build more affordable housing – city representative addressed concern over affordable housing and offered information/assistance.

Developer addressed the single family designation, lot lines, air gap, lot ownership, and the HOA common areas and HOA after homes are sold. Paint color had not been decided yet but nothing 'outrageous'.

City Representative clarified that the developer is not required to find public parking for those currently parking in the street.

Addressed construction concern: plan is to build all units at once.

Addressed landscape plan: in favor of live oak trees. City Rep confirmed that the PAD holds the Developer responsible for the design/landscape and that the city still has to approve the current plan displayed.

Address Color: Color was not decided at the time of the meeting. Trim can be white. No two houses next to each-other is to be the same color. One neighbor's preference was to not to have beige houses. Discussed siding.

Discussions regarding the DRC and changes in Tempe. Developer is within his right to build 6 units, work with him or against him. Acknowledged that they have seen Tempe change. Permitted parking was suggested and developer had a favorable outlook on adjoining with that if it helps the neighborhood.



**PALMER ARCHITECTS, LTD.**

W. 9<sup>th</sup> St. / S. Wilson St.

**TALKING POINTS**

We have reviewed the Northwest Tempe Neighborhood Strategic Plan 1998-2002.

The following directives have been addressed:

1. Eliminated the 6 car tandem garage.
2. Have reduced home height by over 10'-0".
3. Have single driveway off W. 9<sup>th</sup> Street. We exceeded parking requirements and all parking is within interior of property.
4. The units facing S Wilson Street will have front porches and a second entry has been added to address neighborhoods as proposed in report. This provides a higher neighborhood security with eyes on the street.
5. Garage depths have been increased to provide additional storage for homeowners.
6. Design is now a Craftsman Heritage Style popular in the 20s,30s, and the 40s to complement the character of the existing neighborhood homes.
7. Landscape complements that of existing neighborhood with many similar trees.
8. This product is single family for sale residential homes, all have yards. This product is family friendly and pride of ownership keeps neighborhood values high.
9. All utilities are underground.
10. The color palette and materials complement the Craftsman Heritage Style yet provide individual identity to each unit.
11. These homes will meet energy star ratings, low water usage, while fostering livability and creating a more sustainable lifestyle for the homeowners.
12. This type of product will maintain and increase residential property.
13. The project encourages preservation of the historic character of the neighborhood.
14. Use of architectural elements that increase the interest of passers-by (example: windows and doorways instead of walls)
15. Parking garages, bike racks, and guest parking on interior of lots.
16. Exterior covered patios on second floor look into interior of project affording neighborhood greater privacy.
17. Landscaping is used to soften areas and connect neighborhoods providing shade and cooling, as well as, ample pedestrian shade.
18. Project is courtyard style development with varied facades, colors, and textures.

## Kaminski, Diana

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**From:** Ron Bimrose [REDACTED]  
**Sent:** Sunday, March 27, 2016 5:47 PM  
**To:** Kaminski, Diana  
**Subject:** Risi Project

Hi Diana-

Just a quick note in regards to the Risi Project at 9th and Wilson.

As it is not going to be a single family dwelling I was impressed and pleased with the changes made to better fit in the neighborhood and be respectful of the neighbors close by. I think some grass would be a nice addition but it might be problematical with the hoa situation. The color choices were not final but I was fine with them.

Here's hoping the rest of the review process is calm and orderly,

Ron Bimrose

## Kaminski, Diana

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**From:** Robert Burget [REDACTED]  
**Sent:** Sunday, March 27, 2016 6:38 PM  
**To:** Kaminski, Diana  
**Subject:** Feedback for the 9th & Wilson proposed development

Greetings Diana,

I wanted to provide some feedback about Joe Risi's proposed development of six units on the SE corner of 9th & Wilson streets in the Wilson Art & Garden neighborhood. I live at [REDACTED] South Wilson Street, [REDACTED] across from the project and have lived or rented in the Maple/Ash/Farmer/Wilson neighborhood since 1989.

I attended both meetings at the Boys and Girls Club, February 19 & March 16. I support the design that was presented at the March 16 meeting. In my opinion, the plans were changed significantly from the first meeting, with Joe Risi implementing many of the neighbor's suggestions into the new designs including a craftsman-style house design, a lower overall height to match surrounding houses and the tandem parking that was first proposed has been eliminated entirely. The landscaping plans were also changed, allowing eventually for the six properties to blend into the green canopy environment that we currently enjoy on Wilson street.

Although there are a few minor details that I still believe need some changing, the project presented on March 16 is a design that I approve of and reflect an effort on Mr. Risi's behalf to work with the desires of the Wilson street neighbors. The new designs have elicited positive comments from several friends that I have spoken to about the project who currently own and rent properties in the neighborhood.

Thank you in advance for collecting feedback and your overall efforts in our neighborhoods

Sincerely, Robert Burget

[REDACTED] Wilson St.  
Tempe, Arizona  
[REDACTED]

## Kaminski, Diana

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**From:** Laura Stewart [REDACTED]  
**Sent:** Monday, March 28, 2016 6:46 PM  
**To:** Kaminski, Diana  
**Subject:** Opposition to the Proposed Development at 9th Street and Wilson Street, Case Number: PL15336

Dear Development Review Commission,

As a resident of the Mitchell Park neighborhood, I am writing to voice my strong opposition to the proposed development located at the corner of 9<sup>th</sup> Street and Wilson Street in the Wilson Art and Garden District. As proposed, the development would require a Planned Area Development (PAD) overlay due to decreased building setbacks. I strongly urge you not to recommend this PAD overlay to the City Council for the following reasons:

**The proposed development would irreversibly alter the character of the neighborhood.** This proposed development is located within a designated cultural resource area. According to the City of Tempe's 2040 General Plan, reinvestment in the community's cultural resource areas should be reflective of the character of each area. Further, incompatible designs should be discouraged. This proposed development is compatible with neither the existing culture nor the existing aesthetics of the surrounding area. At the initial project meeting held by the developer on March 16th, a large group of neighbors expressed their numerous concerns regarding the project. Following the meeting, the developer selected a new design for the property that partially addressed parking concerns as well as some superficial aesthetic concerns; however, the new design did not address the core problems with the project.

Despite the aesthetic problems with this project resulting from the decreased setbacks and high structure density, the most troubling aspect of this project is that its construction would displace current residents through increased housing costs. As proposed, this development would cram six houses onto a lot that is currently occupied by one single family home. The \$400,000 asking price for each of the development's six units is well above the value of most of the surrounding homes. Many current residents would not be able to purchase housing in this neighborhood at that price. If the future property owners choose to rent out their properties, monthly rental costs would be commensurate with the value of the property so would also be beyond the reach of many of the neighborhood's current residents. The current residents of the neighborhood are what make it great and any project that would contribute to pricing them out should never be built. The developer has stated that the PAD overlay is necessary for him to design a project that meets his desired price point. By his own admission, **the developer would have to build a cheaper design, and thus a more appropriate design, without the decreased setbacks he is requesting.**

The Wilson Art and Garden District and the larger Mitchell Park neighborhood is one of the oldest neighborhoods in the city. The City of Tempe recognized the value of the area when it recognized it as a cultural resource area. I live here because I appreciate its beauty and unique culture. This development would undermine the very qualities that I value and reasons I chose to live here in the first place. If granted, the PAD overlay would set a precedent for other developments in the area. Over time, our neighborhood would be irreversibly altered if this development and others like it were allowed to move forward. Zoning laws are put in place for a reason and this development should be built to the current standards. If it is not, the residents of this neighborhood will be forced to forever deal with the consequences while the developer walks away with his profit.

For these reasons, I strongly urge you not to recommend this PAD overlay to the City Council.

Sincerely,  
Laura Stewart  
Mitchell Park Property Owner and Resident

## Kaminski, Diana

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**From:** Caroline Burget [REDACTED]  
**Sent:** Monday, March 28, 2016 7:26 PM  
**To:** Kaminski, Diana  
**Cc:** Caroline Burget  
**Subject:** 9th & Wilson Development

Hello Diana,

I am writing to you in response to the development at 9th and Wilson. I live at [REDACTED] Wilson St., [REDACTED] across from where the proposed development will be. Like many other neighbors, I was in opposition to Mr. Risi's original plans for the property, but after seeing the changes he made to them, I am in complete support. I feel as though what Mr. Risi currently has planned for the lot would fit in very nicely with our neighborhood, i.e. the architecture and landscape. As someone who has lived across from this property my entire life, I do not mind the changes to it, rather, I welcome them. Thank you for taking the time to consider feedback from neighbors.

