



DEVELOPMENT PROJECT FILE

for

Miller-Curry Townhomes
(PL060398)

ATTACHMENTS:

1-41. Original Development Project File

Staff Summary Report

City Council Meeting Date: 09/07/06

Agenda Item Number: 53

SUBJECT: Hold the second public hearing for Miller-Curry Townhomes for a Zoning Map Amendment and a Planned Area Development Overlay, located at 1245 North Miller Road.

DOCUMENT NAME: 20060907dsrl02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold the second public hearing for **MILLER-CURRY TOWNHOMES (PL060398)** (Mark Richmond, property owner / DeLorme & Associates, applicant) for the development of eleven (11) new townhome units and one (1) live-work unit, including approximately 2,300 s.f. of commercial space on 1.12 acres, located at 1245 North Miller Road in the GID, General Industrial District, including the following request(s):

ZON06002 – (Ordinance No. 2006.58) Zoning Map Amendment from GID, General Industrial District to MU-2, Mixed-Use, Medium Density District.

PAD06001 – Planned Area Development Overlay for 13,800 s.f. of building area, including townhome units and commercial space.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)
Ryan Levesque, Planner II (480-858-2393)

FINAL REVIEW BY: Lisa Collins, Planning Director (480-350-8989)

LEGAL REVIEW: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions (1 - 3).
Rio Salado Citizen Advisory Commission – Approval
Development Review Commission – Approval (5-0 vote)

ADDITIONAL INFO: Miller Curry Townhomes is a mixed-use development with eleven (11) townhome units and one (1) live/work unit with a first floor commercial space and a residential unit on the floor level above. The site consists of a total of 2,229 s.f. of commercial building area. The site is located along Miller Road, north of Curry Road and south of Weber Drive, near a golf course that is within the Indian Bend Wash. The request is consistent with the General Plan 2030 land use designation.

The applicant held a neighborhood meeting on June 27, 2006. On March 21, and June 27, 2006 the Rio Salado Commission Development Review Committee recommended approval of this request. On July 25, 2006 the Development Review Commission continued this request because of concerns related to parking, pedestrian safety and balcony design. The applicant has addressed these issues. On August 8, 2006 the Development Review Commission recommended approval of the zoning map amendment and planned area development overlay, and approved the development plan review including site plan, building elevations and landscape plan, and use permit to allow tandem parking. Staff recommends approval of this request subject to attached conditions. **City Council introduced and held the first public hearing for this request on August 17, 2006.**

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ATTACHMENTS:

1. List of Attachments
 - 2-3. Comments
 4. Reasons for Approval
 - 4-11. Conditions of Approval
 12. History & Facts / Zoning & Development Code Reference
 13. Description
-
- A. Ordinance No. 2006.58
 - B. Location Map
 - C. Aerial Photo
 - D. Letter of Intent/Justification
 - E. Application for Tandem Parking Use Permit
 - F. Neighborhood Meeting Summary
 - G. 3-Dimensional Study: Town House Pedestrian and Garage Entrance
 - H. 3-Dimensional Study: View from Miller Road Driveway
 - I. 3-Dimensional Study: View from Grassy Retention Basin
 - J. 3-Dimensional Study: Building 2, Guest Parking and Pool Area
 - K. Miller/Curry Title Page, drawing DR.1
 - L. Site Plan (8-8-06)
 - M. NA
 - N. Site Development Data (enlarged)
 - O. Typical Residential Unit 1st Floor Options 1 & 2, drawing DR.3
 - P. Typical Residential Unit 2nd Floor & 3rd Floor Options 1 & 2, drawing DR.4
 - Q. Commercial & Live/Work Unit 1st Floor, drawing DR.5
 - R. Live/Work Unit 2nd Floor, drawing DR.6
 - S. Elevations, Residential Buildings 1 & 2, drawing DR.7
 - T. Elevations, Residential Building 3, drawing DR.8
 - U. Elevations, Commercial & Live/Work Building 4, drawing DR.9
 - V. Building Sections, drawing DR.10
 - W. Preliminary Grading & Drainage Plan, drawing PG-1 of 1
 - X. Landscape Plan, drawing L-1.
 - Y. Landscape Plan (enlarged)
 - Z. Landscape Legend (enlarged)
 - AA. Front Balcony Cross Section
 - BB. Front Balcony Floor Plan
 - CC. Landscaped Area Reduced to One Foot Depth

COMMENTS:

The applicant is requesting a mixed-use development with eleven (11) townhome units and one (1) live/work unit with a first floor commercial space and a residential unit on the floor level above. The site consists of a total of 2,229 s.f. of commercial building area. The request is consistent with the General Plan 2030 land use designation. Staff recommends approval subject to attached conditions. The applicant held a neighborhood meeting on June 7, 2006. On March 21, and June 27, 2006 the Rio Salado Commission Development Review Committee recommended approval of this request.

Project Overview

The site is located along Miller Road, north of Curry Road and south of Weber Drive, near a golf course that is within the Indian Bend Wash. The location is bordered by an apartment complex to the north along Miller Road and industrial uses extending beyond. To the south is vacant industrial zoned land. Immediately to the east is a long single-family residence lot, and beyond that is the golf course. The site is adjacent to the East Rio Neighborhood with a mix of single-family homes and duplexes.

This mixed-use project consists of commercial retail space and residential living space, promoting the concept of live, work and play in one development. The commercial component fronts Miller Road with first floor retail/office opportunity. The live-work unit has the residential space above the eastern most commercial unit. The rest of the development consists of three-story townhome units on individual lots. Units provide either a two or three car garage with two or three bedroom townhomes. Balconies are provided on the second and third floors to the rear and abbreviated balconies at the front. The architecture style consists of symmetrical building elements. A block shaped design with angled shade features. The architectural expression is simple and contemporary. The building construction is frame and stucco. Entry points are recessed back from the building facades, with stone veneer accents. The rest of the building includes a stucco/sand finish with a brown color palette. Amenities include a community pool with spa, barbeque, and an open retention space with seating.

The project will increase the potential for homeownership opportunities in Tempe with the development of townhomes. The mixed-use product provides a diverse housing option that is unique to North Tempe. Public recreational areas within this area include the Rio Salado Golf Course, and close proximity to Tempe Town Lake and Tempe Beach Park.

Zoning

The applicant is requesting a zoning map amendment from GID, General Industrial District to MU-2, Mixed-Use, Medium Density District with a Planned Area Development Overlay. The Planned Area Development Overlay, which is required for mixed-use zoning districts, will establish individual standards set forth by the development. This request is consistent with the General Plan 2030 Projected Land Use map, designated "Mixed-Use", and the Projected Residential Density map, designated "Medium Density", up to fifteen (15) dwelling units per acres. Density is proposed at approximately twelve (12) dwelling units per acre.

Mixed-use zoning designations require both commercial and residential components integrated within a project. This development consists of 2,229 square feet of commercial space with the opportunity for two or three tenants.

Within the commercial building is the live-work component, which provides a more substantial commercial space than most live-work concepts. Both use spaces are completely separate while sharing a common entry point for the tenant.

The Planned Area Development Overlay allows the project to establish its own unique standards based on the development proposal. Miller-Curry Townhomes includes a buildings that are a maximum thirty-five (35) feet in height, building setbacks of ten (10) feet at the front of the commercial building and zero (0) feet on the south side. Residential units have ten (10) foot setbacks on the sides and rear of the units. Although the buildings' balcony structures are set farther back. Individual lots for the townhomes will include zero lot lines.

Public Safety

The Tempe Police Department Crime Prevention Unit, has assembled a report addressing security concerns and recommendations for this project. This report has been forwarded to the applicant, and in several instances specific conditions of approval have been added to address those concerns. Tempe Fire Department will access the site via existing public streets. The developers of this project must work closely with the Fire, Police and Building Safety Departments to ensure that rescue and communications infrastructure are in place.

Public Input

The Zoning and Development Code requires projects that propose a Zoning Map Amendment and/or Planned Area Development Overlay must organize a neighborhood meeting regarding a proposal in order to facilitate dialogue with the adjacent community prior to public hearings. On June 27, 2006 the applicant held a neighborhood meeting at the Escalante Center at 2150 East Orange Street from 5 to 6 pm. The project received favorable support from the one individual that attended the meeting.

The project was also presented by the Planning Staff to the Rio Salado Commission Development Review Committee on June 27th, 2006. Committee recommended review of project by Darlene Tussing, among other neighbors. The Committee agreed that the use is appropriate for the Rio Salado Overlay District and fits with the goals and policies of the District. The Committee had the following comments on the design:

1. Increase fenestration on side elevations, particularly those facing the pool/common area.
2. Provide some degree of sun control for the balconies.
3. Remove the ground level plant alcoves.
4. Build acoustic dampening into the design to resist aircraft noise.

Public Hearings

On July 25, 2006 the Development Review Commission continued this request because of concerns related to parking, pedestrian safety and balcony design. The applicant has addressed these issues through the following modifications:

1. Two additional parking spaces: one on the north side of the entry drive and one adjacent to the pool area.
2. Reduction in the size of the planting area adjacent to the garages to 1 foot in depth to provide only enough space for small plant materials and to create maximum visibility to all landscaped areas for a safe pedestrian environment.
3. Expanded balconies on the front elevations to create an additional useable outdoor space.

At the August 8, 2006 Development Review Commission meeting, the Commission was satisfied with the modification made to the project and recommended approval of the request. The project also received favorable support from the public in attendance at the DRC hearing.

General Plan Analysis

This project complies with the applicable goals and objectives for General Plan 2030. The land use projected for this site is Mixed-Use. This category encourages creatively designed developments which create a living environment, reflective of a village concept, in which there is the opportunity to live, work and recreate in the same development or within the area. The MU-2 zoning district requires the mix of uses, which is being proposed. This request complies with the projected land use with the integration of office space, commercial space, and integrated residential and individual townhome units on one development. The General Plan projected residential density for this site is "Medium Density" with up to 15 dwelling units per acre. This request has a proposed density of 11.6 dwelling units per acre.

The project provides a mixed-use design, currently providing both residential and commercial uses. This project could benefit from the implementation of green building concepts, providing more energy efficient solutions and the use of advance technology in building materials.

Conclusion

The request complies with General Plan 2030 projected land use and residential density for this site. The Planned Area Development (PAD) Overlay implements the General Plan, by providing a mixed-use development of both commercial and residential living space, promoting the concept of live, work and recreate in one place. The proposed development achieves goals for in-fill development, owner-occupied housing and options to Tempe's existing housing stock. The use permit request will provide additional parking for the residential units while allowing variation in the floor plan designs. Overall, the project will provide an improved land use for the residents of the area, by changing the existing land use and promoting an in-fill development that provides both commercial and residential within one development. Staff recommends approval of this project subject to the attached conditions of approval.

REASONS FOR APPROVAL:

1. The project is in conformance with the General Plan Projected Land Use and Projected Residential Density for this site.
2. The PAD overlay process was specifically created to allow for greater flexibility, to allow for development standards that create a unique product.
3. The use permit will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general. In arriving to this determination, the following factors are considered, but limited to:
 - a. No significant increase in vehicular or pedestrian traffic;
 - b. There will be no nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare, and is not in conflict with the goals, objectives or policies of the in the General Plan; and
 - c. There is adequate control of disruptive behavior, which may create a nuisance to the surrounding area or general public.
4. The project has received a recommendation of approval from the Rio Salado Citizen Advisory Commission, Development Review Committee.

ZON06002 AND PAD06001

CONDITIONS OF APPROVAL:

1. A building permit shall be obtained and substantial construction commenced within two (2) years of the date of City Council approval or the zoning shall revert to that in place at the time of application, subject to a public hearing.
2. The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
3. A Subdivision Plat is required for the consolidation of multiple lots and the development of townhomes. The plat shall be recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department prior to issuance of building permits.