Sincerely,

Caroline Burget

## Kaminski, Diana

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**From:** jacquelyn edens [REDACTED]  
**Sent:** Monday, March 28, 2016 8:17 PM  
**To:** Kaminski, Diana  
**Subject:** 9th and Wilson Development - No, Thank you :)

Hello,

As a resident of the Mitchell Park neighborhood, I am writing to voice my strong opposition to the proposed development located at the corner of 9th Street and Wilson Street in the Wilson Art and Garden District. As proposed, the development would require a Planned Area Development (PAD) overlay due to decreased building setbacks. I strongly urge you not to recommend this PAD overlay to the City Council for the following reasons:

The proposed development would irreversibly alter the character of the neighborhood. This proposed development is located within a designated cultural resource area. According to the City of Tempe's 2040 General Plan, reinvestment in the community's cultural resource areas should be reflective of the character of each area. Further, incompatible designs should be discouraged. This proposed development is compatible with neither the existing culture nor the existing aesthetics of the surrounding area. At the initial project meeting held by the developer on March 16th, a large group of neighbors expressed their numerous concerns regarding the project. Following the meeting, the developer selected a new design for the property that partially addressed parking concerns as well as some superficial aesthetic concerns; however, the new design did not address the core problems with the project.

Despite the aesthetic problems with this project resulting from the decreased setbacks and high structure density, the most troubling aspect of this project is that its construction would displace current residents through increased housing costs. As proposed, this development would cram six houses onto a lot that is currently occupied by one single family home. The \$400,000 asking price for each of the development's six units is well above the value of most of the surrounding homes. Many current residents would not be able to purchase housing in this neighborhood at that price. If the future property owners choose to rent out their properties, monthly rental costs would be commensurate with the value of the property so would also be beyond the reach of many of the neighborhood's current residents. The current residents of the neighborhood are what make it great and any project that would contribute to pricing them out should never be built. The developer has stated that the PAD overlay is necessary for him to design a project that meets his desired price point. By his own admission, the developer would have to build a cheaper design, and thus a more appropriate design, without the decreased setbacks he is requesting.

The Wilson Art and Garden District and the larger Mitchell Park neighborhood is one of the oldest neighborhoods in the city. The City of Tempe recognized the value of the area when it recognized it as a cultural resource area. I live here because I appreciate its beauty and unique culture. This development would undermine the very qualities that I value and reasons I chose to live here in the first place. If granted, the PAD overlay would set a precedent for other developments in the area. Over time, our neighborhood would be irreversibly altered if this development and others like it were allowed to move forward. Zoning laws are put in place for a reason and this development should be built to the current standards. If it is not, the residents of this neighborhood will be forced to forever deal with the consequences while the developer walks away with his profit. For these reasons, I strongly urge you not to recommend this PAD overlay to the City Council.

kindly,  
Jackie Martin

## Kaminski, Diana

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**From:** Kendra Sollars [REDACTED]  
**Sent:** Monday, March 28, 2016 8:33 PM  
**To:** Kaminski, Diana  
**Subject:** 9th and Wilson Development

Hello Diana,

I am writing to express my concern about the planned development at 9th and Wilson. I am a native to the area and recently just purchased my first home not too far from here. I chose to purchase here because of the people who live here and the character of the neighborhood. We do not need more luxury developments, forcing long time residents out of the neighborhood and we do not need the character of our neighborhood altered. This development would do exactly that.

Please reconsider.

Kendra Sollars

## Kaminski, Diana

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**From:** Alana [REDACTED]  
**Sent:** Monday, March 28, 2016 8:37 PM  
**To:** Kaminski, Diana  
**Subject:** 9th & Wilson

As a resident of the Mitchell Park neighborhood, I am writing to voice my strong opposition to the proposed development located at the corner of 9th Street and Wilson Street in the Wilson Art and Garden District. As proposed, the development would require a Planned Area Development (PAD) overlay due to decreased building setbacks. I strongly urge you not to recommend this PAD overlay to the City Council for the following reasons:

The proposed development would irreversibly alter the character of the neighborhood. This proposed development is located within a designated cultural resource area. According to the City of Tempe's 2040 General Plan, reinvestment in the community's cultural resource areas should be reflective of the character of each area. Further, incompatible designs should be discouraged. This proposed development is compatible with neither the existing culture nor the existing aesthetics of the surrounding area. At the initial project meeting held by the developer, a large group of neighbors expressed their numerous concerns regarding the project. Following the meeting, the developer selected a new design for the property that partially addressed parking concerns as well as some superficial aesthetic concerns; however, the new design did not address the core problems with the project.

Despite the aesthetic problems with this project resulting from the decreased setbacks and high structure density, the most troubling aspect of this project is that its construction would displace current residents through increased housing costs. As proposed, this development would cram six houses onto a lot that is currently occupied by one single family home. The \$400,000 asking price for each of the development's six units is well above the value of most of the surrounding homes. Many current residents would not be able to purchase housing in this neighborhood at that price. If the future property owners choose to rent out their properties, monthly rental costs would be commensurate with the value of the property so would also be beyond the reach of many of the neighborhood's current residents. The current residents of the neighborhood are what make it great and any project that would contribute to pricing them out should never be built. The developer has stated that the PAD overlay is necessary for him to design a project that meets his desired price point. By his own admission, the developer would have to build a cheaper design, and thus a more appropriate design, without the decreased setbacks he is requesting.

The Wilson Art and Garden District and the larger Mitchell Park neighborhood is one of the oldest neighborhoods in the city. The City of Tempe recognized the value of the area when it recognized it as a cultural resource area. I live here because I appreciate its beauty and unique culture. This development would undermine the very qualities that I value and reasons I chose to live here in the first place. If granted, the PAD overlay would set a precedent for other developments in the area. Over time, our neighborhood would be irreversibly altered if this development and others like it were allowed to move forward. Zoning laws are put in place for a reason and this development should be built to the current standards. If it is not, the residents of this neighborhood will be forced to forever deal with the consequences while the developer walks away with his profit.

For these reasons, I strongly urge you not to recommend this PAD overlay to the City Council.

Thank you,  
Alana Porter  
[REDACTED] Farmer Ave.

Sent from my iPhone

## Kaminski, Diana

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**From:** Justin Stewart [REDACTED]  
**Sent:** Monday, March 28, 2016 10:00 PM  
**To:** Kaminski, Diana  
**Subject:** 9th and Wilson Development

Ms. Kaminski

As the Chair of the Mitchell Park neighborhood, I am writing to voice my strong opposition to the proposed development located at the corner of 9th Street and Wilson Street in the Wilson Art and Garden District. As proposed, the development would require a Planned Area Development (PAD) overlay due to decreased building setbacks. I strongly urge you not to recommend this PAD overlay to the City Council for the following reasons:

The proposed development would irreversibly alter the character of the neighborhood. This proposed development is located within a designated cultural resource area. According to the City of Tempe's 2040 General Plan, reinvestment in the community's cultural resource areas should be reflective of the character of each area. Further, incompatible designs should be discouraged. This proposed development is compatible with neither the existing culture nor the existing aesthetics of the surrounding area. At the initial project meeting held by the developer, a large group of neighbors expressed their numerous concerns regarding the project. Following the meeting, the developer selected a new design for the property that partially addressed parking concerns as well as some superficial aesthetic concerns; however, the new design did not address the core problems with the project. The developer also did remove the characteristic flood irrigation plain, which is a touchstone to the Northern Tempe neighborhoods, and reduce the amount of turf, which is characteristic of the typical Maple-Ash, Wilson Arts and Garden District, and Mitchell Park home.

Despite the aesthetic problems with this project resulting from the decreased setbacks and high structure density, the most troubling aspect of this project is that its construction would displace current residents through increased housing costs. As proposed, this development would cram six houses onto a lot that is currently occupied by one single family home. The \$400,000 asking price for each of the development's six units is well above the value of most of the surrounding homes. Many current residents would not be able to purchase housing in this neighborhood at that price. If the future property owners choose to rent out their properties, monthly rental costs would be commensurate with the value of the property so would also be beyond the reach of many of the neighborhood's current residents. The current residents of the neighborhood are what make it great and any project that would contribute to pricing them out should never be built. The developer has stated that the PAD overlay is necessary for him to design a project that meets his desired price point. By his own admission, the developer would have to build a cheaper design, and thus a more appropriate design, without the decreased setbacks he is requesting.

The Wilson Art and Garden District and the larger Mitchell Park neighborhood is one of the oldest neighborhoods in the city. I am beyond honored to serve the people of my neighborhood, and many of them are against this project, and what this project might bring to our neighborhood in the upcoming years. The City of Tempe recognized the value of the area when it recognized it as a cultural resource area. I live here because I appreciate its beauty and unique culture. This development would undermine the very qualities that I value and reasons I chose to live here in the first place. If granted, the PAD overlay would set a precedent for other developments in the area. Over time, our neighborhood would be irreversibly altered if this development and others like it were allowed to move forward. Zoning laws are put in place for a reason and this development should be built to the current standards. If it is not, the residents of this neighborhood will be forced to forever deal with the consequences while the developer walks away with his profit.

For these reasons, I strongly urge you not to recommend this PAD overlay to the City Council.

Sincerely,  
Justin J. Stewart  
Chair of Mitchell Park Neighborhood Association

## Kaminski, Diana

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**From:** Sally Wittlinger [REDACTED]  
**Sent:** Tuesday, March 29, 2016 9:11 AM  
**To:** Kaminski, Diana  
**Subject:** Development at 9th Street and Roosevelt

Hi Diana,

I am sorry that I am sending this email right at the deadline. I've been meaning to provide feedback since the meeting, but just haven't gotten there.

Like many others at the meeting, the implications of what this development might mean for the neighborhood do scare me. I would rather see this type of development stay north of University Dr. However, I also respect the fact that it is within Mr. Risi's right to build six units on the property and do appreciate that he was willing to work with some of the neighbors to redesign the project in response to our concerns. Had the plan proposed early this year (the three story modern structure) held, I would not be giving it any support, but, given that he is going to build something on his property, I do support the newly revised plan.

I would, however, like to make two suggestions to the plan. The first is that larger windows are added to the sides of the two end units facing 9th Street. I think that the design in the drawings, with its small windows, looks fortress-like and it appears to isolate the residents from neighborhood, not include them in it. The second is that turf grass replace the areas of decomposed granite in the plan. I agree that water use should be a consideration, but the area of grass would be relatively small and would provide better continuity with the neighboring single-family homes.

Thanks for your help on this project. We appreciate you listening to the concerns of the neighbors, both those for and against the development.

Best,  
Sally Wittlinger  
Resident of Wilson Art & Garden NA

## Kaminski, Diana

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**From:** Sarah Capawana [REDACTED]  
**Sent:** Tuesday, March 29, 2016 3:54 PM  
**To:** Kaminski, Diana  
**Cc:** Sarah Capawana; Robert Burget; Caroline B  
**Subject:** Ninth and Wilson St. Project (Joe Risi Developer)

Hi Diana,

I am a homeowner who has lived at [REDACTED] Wilson Street for 30 years. I am [REDACTED] across the street from the proposed Risi project. I was not in support of his first proposal and voiced my concerns (nicely) at the first meeting on Feb. 19. I called Mr. Risi and discussed my objections with the first project; too high, rooftop patios, tandem parking, architectural designs that look like southern California and not Tempe, no grass, etc.

Mr. Risi completely scrapped his plans and addressed the concerns of myself and numerous other neighbors who live near the project. At his meeting on March 16 he described a completely different project. Although there are still six homes, they are single family with two car garages. The height is below 30 feet, there are no roof top patios and the homes are a craftsman style architectural design. There are multipane windows and front porches with mailboxes.

There are still elements of the project that need modification; there needs to be grass and not decomposed gravel, the windows facing Ninth Street need to be larger. I would also like to see more trees along Ninth Street.

My real preference for the property would be to keep everything as it is, but I realize the zoning allows six houses. I support the new proposal, with the additional changes I have described.

I would like to continue to have input during the design phase of the project to ensure the new "development" aesthetically fits in with the rest of our neighborhood.

Thanks,  
Sarah Capawana  
[REDACTED] Wilson St.  
Tempe

## Kaminski, Diana

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**From:** Justin Stewart [REDACTED]  
**Sent:** Tuesday, March 29, 2016 4:48 PM  
**To:** Kaminski, Diana  
**Subject:** Letter from Mitchell Park Neighborhood Association in regards to the development on 9th and Wilson

We are writing as the Board of Mitchell Park Neighborhood Association and we are writing to voice our strong opposition to the proposed development located at the corner of 9th Street and Wilson Street in the Wilson Art and Garden District. As proposed, the development would require a Planned Area Development (PAD) overlay due to decreased building setbacks. Our neighborhood association strongly urges you not to recommend this PAD overlay to the City Council for the following reasons:

The proposed development would irreversibly alter the character of the neighborhood. This proposed development is located within a designated cultural resource area. According to the City of Tempe's 2040 General Plan, reinvestment in the community's cultural resource areas should be reflective of the character of each area. Further, incompatible designs should be discouraged. This proposed development is compatible with neither the existing culture nor the existing aesthetics of the surrounding area. At the initial project meeting held by the developer, a large group of neighbors expressed their numerous concerns regarding the project. Following the meeting, the developer selected a new design for the property that partially addressed parking concerns as well as some superficial aesthetic concerns; however, the new design did not address the core problems with the project. This new design also eliminates large amounts of turf that makes the Wilson Art Garden District, Maple-Ash, and Mitchell Park unique, and reduced one more lot of flood irrigation, something that is characteristic to our neighborhoods.

Despite the aesthetic problems with this project resulting from the decreased setbacks and high structure density, the most troubling aspect of this project is that its construction would displace current residents through increased housing costs. As proposed, this development would cram six houses onto a lot that is currently occupied by one single family home. The \$400,000 asking price for each of the development's six units is well above the value of most of the surrounding homes. Many current residents would not be able to purchase housing in this neighborhood at that price. If the future property owners choose to rent out their properties, monthly rental costs would be commensurate with the value of the property so would also be beyond the reach of many of the neighborhood's current residents. The current residents of the neighborhood are what make it great and any project that would contribute to pricing them out should never be built. The developer has stated that the PAD overlay is necessary for him to design a project that meets his desired price point. By his own admission, the developer would have to build a cheaper design, and thus a more appropriate design, without the decreased setbacks he is requesting. We would be willing to revise our position if this development was to qualify as affordable housing under federal standard.

The Wilson Art and Garden District and the larger Mitchell Park neighborhood is one of the oldest neighborhoods in the city. The City of Tempe recognized the value of the area when it recognized it as a cultural resource area. We live here because we appreciate its beauty and unique culture. This development would undermine the very qualities that we value and reasons we chose to live here in the first place. If granted, the PAD overlay would set a precedent for other developments in the area. Over time, our neighborhood would be irreversibly altered if this development and others like it were allowed to move forward. Zoning laws are put in place for a reason and this development should be built to the current standards. If it is not, the residents of this neighborhood will be forced to forever deal with the consequences while the developer walks away with his profit.

For these reasons, the Mitchell Park Neighborhood Association strongly urges you not to recommend this PAD overlay to the City Council.

Sincerely,  
Mitchell Park Neighborhood Association Board

## Kaminski, Diana

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**From:** Ron BImrose [REDACTED] >  
**Sent:** Thursday, April 21, 2016 3:05 PM  
**To:** Kaminski, Diana; Sarah Capawana  
**Subject:** Revisions

Reviewed the plans and, Alice and I agree, we think the window changes on the north face are a positive change. We agree the small strips of turf are probably not worth the effort and wouldn't be missed. And, of course there is no gauging the colors from those drawings.

Thanks,  
Ron bimrose

## Kaminski, Diana

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**From:** Sarah Capawana <[REDACTED]>  
**Sent:** Sunday, April 24, 2016 6:26 PM  
**To:** Kaminski, Diana  
**Cc:** Sarah Capawana  
**Subject:** 9th and Wilson Project

Hi Diana,

I have met with numerous neighbors (both homeowners and renters) on Wilson Street and 9th Street to discuss the changes in the project. The overall response has been positive regarding the style of the houses and the additional windows. They like the grass and the additional trees in the landscape. Most were not concerned with color, but they did like the colors on the last rendering you sent. There were questions about who would want to buy the three houses that face the driveway and fence of the house on 9th Street. A fourth house facing 9th Street instead of those three attached houses would be so much better. We all wish the developer would build fewer houses on the lot, but due to the R3 zoning, we know that is unlikely. There are also concerns about the increase in traffic through our neighborhood, as it is already an issue.

Thanks,  
Sarah

April 25, 2016

Re: Development Review Commission Appeals Reference PL150336

Dear City of Tempe:

As residents of Tempe and members the downtown community, we are requesting an appeal hearing for the April 12, 2016 Development Review Commission's decision regarding PL150336 for The Mews at 9<sup>th</sup> and Wilson Streets, Tempe, Arizona 85281. The commission was presented false information by the applicants, Jerry Palmer, architect, and the land owner, Joe Risi, investor/builder, in a successful effort to coerce an affirmative vote for a request for P.A.D.

During the hearing, null and void variances passed in 2002 for a previous project on the property were presented as an alternate and entitled plan. The applicants threatened to build "bland boxes" to these specifications that would be visually unappealing for the area because it was their right to do so.

Unfortunately, during the hearing city staff failed to refute this assertion despite this information being provided in staff's packet to the commission. In fact, the variances granted in 2002 only apply to the original design presented at that time. The variances had several conditions, most notably a limitation to three units on the property, that have not been met by the current plan proposed. Without the original plans, which the community has not been shown, there is no way to determine if the original plan is truly a better or worse fit for that piece of property than the current request.