HISTORY & FACTS:

- July 03, 2001 Hearing Officer approved request by Scottsdale Educational Enrichment Services for a use permit to allow a public charter school for grades six through twelve for 300 students, located at 1225 North Miller Road in the I-1, Light Industrial Zoning District and the Rio Salado Overlay District.
- December 19, 2001 Design Review Board continued the building elevations, site plan and landscape plan for Scottsdale Educational Enrichment Services. This project is located at 1225 North Miller Road in the I-1, Light Industrial Zoning District and the Rio Salado Overlay District.
- January 17, 2002 Applicant notified the Design Review staff by letter that the owner withdraws the S.E.E.S. application.
- March 16, 2004 Hearing Officer approved the request by the Integrity Education Centre for a use permit to allow a public charter school with grades kindergarten through twelve, located at 1245 North Miller Road in the I-1, Light Industrial District and the Rio Salado Overlay District.
- March 17, 2004 Design Review Board continued the building elevations, site plan and landscape plan for the Integrity Education Centre located at 1245 North Miller Road in the I-1, Light Industrial, and Rio Salado Overlay Districts.
- August 5, 2004 Design Review Board approved the building elevations, site plan and landscape plan for the Integrity Education Centre located at 1245 North Miller Road in the I-1, Light Industrial, and Rio Salado Overlay Districts.
- September 20, 2005 Hearing Officer approved request by Boyko Properties for a use permit to allow a rental storage facility as part of a mixed use site, including office (13,500 s.f.), warehouse (1,480 s.f.) and rental storage (3,340 s.f.), located at 1225 North Miller Road in the GID, General Industrial Zoning District and the Rio Salado Overlay District.
- December 7, 2005 Design Review Board approved the building elevations, site and landscape plans for Boyko Properties located at 1225 North Miller Road in the GID, General Industrial Zoning District and the Rio Salado Overlay District.
- March 21, 2006 Rio Salado Advisory Commission Development Review Committee recommended approval of the site plan of the Miller Mixed-use Concept located at 1245 North Miller Road. In attendance were four committee members and two staff.
- June 27, 2006 Rio Salado Advisory Commission Development Review Committee recommended approval of the Miller Lofts project (including elevations, site and landscape plans) located at 1245 North Miller Road. In attendance were five committee members and two staff.
- June 27, 2006 A Neighborhood Meeting was conducted for Miller Lofts project. Project presentation was favorably received. In attendance were the developer, two design team members and one neighbor.
- July 25, 2006 Development Review Commission continued the request for Miller-Curry Townhomes for a Zoning Map Amendment, Planned Area Development Overlay, Development Plan Review including site plan, building elevations and landscape, and a use permit to allow tandem parking, located at 1245 North Miller Road. Continuance was to address concerns by the Commission.
- August 8, 2006 Development Review Commission recommended approval of the request for Miller-Curry Townhomes for a Zoning Map Amendment and Planned Area Development Overlay, and approved the request for a Development Plan Review including site plan, building elevations and landscape, and a use permit to allow tandem parking, located at 1245 North Miller Road.
- August 17, 2006 City Council introduced and held the first public hearing for Miller-Curry Townhomes for a Zoning Map Amendment and a Planned Area Development Overlay, located at 1245 North Miller Road.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-304, Zoning Map Amendment

Section 6-305, Planned Area Development Overlay

DESCRIPTION:

Owner – Mark Richmond
Applicant – Kamy Goldfarb
Architect – DeLorme & Associates
Engineer/Land Surveyor – Emile Schmid, ESCIVIL, LLC

General Plan 2030

Projected Land Use – Mixed Use
Proposed Land Use – Mixed Use
Projected Residential Density – Medium to High Density, up to 15 du/ac
Proposed Residential Density – 11.6 du/ac

Zoning

Existing zoning – GID, General Industrial District
Proposed zoning – MU-2, Mixed-Use, Medium Density District with a PAD Overlay
This site is also within the Rio Salado Overlay District

Site Data

Total site area – 1.12 net acres
Total building area – 13,800 s.f.
Residential units – 12
Commercial area – 2,229 s.f.
Maximum Allowed Height – 40 ft.
Proposed Bldg. Height – 35 ft.
Lot Coverage – 28.2%
Landscape Area – 21.8%
Overall Building Setbacks:
 Front – 10 ft.
 Side – 0 ft.
 Rear (residential) – 10 ft.
 Parking – 20 ft.

Vehicle Parking Required:

(12) 1 bedroom (1.5/unit) – 18; or (11) 2 bedrooms (2/unit) – 24
(12) guest (0.2/unit) – 2.4
(2,229 s.f.) Retail (1/300) – 7.43
Total: 28(if 2 bedroom units) or 34(if 3 bedroom units)

Vehicle Parking Provided: 37 to 47 spaces
(Includes 8 commercial spaces, 4 guest spaces)

Bicycle Parking Required:

(12) units (.75/unit) – 9; if 3 bed
(12) guest (0.2/unit) – 6
Retail (1/7,500, 4 min.) – 4
Total: 19 spaces

Bicycle Parking Provided: 19 spaces

ORDINANCE NO. 2006.58

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF THE ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the Zoning Map of the City of Tempe, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and Section 2-107, is hereby amended by removing the below described property from the GID, General Industrial District and designating it as MU-2 (PAD), Mixed-Use, Medium Density District with a Planned Area Development Overlay on 1.12 acres.

LEGAL DESCRIPTION

PARCEL NO. 1A:

THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 0 DEGREES 07 MINUTES 08 SECONDS WEST ON THE NORTHSOUTH QUARTER SECTION LINE, 425.00 FEET TO NORTH LINE OF THE SOUTH 125 FEET OF THE NORTH 550 FEET OF THE WEST 160 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 161.14 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE NORTH 0 DEGREES 11 MINUTES 21 SECONDS EAST, A DISTANCE OF 10.52 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL NO. 3 DESCRIBED IN DEED RECORDED IN 97-0699567 OF OFFICIAL RECORDS;

THENCE NORTH 0 DEGREES 11 MINUTES 21 SECONDS EAST, A DISTANCE OF 214.49 FEET;

THENCE EAST, A DISTANCE OF 161.20 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORHTWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11;

THENCE SOUTH 0 DEGREES 13 MINUTES 27 SECONDS WEST, ALONG SAID EAST LINE A DISTANCE OF 214.08 FEET TO THE NORTHEAST CORNER OF SAID PARCEL NO. 3;

THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 161,07 FEET TO THE POINT OF BEGINNING;

EXCEPT ONE-HALF OF ALL OIL, GAS, MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 324, PAGE 137, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 1B:

THE NORTH 10.5 FEET OF THE SOUTH 137.04 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 775 FEET THEREOF; AND

EXCEPT AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND MINERAL RIGHTS APPERTAINING THERETO, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 324, PAGE 137, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE SOUTH 100 FEET OF THE NORTH 425 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST 33 FEET; AND

EXCEPT AN UNDIVIDED ONE HALF INTEREST IN AND TO ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 324, PAGE 137.

CONTAINING 1.12 ACRES MORE OR LESS

Section 2. Further, those conditions of approval imposed by the City Council as part of case **PL060398 – Miller-Curry Townhomes** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this ____ day of _____, 2006.

Mayor

ATTEST:

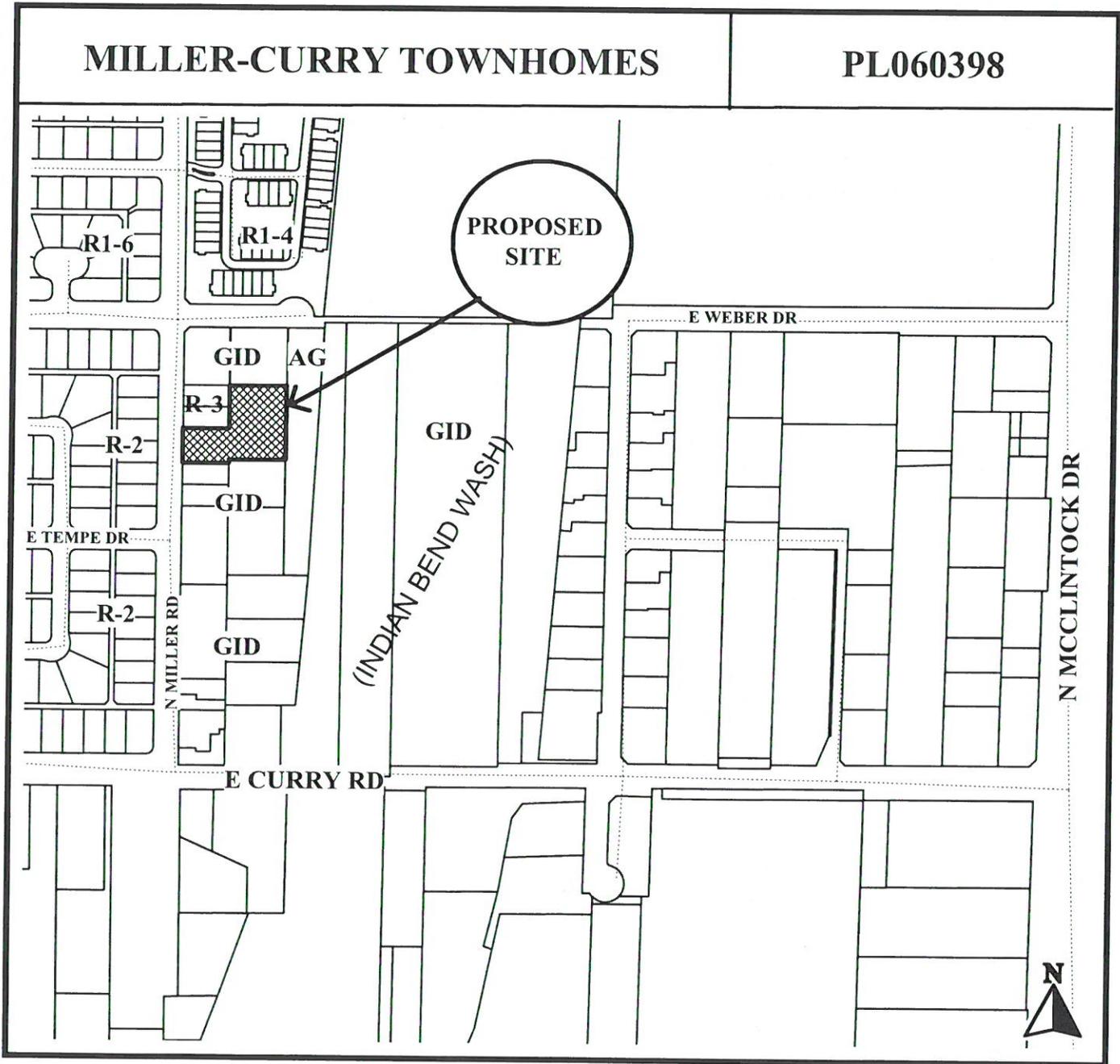
City Clerk

APPROVED AS TO FORM:

City Attorney

MILLER-CURRY TOWNHOMES

PL060398



Location Map

Miller Curry Mixed Use Development
RE: Letter of Intent/Justification

We are requesting to rezone the property located at 1245 N. Miller Road from its current GID zoning to MU-2 per the General Plan 2030, which calls out for this area to be of Mixed-Use development. This development will create a better lot configuration, as well as, land utilization and aims to upgrade the current situation by offering a product that is not currently available in this area. We are proposing a Mixed-Use commercial and residential complex adjacent to Miller Road, consisting of a total of 15,745 square feet. This development will have eleven residential units, one commercial live work and one commercial space. The town homes will be set towards the back of the L-shaped lot, while the commercial units will sit along Miller Road, providing prominent commercial frontage (as requested by the City of Tempe). The eleven town homes are 1900 square feet, the commercial space is 1075 square feet and the live work unit is a total of 2650 square feet (1150 per commercial and 1500 per living).

The Miller Curry town home portion of the development consists of three stories with the first floor varying between two and three car garages. The second floor will encompass the living area, which will include a kitchen and great room that walks out onto the patio. The third floor will have either two or three bedrooms with two full baths. These town homes provide a small fenced yard for each unit and two secure patio decks; one at the second story level and another at the third level. Garages are kept off Miller Road with entryways and second story portions obscuring the view of the garages from the street.

This charming small community was designed with a contemporary style in mind, aimed to create a warm and inviting environment for its future residents, as well as, its existing neighbors. Shade structures, barbeques and pool amenities are also incorporated into the Miller Curry Mixed Use Development for the residents to enjoy on sunny afternoons.

The commercial unit will be divided into two or three tenant improvement spaces, while the live-work unit offers an "above loft" style living on the back half of the other commercial space. This was created especially with a (future) business owner in mind who is looking for the synergy and balance of living and working in the same environment.

All of this is provided without disturbing any height restrictions to ensure the site will not be out of scale with the existing surrounding areas. This project was designed in conformance of the MU-2 code requirements and fits nicely within the adjacent commercial developments to the north and south of the property.

Application for tandem parking use permit
 Mark Richmond P.C. (Applicant)
 Lofts on Miller

1245 N Miller Rd Tempe Az.

Proposed 10 residential homes and one live work property and one commercial unit.

The design of the Miller Lofts benefits the surrounding area in that it aesthetically blends the commercial uses which occupy Miller frontage to the south and the Residential that exists to the North. With commercial units fronting on Miller the cities goals of commercial for this area is well served. By adding tandem parking to the existing 2 car structure in all but one of the homes we have provided more than adequate and functional parking so that it should not cause any significant parking problems in or around the neighborhood. Being that there are only 12 residential units in this development the vehicular and pedestrian traffic and or subsequent noise and related issues such as heat or odor shall be minimal. The neighborhood should benefit from the absence of dust from the empty dirt lot once the project is completed. Furthermore the residential character with home ownership of the majority of the site creates a stable safer environment than presently exist or if developed into industrial uses. Miller Lofts project proposes a minimum of nine tandem spaces and a maximum of 12, which would provide a surplus of 7 spaces over code requirements. Here is a summary of the code requirements.

Parking Required by City Code

11 Residential Homes all 3 Bedroom requires 2.5 parking spaces per unit	27.5 or 28
1 Residential above commercial 2bedroom	2 spaces
2 commercial 1155 Sq.Ft.and 1235 Sq.Ft. units	requirement
(one space per 300 Sq.Ft.)	4 each or 8
Total parking required	38 Spaces

Parking Provided

11 Residential Homes all 3 Bedroom with tandem 3 car garage provides	33
1 Residential above Commercial provides 2 spaces (one tandem)	2
2 Commercial units provide 4 spaces each or 8 spaces	8
guest parking provided	2
Total parking provided	45 spaces

Furthermore we anticipate some of the eleven three bedroom homes may choose a floor plan option which would create only a two bedroom floor plan thereby increasing our surplus parking. Our project has also provided bicycle storage and with close access to the Indian Bend Bike path feel that several of the homeowners should embrace pedal power.

Miller-Curry Town Homes

1245 N. Miller Road
Tempe, AZ 85281

Neighborhood Meeting Held:

June 27, 2006

5:00 – 6:00 PM

Neighborhood Meeting Summary:

Kamy Goldfarb and Stephanie Manzionna of DeLorme & Associates held a Neighborhood Meeting on Tuesday, June 27, 2006, which started at 5:00 PM and adjourned at 6:00 PM. It was held at the Escalante Center in the Rio Bravo Room located in Tempe, AZ. The developer, Mark Richmond, was in attendance along with one attendee, TJ Welsh, a neighbor to our property. The meeting went very well, just as anticipated, and we were able to discuss, in great detail, the many aspects of our project to TJ.

TJ works for Valley Metro and is an Engineer working on the Tempe Light Rail System so he has some knowledge of the City of Tempe's General Plan. He neighbors our property two blocks to the North and has seen a few different developers come through the area in hopes of revitalizing our piece of land, but he was impressed with our project more than others he has seen in the past. He would like to see development arise on our parcel since it has been an empty dirt lot for many years now.

The primary issues we addressed were: (1) parking (2) amenities (3) and size of backyards. TJ was concerned that there are two guest parking spaces provided, but we assured him that our commercial live-work area has eight parking spaces and before & after the normal work hours of 8 to 5 PM, those spaces will be available to guests of the residents. He was not aware of this so he was appeased by our response. He also inquired about the pool and how deep it would be. We let him know that it was more of a "play" pool where residents and their guests could take a refreshing dip then lay out and enjoy the beautiful surroundings of the peaceful environment, if they so chose. The developer wanted to provide a shallow pool for the kids to enjoy, as well, so it is an amenity where all age groups can come together to relax.

TJ was quite impressed with the size of each of the units' backyards. They are approximately 20x25.4 Feet, which is more than a substantial amount and he presumed the future residents of the Miller Curry Town Homes would appreciate this. He liked the idea of having 2 decks per unit, one on the 2nd Floor as well as the 3rd Floor. We let him know that we had done extensive research and went through a long thought process while designing this project because we wanted to offer a product not currently available in the area. Being able to relay this information to our attendee went well received and by meeting's end both Kamy and myself, along with Mark Richmond, were more than satisfied with the conclusion.

Overall, we had positive feedback on the project so we felt it was a successful meeting. All of our original assurance remained that the neighborhood, residents, property owners and citizens of Tempe were in favor of **Miller Curry Town Homes**.

Stephanie Manzionna
Assitant Project Director
DeLorme & Associates

Miller-Curry Townhomes

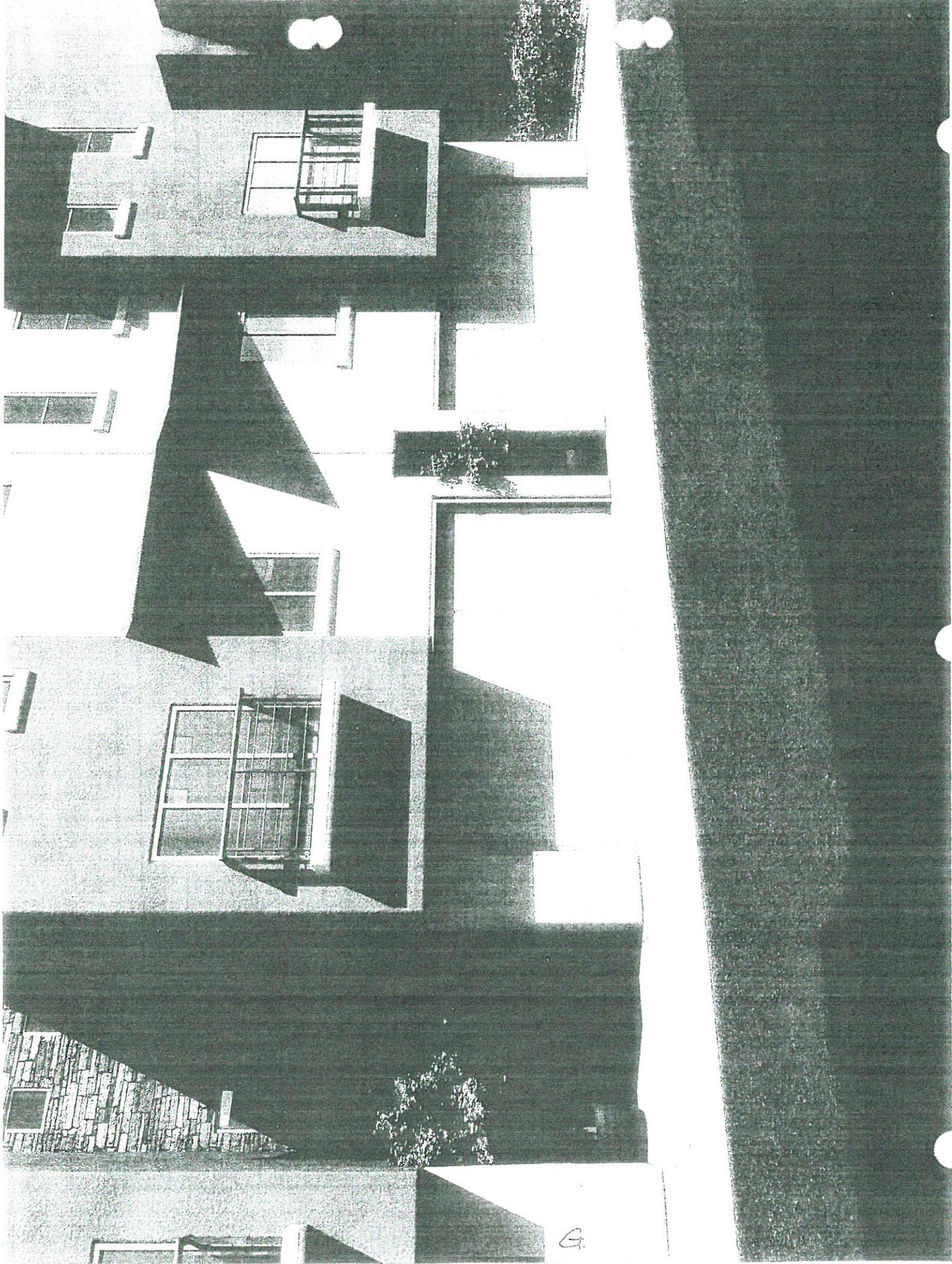
1245 N. Miller Road
Tempe, AZ

Neighborhood Meeting:

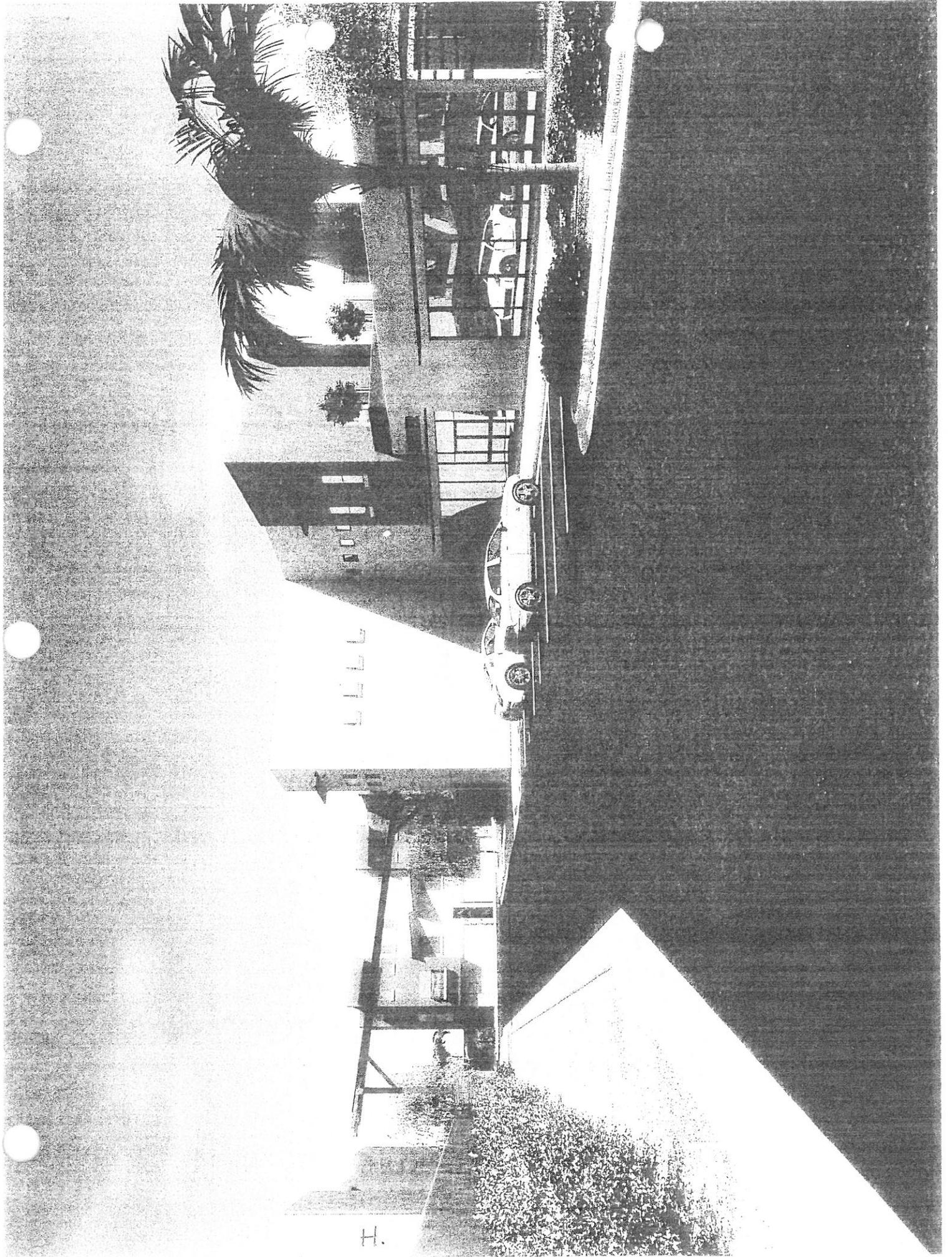
Tuesday, June 27th, 2006

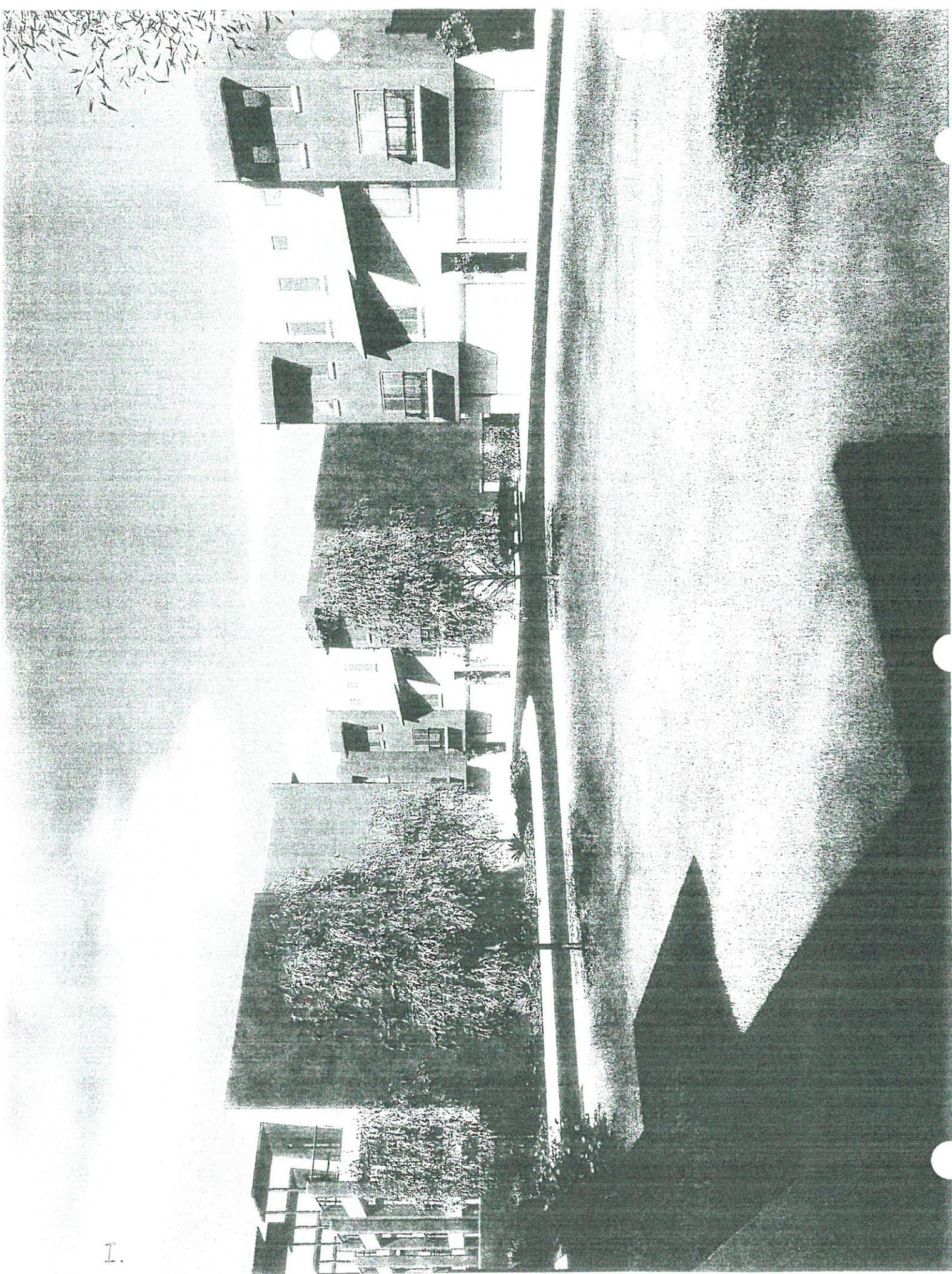
Sign In (PLEASE PRINT)

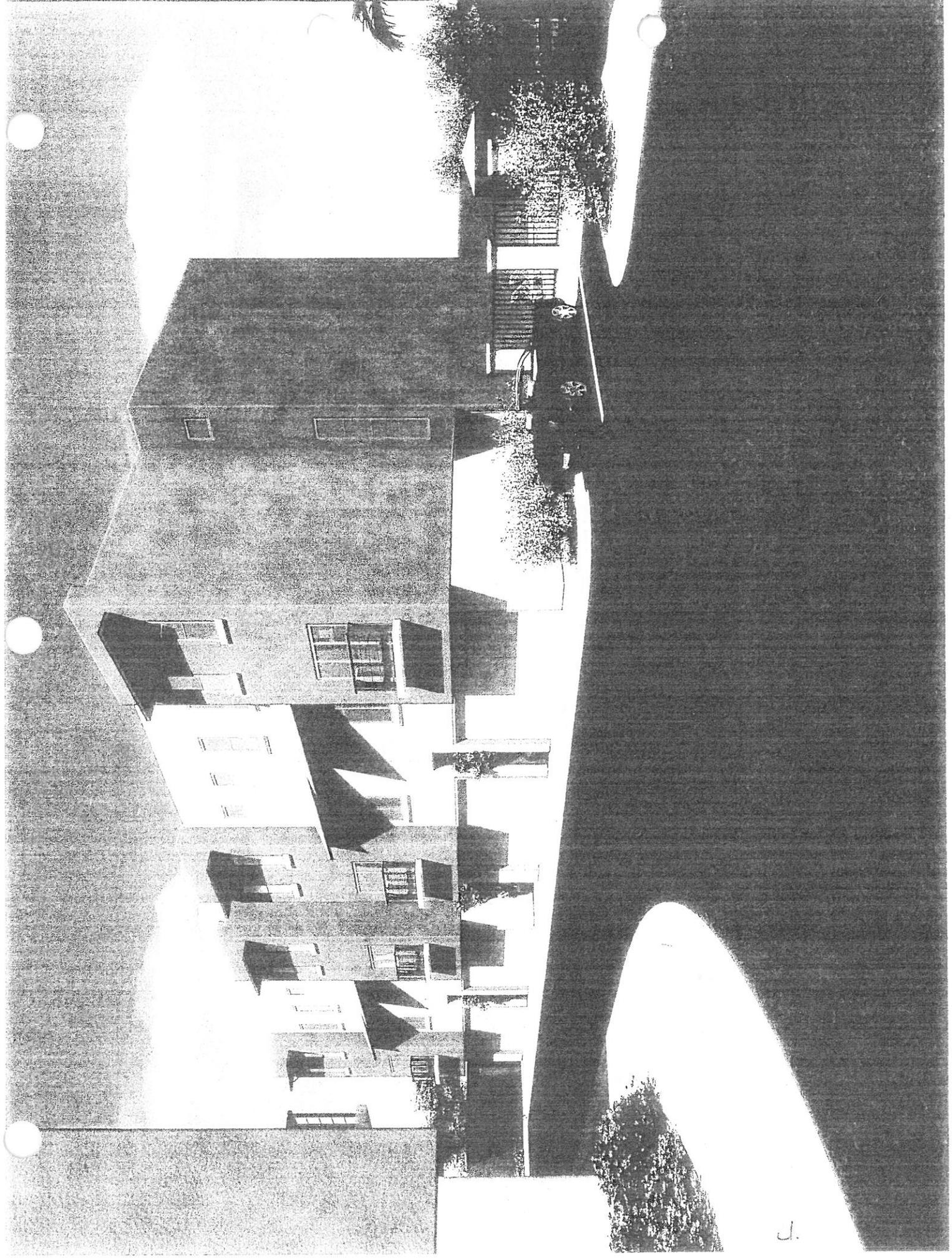
	Name	Address	Please Print
1	T. Welsh		
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G.







J.

MILLER/CURRY

MIXED-USE PROJECT

~

MULTI-FAMILY & COMMERCIAL

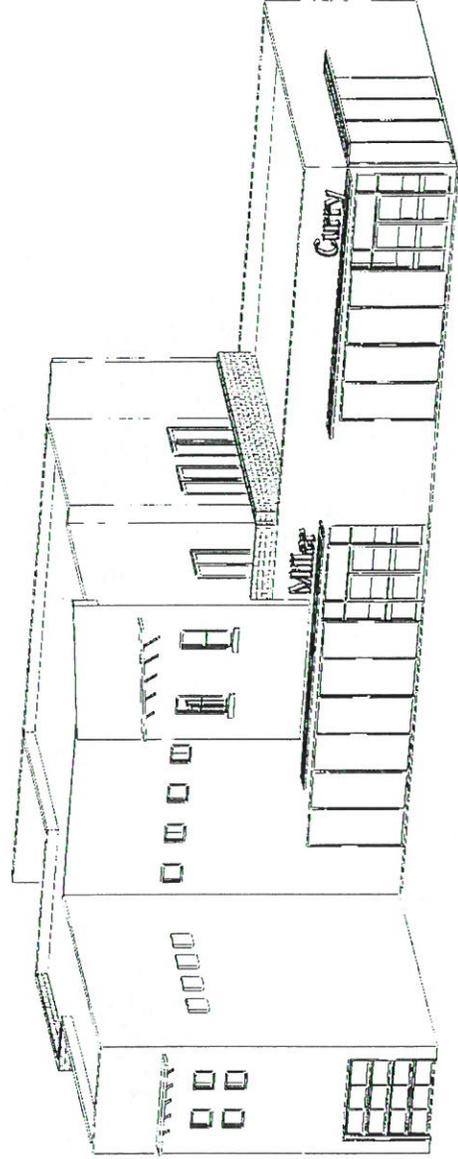
1245 NORTH MILLER ROAD

TEMPE, ARIZONA



TYPICAL BUILDING 1 & 2

K.