The current proposal created significant changes to the skyline, density, traffic, characteristic large open irrigated spaces, and possibly, affordability, in the current area. While the developer wishes to maximize the density of the land as per the current R3 zoning, the physical constraints limit the ability to do so. The current proposal, which remains unacceptable to most of the surrounding community, seeks the P.A.D. in order to maximize the profitability of the land rather than serve the community's interests. Many would gladly welcome an alternate plan with a lower density, provided they had the opportunity to review the original designs (BA020077).

The basis of this appeal request is the falsification of information provided by the applicant with the intention to coerce and intimidate the commission along with the withholding of previous entitled plans.

Regards,

Chris Robertson   
[REDACTED] W 9th St  
Tempe, AZ 85281



Dustin Short  
[REDACTED] S. Kenneth Pl. #202  
Tempe AZ, 85281



Drew Sullivan  
[REDACTED] S. Ash Ave.  
Tempe, AZ 85281



Catherine Mancini  
[REDACTED] S. Brittany Ln.  
Tempe, AZ 85283



A CLAIRE SLATTERY  
[REDACTED] N. 14th St.  
Tempe, AZ 85281



Josh Smusz  
[REDACTED] Farmer Ave  
Tempe, AZ 85281



C. Brennan  
[REDACTED] W. 13th St  
Tempe, AZ 85281

Steven Gastelum

[REDACTED] S. Roosevelt St.  
Tempe, AZ 85281  


Aliah Sarkis  
[REDACTED] W. 15th St  
Tempe AZ  
85281



## Kaminski, Diana

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**From:** [REDACTED]  
**Sent:** Monday, April 25, 2016 10:45 AM  
**To:** Kaminski, Diana  
**Subject:** 9th and Wilson / Risi

Good morning,

I am one of the closest homeowners of the property @ 9th and Wilson. I have been a resident of Tempe over 30 years in same neighborhood. I read about the 2002 possible zoning easement and need to remind the City of Tempe that the Wilson Property should not have been zoned R3. We can't change history but we can help the future. I don't want Risi and Palmer in my neighborhood. Yes it's My neighborhood as I am a good neighbor, own my property outright that I worked hard to purchase . I have 1000 sf house on R2 lot. This type of proposed Risi development does not fit in my neighborhood. He has failed at business in past and we don't need his failures to mark our neighborhood.

I am completely against any zoning easement that City of Tempe would think about granting. It's OK North of the Lake as more housing and economic development is needed there. If you grant him the proposed easements @ 9th and Wilson, you are padding his pockets. That is an issue for me. Your team will set a precedence that will not work for my neighborhood. Your team will negatively shape our future.

Why?

I'll be passing around this email and questions to my neighbors. See you @ the meetings!

Karen Morrissey

[REDACTED] South Roosevelt

Zoned R2 property owner - owner meaning I paid for my property in full with my sweat and tears.

Sent from my BlackBerry 10 smartphone.

**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 Joe Risi, Risi Development Corp. (Owner).

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. PL150336 – 9<sup>th</sup> & **WILSON**, 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):

Address:  
431 W 9th Street

Legal description:  
Lot 1 Block 6, Goodwin Homes Per Book 7 of Maps, Page 14, Records of Maricopa County, Arizona and Lot 2, Block 6, Goodwin Homes Per Book 7 of



To: City Council and Mayor

From: Mitchell Park Neighborhood Association

Date: 5-4-16

RE: 9<sup>th</sup> and Wilson Development

Dear Councilmembers and Mayor-

We are writing on behalf of the Mitchell Park Neighborhood Association Board. We have voted to oppose to the request for a PAD overlay on the proposed development on 9th & Wilson that will come before the City Council on May 12th. We oppose the PAD overlay for the following reasons:

- R-3 Zoning is already too high for the historicalness of this neighborhood. A PAD overlay will go even further to create density problems and disrupt the continuity of our neighborhood. I have heard numerous city staff and members of both the DRC and the City Council express regret over the R-3 zoning that was given to many lots in the Maple Ash & the Wilson Arts Garden District neighborhoods in the past. I have heard it described as a "ticking time bomb". While this historical zoning mistake cannot be undone, the City Council does have the authority to deny further requests for increased density and zoning variances. Many of the lots that are currently zoned R-3 currently have one single family home. The neighborhood has been bracing for the time when some of these lots would begin to be re-developed. Please limit the impact on our neighborhood by holding strong to the existing R-3 zoning standards and ordinances.

- The cognitive dissonance displayed by Mr. Joseph Risi in this case is shocking and City Council should be appalled at such blatant hypocrisy. Mr. Risi is asking the City Council to decrease the setback on the south side of the parcel at 9th & Wilson from 10 feet to 5 feet. He then wants to tear down a mid-century single family home and build 6 units that are 27 feet high. City Council should take the advice of Mr. Risi himself in his own personal fight in Laguna Beach over neighbor requested zoning variances with his own personal property, and protect our neighbors views and quality of life by denying the PAD overlay request.

- Mr. Joseph Risi misrepresented his case to the DRC, citing expired variances from 2002 as leverage to get PAD overlay approval. Many people in attendance at the last DRC meeting were surprised when developer Mr. Risi raised the issue of existing variances on the property that were granted back in 2002. Mr. Risi and his architect held up the variances as a thinly veiled threat, claiming that they could build a very unsightly project that the neighbors would surely hate if they were not granted a PAD overlay. Admittedly, the variances that were granted in 2002 were exceptionally bad and very out of line with anything that would be granted today.

When it came time for the DRC to vote, every single person on the commission stated that they felt their "hands were tied" and they "reluctantly supported the PAD overlay" as a better alternative to the variances granted in 2002. Mr. Risi had not mentioned these variances prior to this DRC meeting and upon further investigation it was discovered that he grossly misrepresented his case in front of the DRC. City of Tempe Deputy Director of Planning, Ryan Levesque, confirmed that these variances do NOT run with the land and they are now NULL AND VOID. Unfortunately, by the time the truth was discovered it was too late and the DRC had already voted to recommend approval of the PAD overlay.

We urge the Council to take all of this information into consideration and deny the request for a PAD overlay on this project. There has been a huge showing of opposition from the neighborhood to the PAD request and Mr. Risi described it as the biggest fight of his life. Long time residents of the neighborhood are watching this case closely and we sincerely hope that the City Council hears our voices.

Sincerely,

Mitchell Park Neighborhood Association Board

## Kaminski, Diana

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**From:** Savard, Kay  
**Sent:** Wednesday, May 04, 2016 4:24 PM  
**To:** Kaminski, Diana; Levesque, Ryan  
**Subject:** FW: City Council - 9th & Wilson Condo Development  
**Attachments:** 16-04-17 9th and Wilson CM QandA.docx; 16-04-18 variances\_5-22-02 req\_BofA approv ltr.pdf

The e-mail below if the for 9<sup>th</sup> / Wilson project file

**From:** Benjamin Funke [REDACTED]  
**Sent:** Wednesday, May 04, 2016 2:25 PM  
**To:** Tempe City Clerk  
**Subject:** City Council - 9th & Wilson Condo Development

To City Council and Whom it May Concern-

I am a resident and co-chair of the Mitchell Park neighborhood in Downtown Tempe. I am writing to express my opposition to the request for a PAD overlay on the proposed development on 9th & Wilson that will come before the City Council on May 12th. I oppose the PAD overlay for the following reasons:

**- R-3 Zoning is already too high for the neighborhood. A PAD overlay will go even further to create density problems and disrupt the continuity of our neighborhood**

I have heard numerous city staff and members of both the DRC and the City Council express regret over the R-3 zoning that given to many lots in the Maple Ash Farmer Wilson neighborhood in the past. I have heard it described as a "ticking time bomb". While this historical zoning mistake cannot be undone, the City Council does has the authority to deny further requests for increased density and zoning variances. Many of the lots that are currently zoned R-3 currently have one single family home. The neighborhood has been bracing for the time when some of these lots would begin to be re-developed. Please limit the impact on our neighborhood by holding strong to the existing R-3 zoning standards and ordinances.

**- Developer Joseph Risi opposes zoning variances in his hometown of Laguna Beach, but supports them in Tempe - A true case of NIMBY**

While Joseph Risi is actively campaigning for a PAD overlay here is Tempe despite opposition from neighbors, he is publicly campaigning for strict adherence to zoning ordinances in his hometown of Laguna Beach. Please take a moment to read the following Letter to the Editor which appeared in the Laguna Beach Indy Newspaper in March of 2016 written by the developer of the proposed 9th & Wilson project, Joseph Risi:

<http://www.lagunabeachindy.com/guest-column-53/>

The cognitive dissonance displayed by Joseph Risi in this case is shocking and City Council should be appalled at such blatant hypocrisy. Risi is asking the City Council to decrease the setback on the south side of the parcel at 9th & Wilson from 10 feet to 5 feet. He then wants to tear down a mid-century single family home and build 6 units that are 27 feet high. How would Joseph Risi feel if his neighbor in Laguna Beach wanted to do something similar? Based on his Letter to the Editor it is quite clear he would oppose any such action. City Council should take the advice of Risi himself and protect our neighbors views and quality of life.