COMMERCIAL BUILDING

FLORNE & ASSOCIATES
ARCHITECTURAL DESIGN
1245 N. MILLER ROAD, SUITE 103
TEMPE, AZ 85281
PH: 480.838.8888
WWW.FLORNE.COM

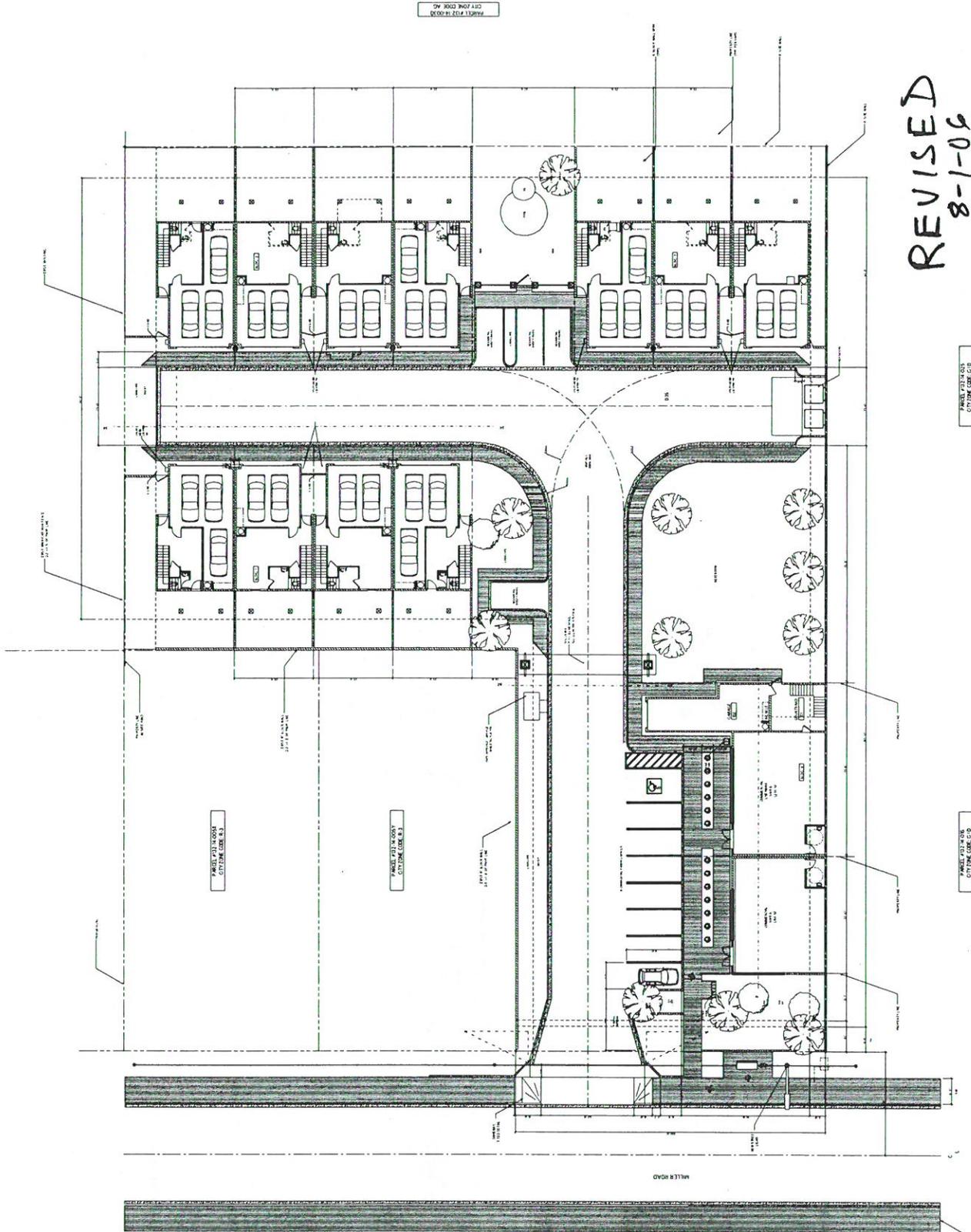
RICHMOND
MILLER-CURRY TOWNHOMES
1245 N. MILLER ROAD
TEMPE, AZ



DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
SCALE:	DATE:
PROJECT NO.:	DATE:
DATE:	DATE:

DATE:
CURRENT SHEET:
DR.1

021006



MARKET STREET SIDE
CITY BLOCK 40

REVISED
8-1-06

PANEL 1211 IN 105
CITY BLOCK 40

MILLER ROAD

PANEL 1211 IN 105
CITY BLOCK 40

M.

CONTACT INFORMATION	
OWNER	ARCHITECT
MARK RICHMOND 7300 E. CAMELBACK RD. SCOTTSDALE, AZ 85251 PHONE 480.994.0800	DeLORME & ASSOC. 8595 E. BELL RD., 103 SCOTTSDALE, AZ 85260 PHONE: 480.609.0699

GENERAL NOTES
A. MINIMUM 2 HOUR FIRE RATING BETWEEN LIVE/WORK UNITS ACCORDING TO IBC.
B. GROUND LEVEL FLOORS OF LIVE/WORK UNITS MUST BE ACCESSIBLE.
C. ALL UNITS TO BE EQUIPPED W/ AUTOMATIC EXTINGUISHING SYSTEMS ON ALL FLOORS PER CITY OF TEMPE U.B.C.

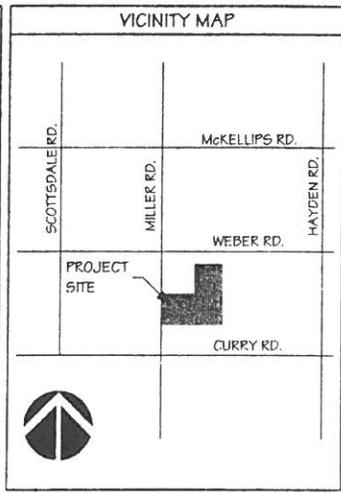
PROJECT DESCRIPTION
PROPOSING THE DEVELOPMENT AND RE-ZONING OF PARCEL #S: 132-14-0055, 132-14-023, & 132-14-024, LOCATED ALONG MILLER ROAD, CURRENTLY ZONED G.I.D., INTO (11) LUXURY TOWNHOMES AS A MIXED-USE DEVELOPMENT UNDER CITY ZONE CODE MU-2. THE PORTION OF THE PROPERTY ALONG MILLER ROAD WILL BE DEVELOPED AS A MIXED USE AREA WITH COMMERCIAL UNIT (A) ON THE GROUND FLOOR AND COMMERCIAL LIVE/WORK UNIT (B) ON THE GROUND FLOOR WITH RESIDENCE ABOVE.

BUILDING CODE REQUIREMENTS
2003 INTERNATIONAL BUILDING CODE (IBC)
2003 INTERNATIONAL MECHANICAL CODE (IMC)
1997 UNIFORM FIRE CODE (UFC)
1996 NATIONAL ELECTRICAL CODE
ARIZONA STATE PLUMBING CODE

PROJECT INFORMATION
PARCEL NUMBERS: 132.14.0055, 132.14.023, & 132.14.024
SITE ADDRESS: 1245 N. MILLER ROAD, TEMPE, AZ
ZONING EXISTING ZONING: G.I.D. REZONED TO: MU-2
USE EXISTING USE: VACANT PROPOSED USE: MIXED USE, RESIDENTIAL/COMMERCIAL
SITE AREA NET SITE ACREAGE: 1.123 ACRES OR 48,919 SQ. FT. GROSS SITE ACREAGE: (Including R.O.W. = 3300 S.F.) 1.119 ACRES OR 52,219 SQ. FT.
LOT COVERAGE CALCULATION PROPOSED LOT COVERAGE: 13,778 SQ. FT. COVERAGE / 48,919 NET SITE AREA = 28.2%
OPEN AREA CALCULATION 10,669 SQ. FT. OPEN AREA / 48,919 SQ. FT. NET SITE AREA = 21.8%
LOT DENSITY 15 UNITS PER ACRE ALLOWED 10 UNITS PER ACRE PROPOSED (12 UNITS/1.19 ACRES = 10) ALLOWED BUILDING HEIGHT - 45'-0" MAXIMUM, 25'-0" SETBACK PROPOSED BUILDING HEIGHT - APPROX. 34'-6" HIGH (at highest point)
PARKING REQUIREMENTS RESIDENTIAL REQUIRED PER UNIT TYPE: (7) TWO BEDROOMS: 2 SPACES PER UNIT = 14 SPACES (5) THREE BEDROOMS: 2.5 SPACES PER UNIT = 13 SPACES PROVIDED PER UNIT TYPE: (7) TWO BEDROOMS: 2 SPACES IN EACH UNIT GARAGE = 14 SPACES (5) THREE BEDROOMS: 3 SPACES IN EACH UNIT GARAGE = 15 SPACES COMMERCIAL REQUIRED: COMMERCIAL UNIT A: 1 SPACE FOR EVERY 300 SQ. FT.; 1155 S.F./300 S.F. = 4 SPACES COMMERCIAL UNIT B: 1 SPACE FOR EVERY 300 SQ. FT.; 1235 S.F./300 S.F. = 4 SPACES PROVIDED: 8 SPACES, INCLUDING 1 ACCESSIBLE SPACE
BICYCLE PARKING REQUIREMENTS RESIDENTIAL REQUIRED: 1 PER UNIT IN BICYCLE COMMUTE AREA: 12 UNITS/1 = 12 SPACES PROVIDED: 12 SPACES PROVIDED IN ATTACHED GARAGES COMMERCIAL REQUIRED: 1 FOR EVERY 3,000 SQ. FT.; (1155-1235) = 2,390/3000 = 1 SPACE PROVIDED: 5 SPACES

LEGAL DESCRIPTION
PARCEL 132.14.023 THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER: THENCE SOUTH 0 DEGREES, 07 MINUTES 08 SECONDS WEST ON THE NORTH-SOUTH QUARTER SECTION LINE, 425.00 FEET TO NORTH LINE OF THE SOUTH 125 FEET OF THE NORTH 550 FEET OF THE WEST 160 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 10.52 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL NO. 3 DESCRIBED IN DEED RECORDED IN 97-0699567 OF OFFICIAL RECORDS; THENCE NORTH 0 DEGREES 11 MINUTES 21 SECONDS EAST, A DISTANCE OF 214.49 FEET; THENCE EAST, A DISTANCE OF 161.20 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11; THENCE SOUTH 0 DEGREES 13 MINUTES 27 SECONDS WEST, ALONG SAID EAST LINE A DISTANCE OF 214.08 FEET TO THE NORTHEAST CORNER OF SAID PARCEL NO. 3; THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 161.07 FEET TO THE POINT OF BEGINNING; EXCEPT ONE-HALF OF ALL OIL, GAS, MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 324, PAGE 137, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL 132.14.024 THE NORTH 10.5 FEET OF THE SOUTH 137.04 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE SOUTH 775 FEET THEREOF; AND EXCEPT AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND MINERAL RIGHTS APPERTAINING THERETO, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 324, PAGE 137, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL 132.14.0055 THE SOUTH 100 FEET OF THE NORTH 425 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THE WEST 33 FEET; AND EXCEPT AN UNDIVIDED ONE HALF INTEREST IN AND TO ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 324, PAGE 137.

P.A.D. PROPOSAL DETAILS				
*BASED ON EXISTING ZONING & COMPARISON TO ZONING R-3R				
STANDARD	EXISTING	COMPARISON	COMPARISON	PROPOSED
ZONING	G.I.D.	R-3R	MU-2	MU-2
LOT DENSITY	NO STANDARD	15	15	10.0
BUILDING HEIGHT	35'-0"	30'-0"	35'-0"	35'-0"
STEPBACK REQUIREMENT	YES	NO	YES	YES
LOT COVERAGE	NO STANDARD	45%	NO STANDARD	33.9%
LANDSCAPE AREA	10%	30%	NO STANDARD	21.8%
SETBACKS: COMMERCIAL				
FRONT	25'-0"	NO STANDARD	NO STANDARD	10'-0"
SIDE	0'-0"	NO STANDARD	NO STANDARD	0'-0"
REAR	0'-0"	NO STANDARD	NO STANDARD	10'-0"
PARKING (FRONT)	20'-0"	NO STANDARD	NO STANDARD	20'-0"
SETBACKS: RESIDENTIAL				
FRONT	25'-0"	20'-0"	NO STANDARD	10'-0"
SIDE	0'-0"	10'-0"	NO STANDARD	10'-0", 5'-0"
REAR	0'-0"	15'-0"	NO STANDARD	10'-0"
MINIMUM LOT AREA/UNIT	NO STANDARD	2,900 SQ. FT.	NO STANDARD	1,250 SQ. FT.



N.