**- Joseph Risi misrepresented his case to the DRC, citing expired variances from 2002 as leverage to get PAD overlay approval**

Many people in attendance at the last DRC meeting were surprised when developer Joseph Risi raised the issue of existing variances on the property that were granted back in 2002. Risi and his architect held up the variances as a thinly veiled threat, claiming that they could build a very unsightly project that the neighbors would surely hate if they were not granted a PAD overlay. Admittedly, the variances that were granted in 2002 were exceptionally bad and very out of line with anything that would be granted today. I will attach a PDF listing the variances. When it came time for the DRC to vote, every single person on the commission stated that they felt their "hands were tied" and they "reluctantly supported the PAD overlay" as a better alternative to the variances granted in 2002. Risi had not mentioned these variances prior to this DRC meeting and upon further investigation by some friendly neighbors we discovered that he grossly misrepresented his case in front of the DRC. City of Tempe Deputy Director of Planning, Ryan Levesque, confirmed that these variances do NOT run with the land and they are now NULL AND VOID. I will attach his email address to Cathie Mancini. Unfortunately, by the time the truth was discovered it was too late and the DRC had already voted to recommend approval of the PAD overlay.

I urge the Council to take all of this information into consideration and deny the request for a PAD overlay on this project. There has been a huge showing of opposition from the neighborhood to the PAD request and Risi described it as the biggest fight of his life. Long time residents of the neighborhood are watching this case closely and we sincerely hope that the City Council hears our voices.

Sincerely,  
Ben Funke

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Ben Funke  


## **Kaminski, Diana**

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**From:** DeArrastia, Kara  
**Sent:** Wednesday, May 04, 2016 4:24 PM  
**To:** CM - Council Communicator  
**Cc:** Kaminski, Diana; Levesque, Ryan  
**Subject:** FW: 9th & Wilson Project

**From:** Bonnie Gerepka [REDACTED]  
**Sent:** Wednesday, May 04, 2016 3:44 PM  
**To:** Tempe City Clerk  
**Subject:** RE: 9th & Wilson Project

To City Council and other Affiliated Parties-

I am a resident in Downtown Tempe. I am writing to express my opposition to the request for a PAD overlay on the proposed development on 9th & Wilson that will come before the City Council on May 12th. I oppose the PAD overlay for the following reasons:

- R-3 Zoning is already too high for the neighborhood. A PAD overlay will go even further to create density problems and disrupt the continuity of our neighborhood

I have heard numerous city staff and members of both the DRC and the City Council express regret over the R-3 zoning that was given to many lots in the Maple Ash Farmer Wilson neighborhood in the past. I have heard it described as a "ticking time bomb". While this historical zoning mistake cannot be undone, the City Council does have the authority to deny further requests for increased density and zoning variances. Many of the lots that are currently zoned R-3 currently have one single family home. The neighborhood has been bracing for the time when some of these lots would begin to be re-developed. Please limit the impact on our neighborhood by holding strong to the existing R-3 zoning standards and ordinances.

- Joseph Risi misrepresented his case to the DRC, citing expired variances from 2002 as leverage to get PAD overlay approval

Many people in attendance at the last DRC meeting were surprised when developer Joseph Risi raised the issue of existing variances on the property that were granted back in 2002. Risi and his architect held up the variances as a thinly veiled threat, claiming that they could build a very unsightly project that the neighbors would surely hate if they were not granted a PAD overlay. Admittedly, the variances that were granted in 2002 were exceptionally bad and very out of line with anything that would be granted today. I will attach a PDF listing the variances. When it came time for the DRC to vote, every single person on the commission stated that they felt their "hands were tied" and they "reluctantly supported the PAD overlay" as a better alternative to the variances granted in 2002. Risi had not mentioned these variances prior to this DRC meeting and upon further investigation by some friendly neighbors we discovered that he grossly misrepresented his case in front of the DRC. City of Tempe Deputy Director of Planning, Ryan Levesque, confirmed that these variances do NOT run with the land and they are now NULL AND VOID. I will attach his email address to Cathie Mancini. Unfortunately, by the time the truth was discovered it was too late and the DRC had already voted to recommend approval of the PAD overlay.

I urge the Council to take all of this information into consideration and deny the request for a PAD overlay on this project. There has been a huge showing of opposition from the neighborhood to the PAD request and Risi described it as the biggest fight of his life. Residents of the neighborhoods are watching this case closely and we sincerely hope that the City Council hears our voices.

Sincerely,  
Bonnie Gerepka

## Kaminski, Diana

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**From:** Caroline Burget [REDACTED]  
**Sent:** Wednesday, May 04, 2016 12:47 PM  
**To:** Kaminski, Diana; CM - Council Communicator  
**Cc:** Caroline Burget  
**Subject:** 9th Wilson development

To: Mayor and Council,

I am writing to show my opposition to the development at 9th and Wilson. I have lived [REDACTED] from this property at [REDACTED] S Wilson St my entire life. After Mr. Risi made several changes to his original plans, I did show my support in an email from March 28th. However, after having time to think about this planned development, and after speaking to other neighbors, I have come to the conclusion that this is not the best for our neighborhood. Although I like the changes Mr. Risi made to the architecture and landscape, 6 properties is excessively dense for our neighborhood. When many people think of the character of our neighborhood, they think of large lawns and open spaces. Perhaps if Mr. Risi planned on having only 3 properties, and made some more changes to his plans, I would be in support. Thank you for listening to the feedback from neighbors and I urge you to vote no on this project.

Sincerely,  
Caroline Burget

## Kaminski, Diana

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**From:** Spisz, Parrish  
**Sent:** Wednesday, May 04, 2016 3:45 PM  
**To:** [REDACTED] CM - Council Communicator  
**Cc:** Levesque, Ryan; Kaminski, Diana  
**Subject:** RE: Opposition to the Risi development on 9th and Wilson

Good afternoon Claire,

Thank you for your comments regarding the proposed project at [REDACTED] W. 9th Street. Mayor and Council have received your notes for consideration.

Sincerely,  
Parrish Spisz  
Council Aide

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**From:** DeArrastia, Kara  
**Sent:** Wednesday, May 04, 2016 3:43 PM  
**To:** CM - Council Communicator  
**Cc:** Levesque, Ryan; Kaminski, Diana  
**Subject:** FW: Opposition to the Risi development on 9th and Wilson

**From:** boom chick [REDACTED]  
**Sent:** Wednesday, May 04, 2016 3:38 PM  
**To:** Tempe City Clerk  
**Subject:** Opposition to the Risi development on 9th and Wilson

Hello,

I am a resident of MAWF (Maple - Ash - Farmer - Wilson) area, specifically, I am at [REDACTED] S. Farmer Avenue. Although I am a renter, I have been here over 10 years, as a student and employee of a local educational institution. I have not been a participant in city council affairs (until recently) but I have felt the changes occurring the time of my residence. I am very concerned about the lack of insight and planning concerning development plans occurring all around my residence.

In particular, I'm concerned about the huge allowances in planned resident density of these projects, both **within and north** of this neighborhood. It very much appears to me that no thought or planning has been given to impact of all these projects together. I can tell you that traffic is already substantially busier, more frenetic, and denser on my part of Farmer just from University.

This past year, I've taken to using a turn-signal to get to my own home because a long line of cars behind me assumes I'm driving THROUGH the neighborhood to University or worse, ACROSS University to Farmer north. This North and South-bound traffic that intends to CROSS University is no doubt encouraged by developments ALREADY in place on Farmer NORTH of University.

FARMER IS NOT BUILT FOR THIS KIND OF FLOW! It is a narrow, residential street and is not meant to hold traffic meant for MILL AVENUE heading south towards the freeway!

Risi's project will further add to this mess and I am amazed that a single family residence transformed into a 6-family residence with requests for PAD no less is considered "within character" of a neighborhood that is losing its residential feel already. Has this been the plan all along for those exchanging stacks of cash??

Below is a letter written by a neighbor more eloquent than myself. No doubt you will have seen the original but I highlighted the portion that supports what I'm talking about in my letter.