DATE: 02/07/06
 DRAWN BY: JON WALKER
 CHECKED BY: DAVID R. G.
 PROJECT NO: 06-001-001

DR. G
 FLOOR PLAN

GENERAL NOTES

- A. ALL MECHANICAL EQUIPMENT TO BE SKREENED
- B. GENERAL CONTRACTOR TO COORDINATE ALL WORK ON ALL APPLIANCES & FINISHING PARTIES. VERIFY ALL REQUIRED CLEARANCES, FINISHES, DIMENSIONS, COORDINATE WITH GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO START OF CONSTRUCTION.
- C. TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION.
- D. E.G.C. TO PROTECT IN PLACE ALL LANDSCAPING TO REMAIN. KEEP IN PLACE WITH REGULAR MAINTENANCE. VERIFY ANY NEW PLANTINGS WITH GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
- E. SEE ELEVATIONS FOR ROOF HEIGHTS.
- F. FINISHES TO BE VERIFIED WITH GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
- G. FINISHES NOT TO EXCEED 1/4" BELOW DOOR THRESHOLD OR OUTSWINGING DOORS.
- H. G.C. TO PROVIDE WATER RESISTANT (TYP. BOUND GREENBOARD) IN ALL BATHROOMS, KITCHENS, AND OTHER WET AREAS. WATER CLOSETS & SINK AREAS.
- I. G.C. TO COORDINATE WITH OWNER ON ALL INTERIOR FINISHES PRIOR TO CONSTRUCTION.
- J. ALL INTERIOR FINISHES TO BE COMPLETED PRIOR TO CONSTRUCTION.
- K. COMMERCIAL UNIT TO BE CONSTRUCTED OF CALI. TOWNSHOMES UNITS TO BE WOOD STUD CONSTRUCTION.

KEYNOTES

1. WATER METER.
2. PLANTER.
3. SINK W/ 1/2" B.S. DISH/SINK, 1" ROUND TOWER.
4. 15" DEEP SHELF AND RND MOUNTED AT 54" AFF.
5. 15" DEEP SHELF AND RND MOUNTED AT 54" AFF.
6. 15" DEEP SHELF AND RND MOUNTED AT 54" AFF.
7. KITCHEN ISLAND W/ CABINETS BELOW.
8. OVER RANGE COMBINATION UNIT.
9. EXTERIOR SIGNAGE.
10. ADA ACCESSIBLE RESTROOM.
11. ADA ACCESSIBLE RESTROOM.
12. ANODIZED, CORROGUATED METAL SHAKE STRUCTURE.

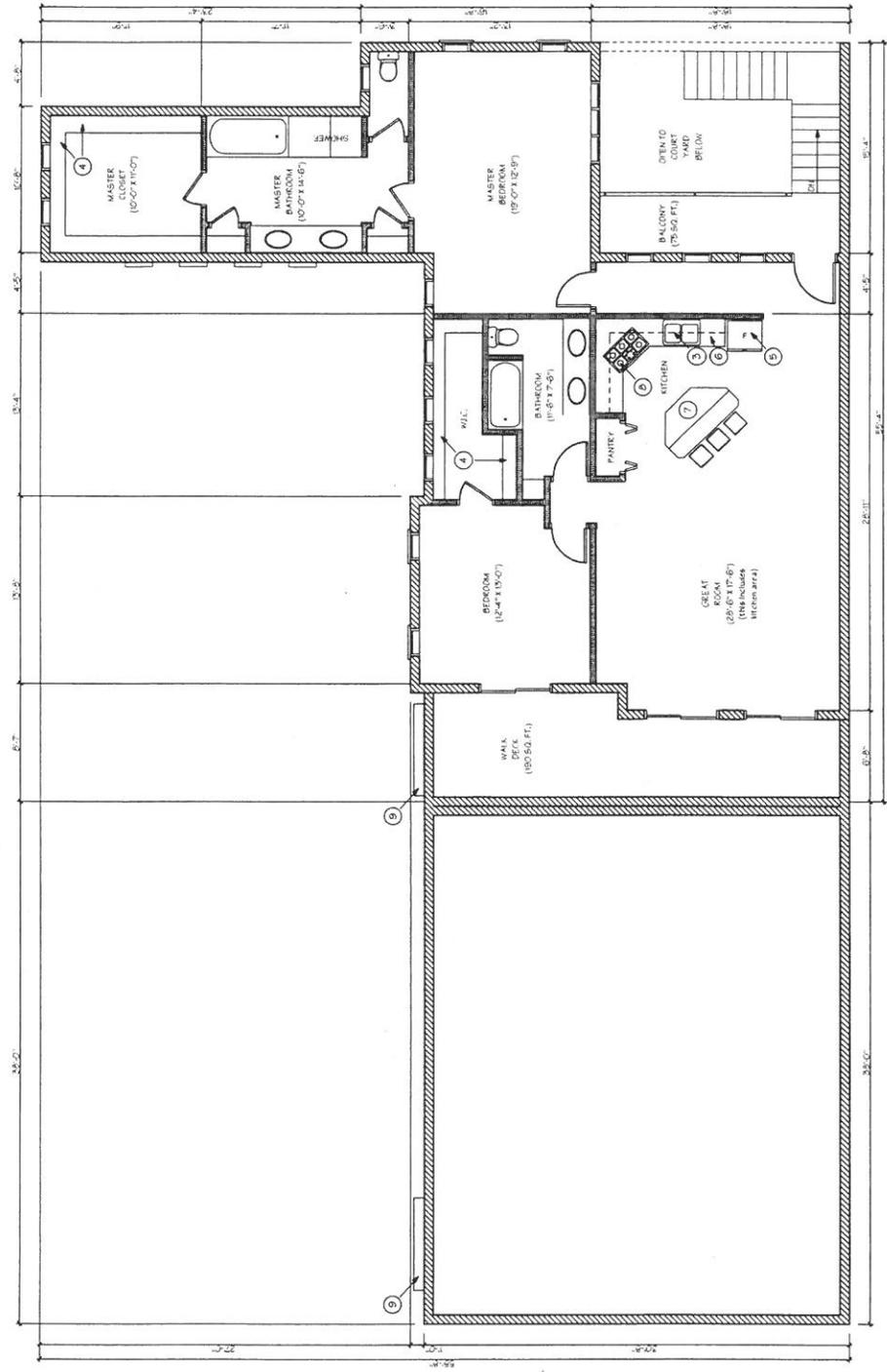
BUILDING INFORMATION

TYPICAL UNIT INFORMATION:

- BUILDING HEIGHT: 34'-0"
- BUILDING FOOTPRINT: 902.50 SQ. FT.
- BUILDING DIMENSIONS: 25'-0" W x 40'-0" D
- 1ST FLOOR: 1,447.50 SQ. FT.
- 2ND FLOOR: 1,447.50 SQ. FT.
- 3RD FLOOR: 1,447.50 SQ. FT.
- 4TH FLOOR: 1,447.50 SQ. FT.
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- 99TH FLOOR: 1,447.50 SQ. FT.
- 100TH FLOOR: 1,447.50 SQ. FT.

COMMERCIAL UNIT INFORMATION:

- 2 STORES
- BUILDING HEIGHT: 34'-0"
- BUILDING FOOTPRINT: 3,201.50 SQ. FT.
- BUILDING DIMENSIONS: 25'-0" W x 40'-0" D
- 1ST FLOOR: 1,447.50 SQ. FT.
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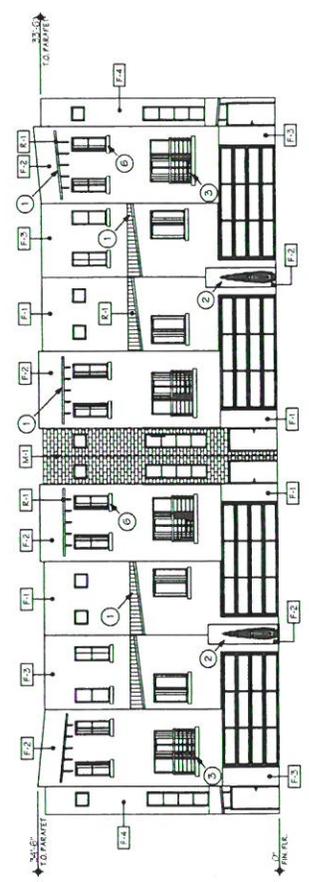


LIVE/WORK UNIT - 2nd FLOOR, OPTION 2

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

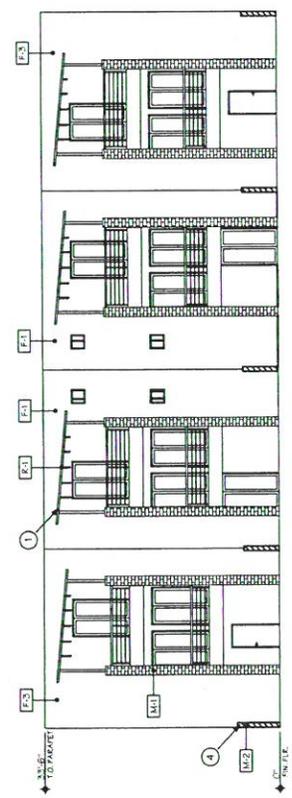


R.



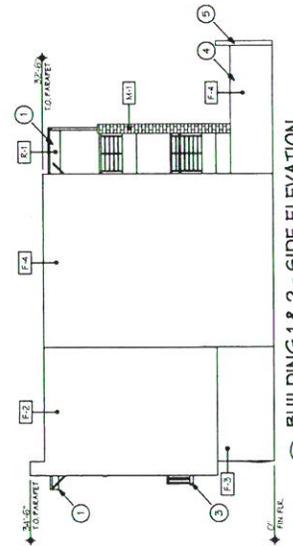
1 BUILDING 1 & 2 - FRONT ELEVATION

SCALE 1/8" = 1'-0"



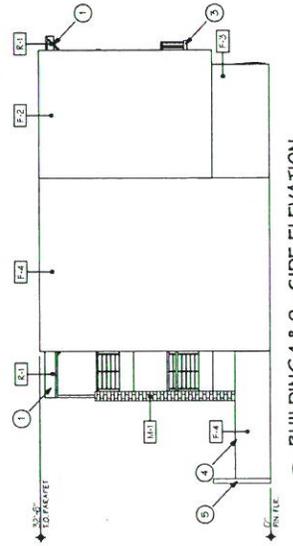
2 BUILDING 1 & 2 - REAR ELEVATION

SCALE 1/8" = 1'-0"



3 BUILDING 1 & 2 - SIDE ELEVATION

SCALE 1/8" = 1'-0"



4 BUILDING 1 & 2 - SIDE ELEVATION

SCALE 1/8" = 1'-0"

GENERAL NOTES

- ALL COVERAGED METAL SHADE STRUCTURES WILL BE INDICATED TO ENSURE THAT BRUSH DOES NOT OCCUR.
- BRUSHING IS TO BE DONE IN THE PRESENCE OF THE ARCHITECT AND SHALL BE APPROVED BY THE ARCHITECT AND APPROVED BY CLIENT.

KEYNOTES

- ANODIZED CORROSION-RESISTANT METAL SHADE STRUCTURE.
- PLASTER.
- 8" HIGH CMU WALL.
- 8" HIGH WALK-DECK CMU WALL.
- WALL BEYOND.