Regards,  
Claire Griese

I am a resident and co-chair of the Mitchell Park neighborhood in Downtown Tempe. I am writing to express my opposition to the request for a PAD overlay on the proposed development on 9th & Wilson that will come before the City Council on May 12th. I oppose the PAD overlay for the following reasons:

- R-3 Zoning is already too high for the neighborhood. A PAD overlay will go even further to create density problems and disrupt the continuity of our neighborhood

I have heard numerous city staff and members of both the DRC and the City Council express regret over the R-3 zoning that was given to many lots in the Maple Ash Farmer Wilson neighborhood in the past. I have heard it described as a "ticking time bomb". While this historical zoning mistake cannot be undone, the City Council does has the authority to deny further requests for increased density and zoning variances. Many of the lots that are currently zoned R-3 currently have one single family home. The neighborhood has been bracing for the time when some of these lots would begin to be re-developed. Please limit the impact on our neighborhood by holding strong to the existing R-3 zoning standards and ordinances.

- Developer Joseph Risi opposes zoning variances in his hometown of Laguna Beach, but supports them in Tempe - A true case of NIMBY

While Joseph Risi is actively campaigning for a PAD overlay here in Tempe despite opposition from neighbors, he is publicly campaigning for strict adherence to zoning ordinances in his hometown of Laguna Beach. Please take a moment to read the following Letter to the Editor which appeared in the Laguna Beach Indy Newspaper in March of 2016 written by the developer of the proposed 9th & Wilson project, Joseph Risi:

<http://www.lagunabeachindy.com/guest-column-53/>

The cognitive dissonance displayed by Joseph Risi in this case is shocking and City Council should be appalled at such blatant hypocrisy. Risi is asking the City Council to decrease the setback on the south side of the parcel at 9th & Wilson from 10 feet to 5 feet. He then wants to tear down a mid-century single family home and build 6 units that are 27 feet high. How would Joseph Risi feel if his neighbor in Laguna Beach wanted to do something similar? Based on his Letter to the Editor it is quite clear he would oppose any such action. City Council should take the advice of Risi himself and protect our neighbors views and quality of life by denying the PAD overlay request.

- Joseph Risi misrepresented his case to the DRC, citing expired variances from 2002 as leverage to get PAD overlay approval

Many people in attendance at the last DRC meeting were surprised when developer Joseph Risi raised the issue of existing variances on the property that were granted back in 2002. Risi and his architect held up the variances as a thinly veiled threat, claiming that they could build a very unsightly project that the neighbors would surely hate if they were not granted a PAD overlay. Admittedly, the variances that were granted in 2002 were exceptionally bad and very out of line with anything that would be granted today. I will attach a PDF listing the variances. When it came time for the DRC to vote, every single person on the commission stated that they felt their "hands were tied" and they "reluctantly supported the PAD overlay" as a better alternative to the variances

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I urge the Council to take all of this information into consideration and deny the request for a PAD overlay on this project. There has been a huge showing of opposition from the neighborhood to the PAD request and Risi described it as the biggest fight of his life. **Long time residents of the neighborhood are watching this case closely and we sincerely hope that the City Council hears our voices.**

Sincerely,



**Guest column - Laguna Beach Local News**

Loophole Undermines City's View Rules My name is Joseph Risi and I am the owner of 1283 Skyline. A...  
[LAGUNABEACHINDY.COM](http://LAGUNABEACHINDY.COM)

## Kaminski, Diana

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**From:** Savard, Kay  
**Sent:** Wednesday, May 04, 2016 3:25 PM  
**To:** Kaminski, Diana; Levesque, Ryan  
**Subject:** FW: PL150336 431 W 9th Street

Diana and Ryan,

The e-mail below is for the 9<sup>th</sup> & Wilson project file.

Thank you,

*Kay*

Kay Savard  
Deputy City Clerk  
(480) 350-8947

-----Original Message-----

From: Spisz, Parrish  
Sent: Wednesday, May 04, 2016 2:04 PM  
To: 'Jeff Titone'; Tempe City Clerk; CM - Council Communicator  
Subject: RE: PL150336 431 W 9th Street

Good afternoon Mr. Titone,

Thank you for your comments regarding the proposed project at 431 W. 9th Street. Mayor and Council have received your notes for consideration.

Sincerely,  
Parrish Spisz  
Council Aide

-----Original Message-----

From: Jeff Titone [mailto:titone.jeff@gmail.com]  
Sent: Wednesday, May 04, 2016 2:01 PM  
To: Tempe City Clerk; CM - Council Communicator  
Subject: PL150336 431 W 9th Street

As a resident of the Wilson Art and Garden District, I am writing to voice my strong opposition to the proposed development located at the corner of 9th Street and Wilson Street (PL150336). As proposed, the development requires a Planned Area Development (PAD) overlay due to decreased building setbacks. I strongly urge the Mayor and City Council to vote NO on this project and the PAD overlay for the following reasons:

The proposed development would irreversibly alter the character of the neighborhood. This proposed development is located within a designated cultural resource area. According the City of Tempe's 2040 General Plan, reinvestment in the community's cultural resource areas should be reflective of the character of each area. Further, incompatible designs

should be discouraged. This proposed development is compatible with neither the existing culture nor the existing aesthetics of the surrounding area.

Additionally, this is another step towards the gentrification of one of Tempe's most historic and well established neighborhoods. The pressures from current pending and existing housing projects are driving up rental prices and increasing the price of homes. Community-minded people, like myself, are being priced out of the market as these developments come on-line. As proposed, this development would cram six houses onto a lot that is currently occupied by one single family home. The \$400,000 asking price for each the development's six units is well above the value of most of the surrounding homes. Many current residents would not be able to purchase housing in this neighborhood at that price. If the future property owners choose to rent out their properties, monthly rental costs would be commensurate with the value of the property so would also be beyond the reach of many of the neighborhood's current residents. The current residents of the neighborhood are what make it great and any project that would contribute to pricing them out should never be built.

I live here because I appreciate its beauty and unique culture of this neighborhood. The sprawling yards, and old growth trees offer a unique and peaceful alternative from traditional urban living. This development would undermine the very qualities that I value and reasons I chose to live here in the first place. If granted, the PAD overlay would set a precedent for other developments in the area. Over time, our neighborhood would be irreversibly altered if this development and others like it were allowed to move forward. Zoning laws are put in place for a reason and this development should be built to the current standards. If it is not, the residents of this neighborhood will be forced to forever deal with the consequences while the developer walks away with his profit.

For these reasons, I strongly urge you to vote NO for PAD overlay request.

Thank you,

Jeff Titone



## Kaminski, Diana

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**From:** Sarah Capawana [REDACTED]  
**Sent:** Wednesday, May 04, 2016 8:45 AM  
**To:** CM - Council Communicator; Kaminski, Diana  
**Cc:** Sarah Capawana; Savard, Kay  
**Subject:** 9th and Wilson Project

To: Mayor and Council and Diana Kaminski

From: Sarah Capawana

Re: 9th and Wilson (PL150336), located at W. 9th Street

I am a homeowner who has lived at [REDACTED] S. Wilson Street for 30 years. I am [REDACTED] the street from the proposed project on the corner of 9<sup>th</sup> and Wilson. I was not in support of Mr. Risi's original plans and worked with him and the Wilson Art and Garden District Neighborhood to modify the plans and create a more agreeable development. We were told that the R3 Multi-Family Zoning of the property was nothing we could change to prevent him from building six homes on the lot. So at the first DRC meeting on April 12 I was hesitantly in support of the project. (please see my emails from March 29, and April 24 - Attachments 38 & 41 in the packet) However, since then, I have decided after talking to numerous neighbors that the project should only have three or four houses. It make no sense to have three of the houses facing towards the east looking directly at the next door neighbor's fence, driveway and front door. Instead of three houses facing east, why not one facing 9th street, with a larger common area in the back of the property for the residents? Another question that has come up; who would want to buy the house in the middle of the three houses? There would be no windows on the side, only at the front and back of the home. Traffic is another issue, Wilson Street is the only street with no traffic light on University Drive. People regularly cut through our neighborhood at the morning and afternoon rush hours. This project will only increase the traffic through our neighborhood.

This property is in a historic neighborhood. There are large irrigated lots with wide front yards. This is what many of us still refer to as Old Town Tempe. We must preserve the character of our neighborhood. If this development is approved we will forever lose our quality of life and the sense of place that this area provides for its residents. This should be a place of pride for the City of Tempe, it should be revered and protected. Developers should not be able to exploit our zoning and destroy the aesthetics of the area. I urge you to vote no on this project and protect a neighborhood I have lived in and loved for decades.

We are part of Character Area 3, the Character Process for our area has just begun and is far from complete. I would like to see a moratorium placed on this type of development until the Character Area Plan is completed and we have guidelines in place.