FINISH PALETTE:

EXTERIOR FINISH SYSTEM:

- F-1 EXTERIOR STUCCO SYSTEM
- F-2 GOLDEN RETRIEVER (LV 57)
- F-3 EXTERIOR STUCCO SYSTEM
- F-4 EXTERIOR STUCCO SYSTEM

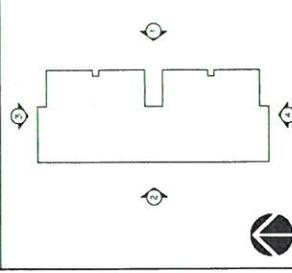
MASONRY:

- M-1 STONE VENEER
- M-2 6" x 8" CMU

ROOFING:

- R-1 ANODIZED CORROSION-RESISTANT METAL SHADE STRUCTURE

KEY PLAN



FLORNE & ASSOCIATES

ARCHITECTURAL DESIGN
GENERAL CONTRACTOR
1000 N. GARDNER ROAD
SUITE 100
MILPITAS, CA 95035
TEL: 408.352.1000
WWW.FLORNE.COM

RICHMOND

MILLER-CURRY TOWNHOMES

1745 N. MILLER ROAD
TEMPE, AZ

APPROVED FOR CONSTRUCTION

DATE: 02/07/2006

PROJECT: MILLER-CURRY TOWNHOMES

SCALE: AS SHOWN

JOB NUMBER: 02072006

DATE: 02/07/2006

DR.7

BUILDINGS: 1, 2
ELEVATIONS

GENERAL NOTES

- ALL CORRUGATED METAL SHADE STRUCTURES WILL BE LOCATED TO ENSURE THAT RUST DOES NOT OCCUR.
- BUILDINGS 1, 2 & 3 HAVE FLANTHERS LOCATED IN THE FRONT OF BUILDING. BUILDING 4 HAS FLANTHERS LOCATED IN THE REAR. SPACE TO BE DETERMINED BY LANDSCAPE ARCHITECT AND APPROVED BY CLIENT.

KEYNOTES

- ANODIZED CORRUGATED METAL SHADE STRUCTURE.
- PA ANTEK.
- PA ANTECO.
- 8" HIGH CLAD SITE WALL.
- STUCCO DETAIL.
- 8" x 8" OPENING.

EXTERIOR FINISH SYSTEMS:

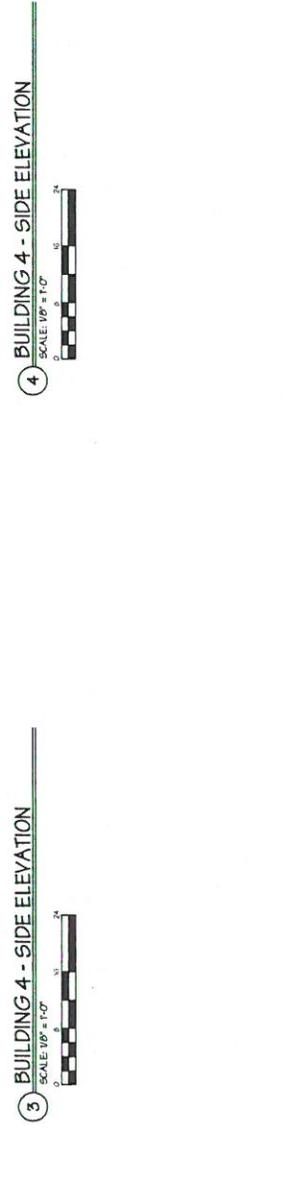
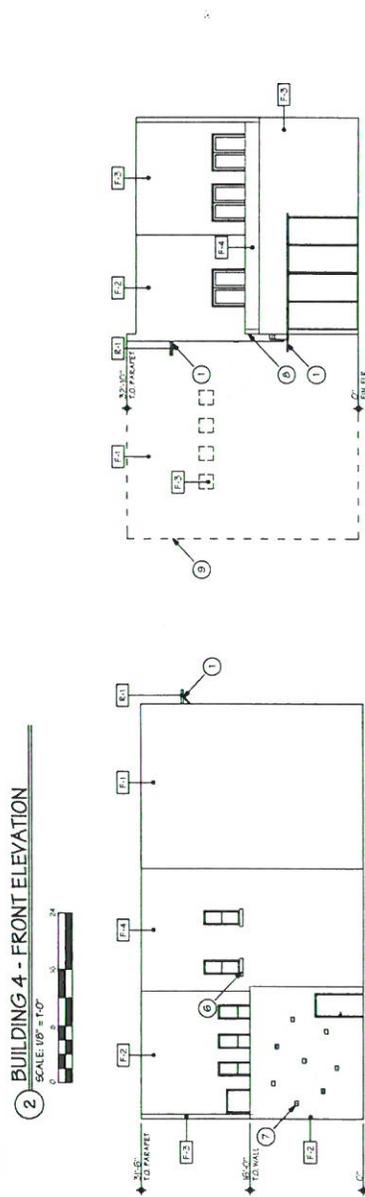
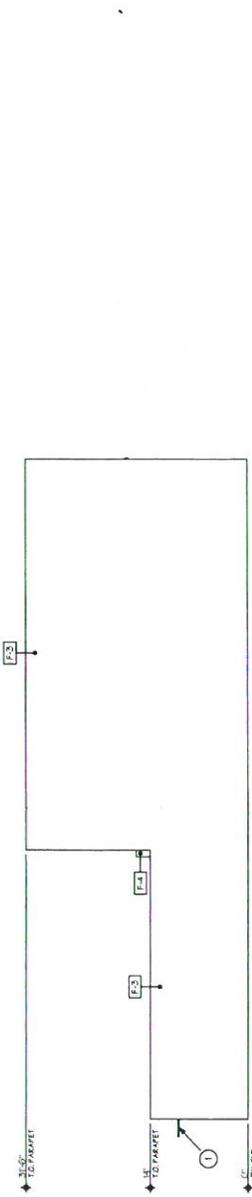
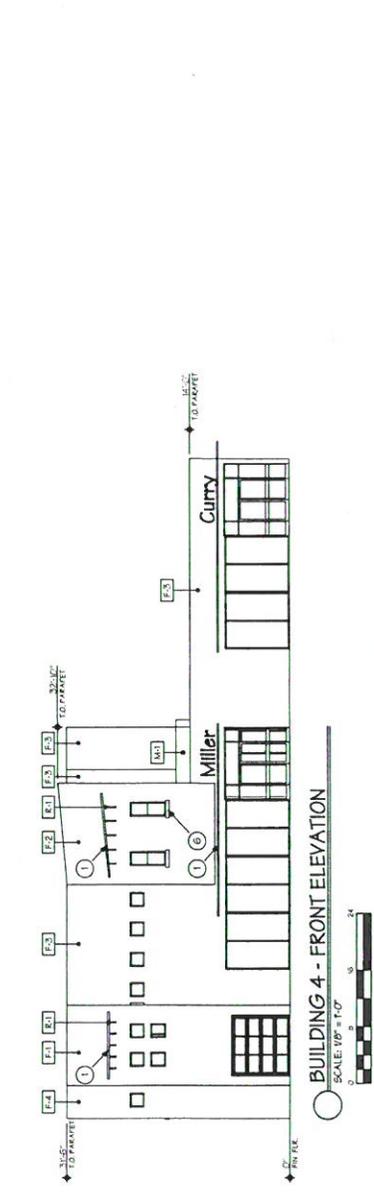
F-1	EXTERIOR STUCCO SYSTEM DESIGN: GOLDEN RETRIEVER LPT-57
F-2	EXTERIOR STUCCO SYSTEM DESIGN: GEORGINA CLAY LPT-17
F-3	EXTERIOR STUCCO SYSTEM DESIGN: ROOT BEER FELT LPT-32
F-4	EXTERIOR STUCCO SYSTEM DESIGN: DE MING REINFORCED LPT-10

MASONRY:

M-1	STONE VENEER
M-2	8" x 8" CMU

ROOFING:

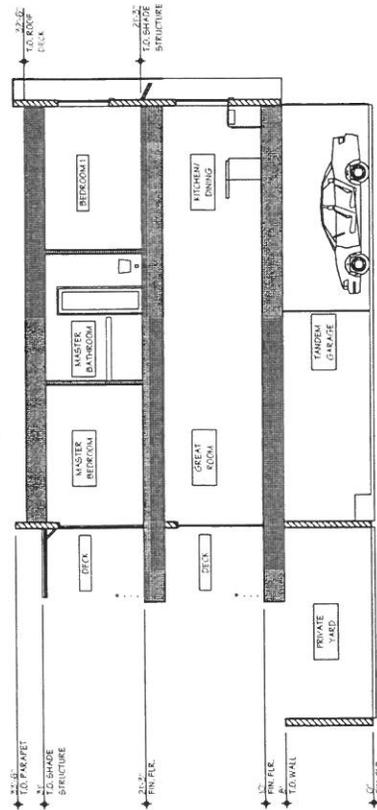
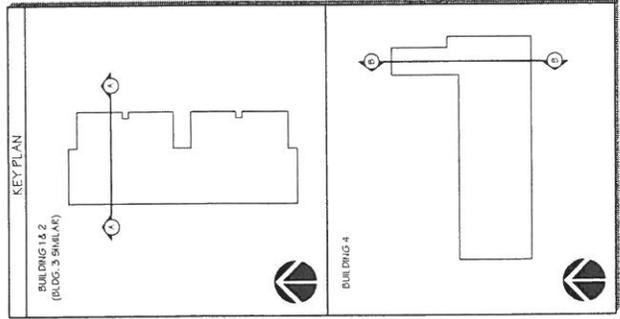
R-1	ANODIZED CORRUGATED METAL SHADE STRUCTURE
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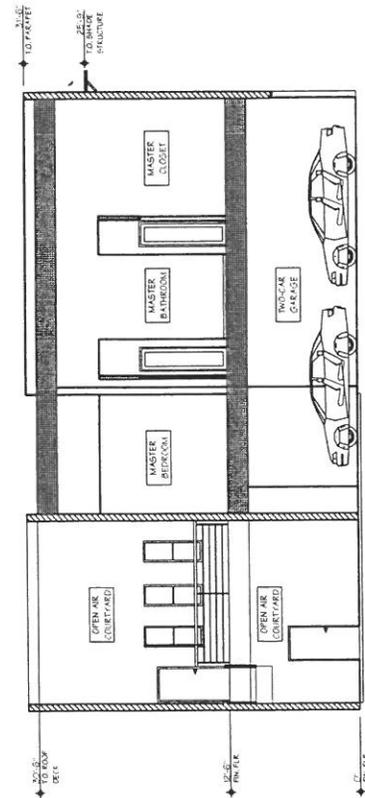


PROJECT NO.	02-0000
DATE	02-07-06
DESIGNER	DELORME & ASSOCIATES
PROJECT	MILLER-CURRY TOWNHOMES

DR.10
 BUILDING SECTIONS



A BUILDING 1 & 2 SECTION
 (BUILDING 3, SIMILAR)
 SCALE: 3/16" = 1'-0"



B BUILDING 4 SECTION
 SCALE: 3/16" = 1'-0"