## Kaminski, Diana

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**From:** Savard, Kay  
**Sent:** Wednesday, May 04, 2016 1:36 PM  
**To:** Kaminski, Diana; Levesque, Ryan  
**Subject:** FW: Agenda Item: Risi - 9TH AND WILSON (PL150336), located at 431 W 9th Street

The information below is for the 9<sup>th</sup> & Wilson project file

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**From:** Ron and Judy Tapscott [REDACTED]  
**Sent:** Wednesday, May 04, 2016 12:48 PM  
**To:** Ron and Judy Tapscott  
**Cc:** Tempe City Clerk; CM - Council Communicator  
**Subject:** Agenda Item: Risi - 9TH AND WILSON (PL150336), located at 431 W 9th Street

Please find below the line material to be included in the discussion of the Risi project: 9TH AND WILSON (PL150336), located at 431 W 9th Street

Thanks,  
Ron Tapscott  
Tempe Neighborhoods Together (TNT)

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## Memorandum

Date: May 4, 2016

To: Mayor and Council

From: Tempe Neighborhoods Together (TNT)

Re: 9TH AND WILSON (PL150336), located at 431 W 9th Street

Tempe Neighborhoods Together (TNT) has voted to support the community opposition to this project as it is currently conceived. TNT requests the Mayor and Council refuse to grant the applicants a PAD/Variations as they have been submitted. By granting the variations the developer will be able to build a very dense project that doesn't fit with the rest of the neighborhood.

We have attended both public meetings held by the applicant (Joe Risi, Risi Development Corp. and Jerry Palmer, Palmer Architects), the DRC Meeting, and have met privately with several residents/groups of residents who are in the path of this proposed project. These meetings with the NW Tempe residents have informed us that the community is united in its opposition to this project.

The Character Area Process/ Area 3 for this neighborhood is not complete. The City launched the Character Process, in part, to determine neighbors' visions and planning guidelines for their communities. Previous Character processes have tended toward the abstract and non-specific to

discover a neighborhood's desires. These NW Tempe communities are an urban dream in terms of the existing interpersonal social relationships and connections that are key to community stability and sustainability. This project should be a specific discussion point in the effort to preserve that elusive quality of community. The current Character process for Area 3 allows for a "real time" conversation regarding a specific issue that will define the area for decades to come.

Tempe Neighborhoods Together (TNT) is in support of the following:

1. Mayor and Council vote NO on this project and protect this historic Tempe neighborhood and residents.

2. Enact a moratorium on this development until the Character Area/Area 3 plan is completed and we have guidelines in place. This would promote and allow a thorough discussion from residents of the impacted neighborhoods with the current or future developer.

Min-Yi Msu a Tempe resident expressed that he is a member of the church since 1986. He stated that he seen cars just pass through the property which creates a danger to the kids of the church, there are transit ants on the property.

Mr. Msu stated that they hope to get this use permit quickly so that they can move fast on the improvement projects.

**RESPONSE FROM THE APPELLANT:**

Mr. Otto discussed all his objections from his introduction to the case and rebutted the applicants reasoning for having the Use Permit for the fencing and gate.

**COMMISSION DISCUSSION:**

Commissioner Thornton asked the appellant if he realized that the discussion of this appeal is regarding the one strip of land in the front would the only item discussed at this hearing on this case. Mr. Otto responded that he disagrees that the strip is not the only item of discussion that is wrong with case.

Chair Kent stated that the Use Permit is just for that strip of property in the front of the church which is the front of the parking lot. He understands why the Hearing Officer did approve the Use Permit for this case.

Commissioner Spears stated that she does not see where any of the 5 listed criteria for a use permit has been violated. She also expressed that the owner has the private property rights to build on his property.

Commissioner Johnson expressed that building a 3 foot wall, it is a climbable wall. Building a 6 foot rode iron wall is not very easy to climb. He says that security is not enough with such a low wall. He thinks that appellant did state a lot of valid reasons why the applicant should readdress the layout of the design and consider using vehicular fences.

Chair Kent expressed that he supports Commissioner Spear's comments. He is in support of denying the appeal and is encouraging to work out a solution that could save the applicant money.

**MOTION:** Commissioner Spears motioned to deny the appeal and let the decision of the Hearing Officer stand and seconded by Commissioner Lyon.

**VOTE:** 6-1 with Commissioner Thornton in opposition.

8. Request for a Planned Area Development and Development Plan Review for six single-family homes on an R-3 zoned lot, for 9<sup>TH</sup> AND WILSON (PL150336), located at 431 W 9th Street. The applicant is Jerry Palmer of Palmer Architects.

**PRESENTATION FROM THE STAFF:**

Diana Kaminski, Senior Planner presented 9<sup>th</sup> and Wilson. Ms. Kaminski provided a brief description of the case including the location of the site, the history, current zoning of the property with aerial, elevations, and landscaping plans.

Chair Kent asked Ms. Kaminski about the height of the walls around the project. Ms. Kaminski advised that it would be an 8 foot wall and on the east side is an existing wall that is already there.

Ms. Kaminski advised the Commission that she received many emails and letters from concerned citizens regarding this project in their neighborhood and there are many residents here wishing to speak on this case. There are concerns regarding the landscaping needing to be in more character of the neighborhood.

Commissioner Killoren asked if there is no difference in the allowed density of current zoning and entitlement in the proposed PAD, is the density the same? Ms. Kaminski advised yes the density is the same and is in conformance with that which is allowed by right of the zoning. The only request from the applicant is the change in the setbacks? Ms. Kaminski advised yes.

Commissioner Spears asked if these are townhouses and Ms. Kaminski advised yes, there have common firewalls between each unit.

Chair Kent had Ms. Kaminski describe and demonstrate all the setbacks and the reduction request by the applicant via power point in her presentation.

Commissioner Brown confirmed that the north side parking is being reduced from 20 feet to 3 feet. Ms. Kaminski advised yes for the street side parking on the north side.

**PRESENTATION BY THE APPLICANT:**

Applicant, Joe Risi a Tempe resident, described his experience working with staff to design these townhomes as a product for sale as pleasant. This project will consist of 6 townhouses with 3 single families on the north side and a 3 unit condominium building on the south. Mr. Risi went on to discuss that various parking and setback options that have been reviewed over time while working with staff. Mr. Risi expressed the progress of the neighborhood meeting that was held to review his project and stated that it was contentious meeting however, he did learn a few valid concerns where that the neighborhood expressed that they preferred to have such as height, arch rooftop decks, architectural styling no being compatible with the neighborhood, landscaping, density, and affordability. Mr. Risi expressed to the Commission that he ended starting this project all over.

Chair Kent asked about the zoning of the property and what is on the property now. Mr. Risi replied that it is zoned R3 for 6 homes. The zoning was rezoned from R16 to R3 in the 1960's for the entire neighborhood.

Commissioner Lyon asked if this site is irrigation, Mr. Risi advised that this site will be changed over to sprinkler due to drainage restrictions.

Architect, Jerry Palmer, expressed how he and the applicant have created design plans for this property and how they were not the right fit; they drafted new plans solely based on the neighborhood meeting feedback. Mr. Palmer described a great detail of the new design plans and improvements. Mr. Palmer reviewed with the Commission via Power Point, the context plan, craftsmen's elements of design that were incorporated into the design plans, historical elements for this type of character, drive ways and 3 car tendon parking that was converted to one singular drive but are asking for a variance on the 2 parking places of the 3 foot set back which is more than required in the parking. Mr. Palmer discussed the elevations of the project including porches and balconies. The drainage systems will be maintained by the Home Owner's Association. The landscaping reflects the elements of the neighborhood.

**QUESTIONS FROM THE COMMISSION:**

Commissioner Killoren inquired about the material that the siding is made of. Mr. Palmer replied that the siding will be painted to look like wood siding. Mr. Palmer presented the color boards to the Commission and explained the advantages of colors and materials being used in this project.

Commissioner Spears discussed Home Owner Association questions regarding maintenance of the landscaping and exterior of the project. Mr. Palmer advised that both elements are going to be homeowner responsibilities. There will be CC&Rs that will address the upkeep of the property and the colors of the property.

Commissioner Thornton asked if the all the units will gas fire places? Mr. Palmer answered yes, they would be gas.

Chair Kent advised that he is not a "fan" of the landscape. He would like see something different such as turf with in the project but something that would better fit the neighborhood. Mr. Palmer agreed make some changes.

Chair Kent asked Mr. Palmer why he doesn't think this is too much "peanut butter in a peanut jar". Which means why he needs to fill this space with 6 properties when he doesn't have to? Mr. Palmer advised that there is much economics involve with the decision of building 6 properties there no less.

**PUBLIC COMMENTS:**

Chair Kent read into record, Theresa Lucier a Tempe resident wrote although significant design changes have been made the density exceeds the limit to maintain our quality of life. Parking is already a nightmare. Reducing to 4 units and provide more parking on site and preserve the neighborhood character. We are just about to work on our own vision for the neighborhood character and part of that is to preserve the current level of density. This project will present the work we are about to do.

Chair Kent read into record, Linda Knutson a Tempe resident wrote I support the revised plan with the following conditions. More trees, grass in area that were marked as lawn on the proposal and larger window or more windows on the 9<sup>th</sup> street side. I would also like the Wilson Art & Garden neighborhood to have continuous input during the development so that it fits into the neighborhood.

Chair Kent read into record, Freda Rothermel a Tempe resident wrote please do not allow the density or height in our neighborhood. It will destroy the charm and invade privacy and 3 houses would be fine, just not condos.

Chair Kent read into record, Caroline Burget a Tempe resident wrote I am here to show my support for the development at 9<sup>th</sup> and Wilson.

Chair Kent read into record, Sally Wittlinger a Tempe resident wrote although I prefer that large development such as this not intrude into the neighborhoods south of University, I realize Mr. Risi's right to build six units on his property and support the revised design. However, I request that turf replace the decomposed granite proposed for the front and side yards and that larger window to be incorporated into the 9<sup>th</sup> St (north) sides of the buildings to provide a better connection between the residents and the neighborhood.

Chair Kent read into record, Sarah Rich a Tempe resident wrote the setback (or lack of setbacks) creates tremendous safety concerns. In a neighborhood with many walkers whereas some coming from local bars. It creates impaired sight when coming around the corner. The height is invasive for existing neighbors. Street parking is already full at all times of the day and weekends. Developer has been unwilling to work with the neighborhood. Beige clashes with our vibrant neighborhood.

Chair Kent read into record, Monica Wadsworth-Seibel a Tempe resident wrote I am very much against this development and the insidious encroachment of this type of development. When a developer purchases property for more than the single home appraisal, it is not the onus of the city to ensure the developer gets variances in order to ensure profits or to make it "pencil out". This developer wants to put 6 units on the lots and sell them for \$400,000.00 dollars for a 1.5 to 2 million dollars and profit. It is not in character of the neighborhood. Parking is not reasonable. Historically condo ownership turns into a rental scenario.

Brian Tomasi a Tempe resident expressed that this building is too tall, too expensive and will obstruct view around corner for late night walking, could be, dangerous what if it becomes a frat house. Not in keeping with rest of the neighborhood. There are no exemptions and no PAD.

Jeff Titone a Tempe resident expressed that he is against this project because of the setbacks. He believes the current zoning protects the current setbacks and this project goes against everything this neighborhood stands for.

Bonnie Gereplca a Tempe resident expressed that she currently on the Transportation Commission and her issue with this project is with the increase in rent that this project will cause. She suggests that we need to look at local residences, local charm, affordability, and keeping it vibrant.

Ben Funke a Tempe resident expressed that he is a homeowner in the neighborhood and the Vice Chair in the Metro Park Neighborhood. He states that Mr. Risi did display offensive manner that night at the neighborhood meeting. He does not see a compelling reason for the City of Tempe to grant a PAD Overlay for this development. The demolition of the current home on 9<sup>th</sup> and Wilson and the construction of the 6 new homes will be a dramatic change on the street. If this project is approved it will attract other developments to occur while changing the current zoning code. Mr. Funke is requesting that the DRC uphold the current zoning code.

Chair Kent read into record, Kiby Spittler a Tempe resident wrote that he opposes the PAD at 431 W 9<sup>th</sup> Street. As Fred Brittingham (a former Tempe Planner) would say – “it’s too much peanut butter for the jar”.

Sarah Capawana a Tempe resident expressed that she is a homeowner in the neighborhood. She stated that she is not in support of this project. She called Mr. Risi and expressed her issues with the project. Mr. Risi scrapped those plans based on her concerns as well as other neighbors and started a new project. With a new project Ms. Capawana expressed that she thinks that there are elements of this project that need modifications. Ms. Capawana stated that she is very concerned about this project because it is the first project on her street and she is concerned about other nearby R-3 zoned properties that could become similar developments in the future.

Cathy Mancini a Tempe resident expressed that she is homeowner in the neighborhood. She stated that not in support of any type of development that is out of character of the neighborhood. She thinks that adding 6 homes to one parcel is not in character of the neighborhood. If this project is allowed along University it will continue. She would like to know how a developer can put 6 home on a parcel that is 1 inch apart. Ms. Mancini also stated that she has never seen any colors for this project at any of the past meetings.

Megan McCluskey a Tempe resident express that this project is overpriced for the area, an area that needs affordable housing. While the commission cannot force developers to build/sell affordable, they can influence and send the message that these overgrown and overpriced projects do not fit or belong. 3 to 4 bedrooms per unit will increase the already congested streets and does not fit with in the neighborhood. Existing apartments in the area have 1 to 2 bedrooms and 3 to 4 bedrooms with potential for 3 to 8 adults per dwelling is too large, especially in regards to parking.

Karyn Gitlis a Tempe resident expressed that she is homeowner in the neighborhood. She stated that a lot of things about this project have been pretty ugly. Ms. Gitlis describes all the physical elements that tie this neighborhood together. She realizes that the zoning provides a lot of opportunities for developers here. She describes that Mr. Risi does not have the right to the variances or the PAD, so that he does not have to apply for the more vigorous standard of a variance to decrease the set back to squeeze into the peanut butter jar. She requests the DRC to deny the PAD for the developer. The developer should be able to accommodate this entire project to the existing variance.

Commissioner Spears stated to Ms. Gitlis that back in the mid 1990’s there was an attempt to address this issue in the Maple Ash neighborhood. Everyone wanted their neighbors to give up their zoning to voluntarily to down zone their properties. But they didn’t because they knew there was value in the R-3 zoning. The neighborhood as a whole didn’t support the down zoning.

Commissioner Lyon asked if Ms. Gitlis would feel better if the DRC denied the request of this project and Mr. Risi would build up, Ms. Gitlis stated that she doesn’t care what this project would look like in the context of the neighborhood and yes, she would go with just a “plain jane box” with adequate parking.

**COMMISSION QUESTIONS & RESPONSES FROM THE APPLICANT:**

Mr. Risi expressed that he is not going to make \$1 to \$2 million dollars on this project when he purchased it for \$400,000.00. Mr. Risi read into record that in 2002 the Board of Adjustment all 12 approved and waived variances. Mr. Risi stated that he is doing his best to accommodate parking and is willing to work with neighbors. The building is 27 feet top of chimney. This project is a single family attached which allows them to be built 1 inch apart and colors were presented at the meetings however he is no married to a particular color. Mr. Risi stated that he is willing to put in turf. His requests to the DRC are only for 3 variances.

Mr. Palmer came up to speak to advise the Commission that if they didn’t allow a little PAD for a variance and getting some historical character and color to community, they will end up with a “jar of peanut butter crammed right to the top”. If necessary they can build a square box instead of this proposed project but that’s not Tempe. The Commission has to consider using the process of the PAD to avoid building a square box that no one is going to like.

Commissioner Thornton asked the applicant how does he feel about the 9<sup>th</sup> Street windows and Mr. Palmer replied that he can accommodate additional or larger windows.

**COMMISSION DISCUSSION:**

Chair Kent expressed his concern that would prefer not to see this project fall out of the PAD process.

Commissioner Killoren expressed that the entitlement on this project does not leave them with a many options. The applicant will build what they are allowed to build. He thinks that the applicant is showing good faith to work with the neighborhood. He agrees with Chair Kent that if this project gets denied the product that could come out with the existing entitlements would be disgraceful to the neighborhood. Commissioner Killoren supports the project.

Commissioner Spears expressed with the entitlements are currently on the property and doesn't want to see what could be built as it stands today. She appreciates that these are simple individually owned lots and are not condos or apartments. She likes that the parking has been taken off the street and there is no tandem parking. She is concerned about the amount of deteriorated granite and the trees. The applicant needs to bring the landscaping up to the character of the neighborhood.

Commissioner Lyon expressed that he thinks that the developer is in good spirit about this project. He agrees with the prior landscaping comments and hopes that the landscaping of this project can keep in character of the neighborhood. Commissioner Lyon stated that he does have some reservation of the Craftsman's style and thinks that it's a better fit than the Newport project. He will be voting in favor of the project.

Commissioner Brown expressed that he supports the project reluctantly.

**MOTION:** Commissioner Spears motion for approval of 9<sup>th</sup> Street & Wilson (PL150336) with conditions that the developer continue to work staff and the neighbors to come up with the landscape plans that is more fitting with the neighborhood and to work with staff and the neighbors on the windows on 9<sup>th</sup> Street. Commissioner Thornton seconded the motion.

**VOTE:** 7-0 Approved

**Staff Announcements:** None.

There being no further business the meeting adjourned at 11:35pm.

Prepared by: Sarah Adame  
Reviewed by:

Suparna Dasgupta, Principal Planner, Community Development Planning