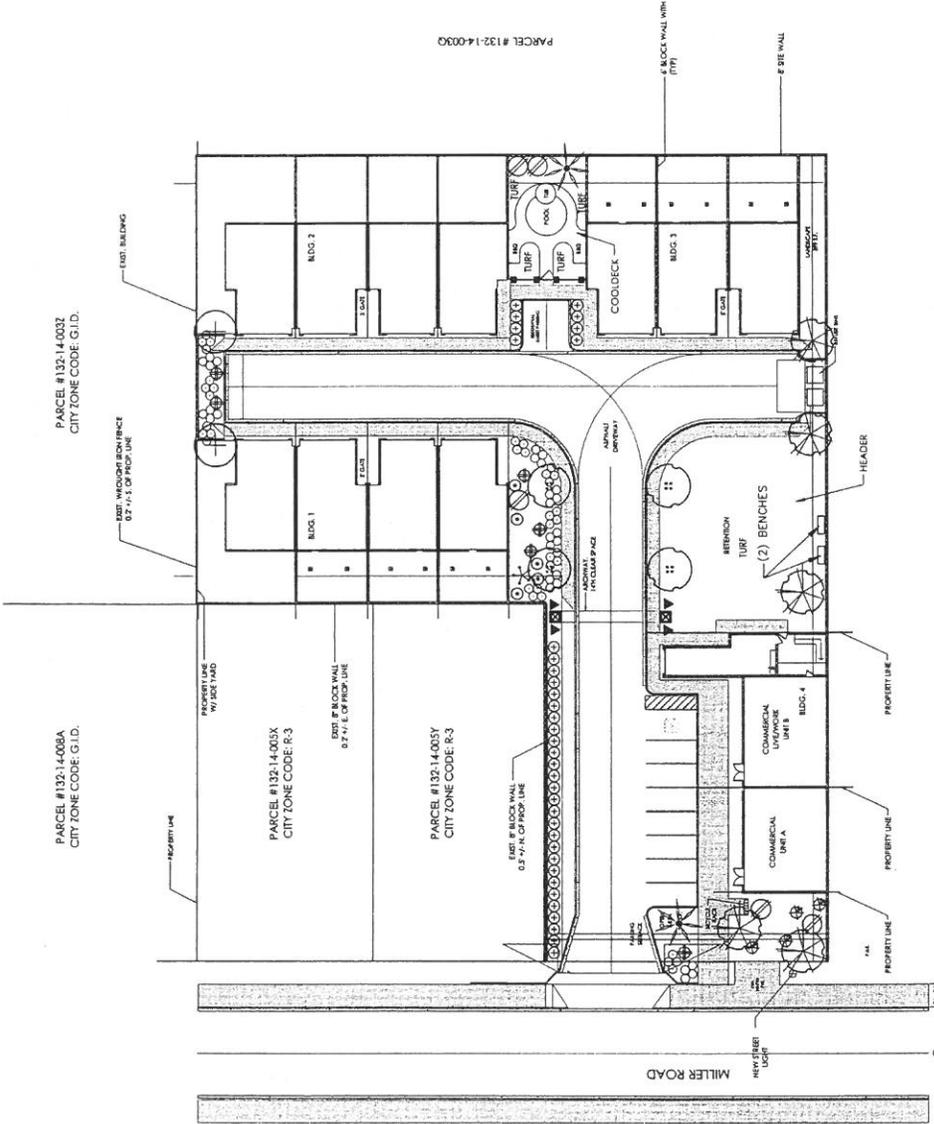
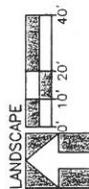


T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 1121 E. MCGUIRE AVE.
 SUITE 100
 PHOENIX, AZ 85016
 (602) 265-4339 PHONE
 (602) 264-8819 FAX



LANDSCAPE LEGEND

- Litsea cordata
24" BOX (2 Cal.)
- Acacia radiata
24" BOX (2 Cal.)
- Chaptalia linearis
15 Gal. (Min. 1" Cal.)
- Syngonium pinnatifidum
12" High min. 2
- Madia stipitata, Pacific Pink
Petite Pink Cascade
5 Gal.
- Castilleja manzanilla
5 Gal.
- Castilleja mexicana
5 Gal.
- Tecoma Orange Jubilee
5 Gal.
- Daylily whorled
5 Gal.
- Lantana montevidensis
5 Gal.
- Impatiens lutea
5 Gal.
- Conoclinium
5 Gal.
- E. Enclosed Curb
1/2" Min. Masonry Gold
2" depth in all Landscape Areas
Decorative Granite
- TURF
1/2" Min. Masonry Gold
2" depth in all Landscape Areas
Decorative Granite



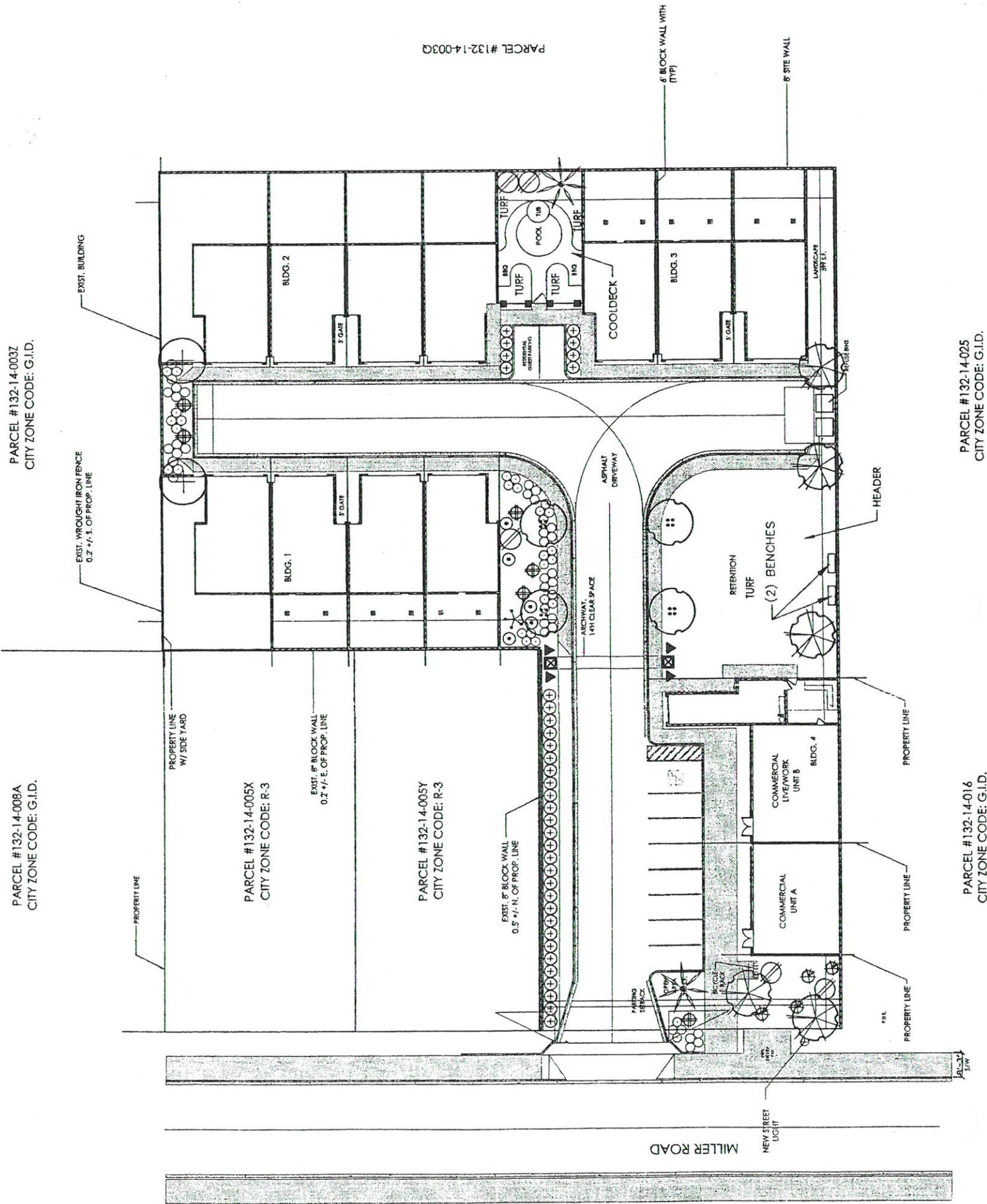
EXIT CURB
 CENTER & SKYWALK
 (1/2" CURB EDGE)

MILLER & CURRY TOWNHOMES
 MILLER ROAD

DATE: 06-15-04
 DRAWN: LJM
 CHECKED: LJM
 APPROVED: LJM
 REVISIONS:

PARCEL #132-14-008A
CITY ZONE CODE: G.I.D.

PARCEL #132-14-003Z
CITY ZONE CODE: G.I.D.



PARCEL #132-14-016
CITY ZONE CODE: G.I.D.

PARCEL #132-14-025
CITY ZONE CODE: G.I.D.

LANDSCAPE LEGEND



Ulmus parvifolia
Chinese elm
24" BOX (2" Cal.)



Acacia salicina
Willow Acacia
24" BOX (2" Cal.)



Chilopsis linearis
Desert Willow
15 Gal. (Min. 1" Cal.)



Syagrus romanzoffiana
Queen Palm
12' High min. -2



Nerium oleander 'Petite Pink'
Petite Pink Oleander
5 Gal.



Cassia nemophylla
Green Cassia
5 Gal.



Caesalpinia mexicana
Mexican Bird of Paradise
5 Gal.



Tecoma 'Orange Jubilee'
Orange Jubilee
5 Gal.



Dasylirion wheeleri
Desert spoon
5 Gal.



Lantana montevidensis
Trailing Lantana 'Purple'
1 Gal.



Convolvulus cneorum
Bush Morning Glory
1 Gal.

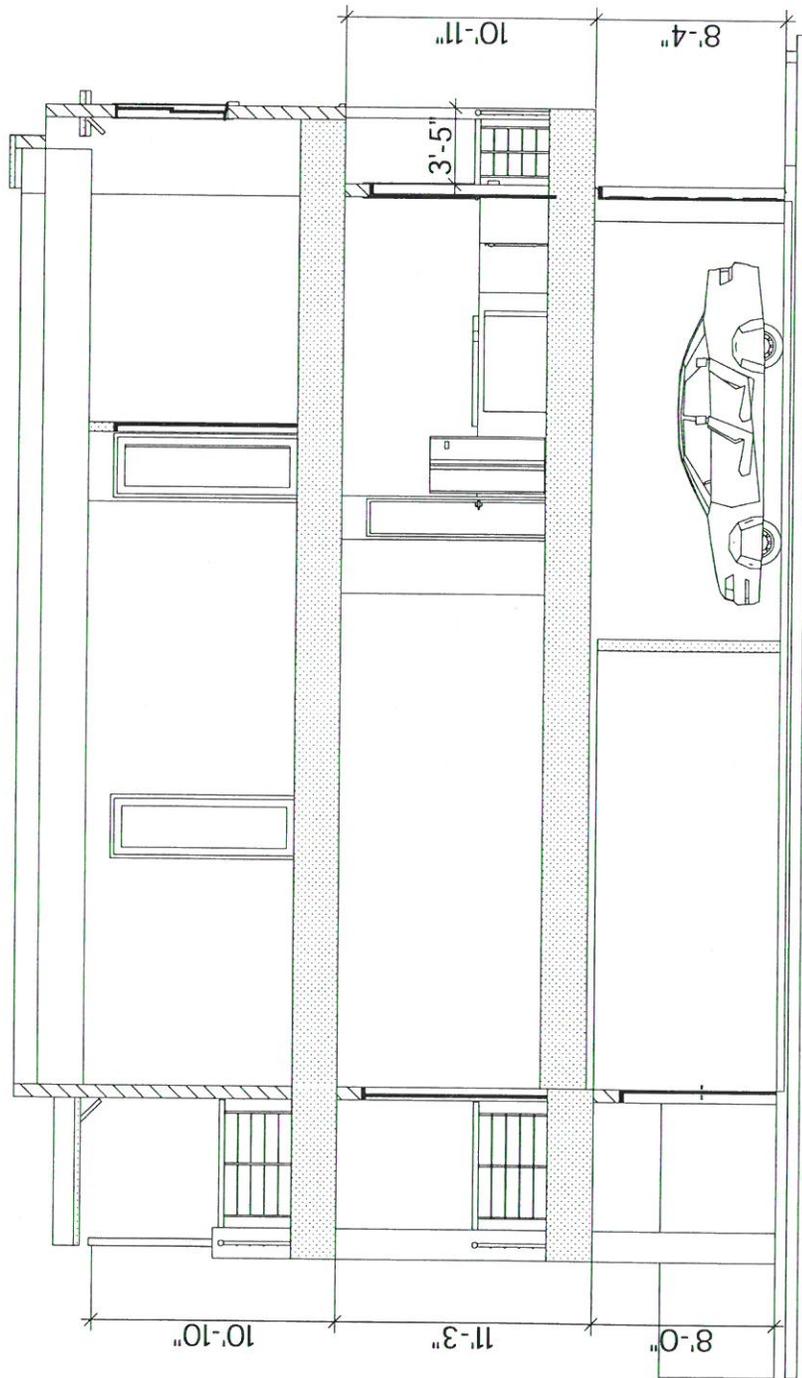


6" Extruded Curb
(Refer to detail)
Concrete Header

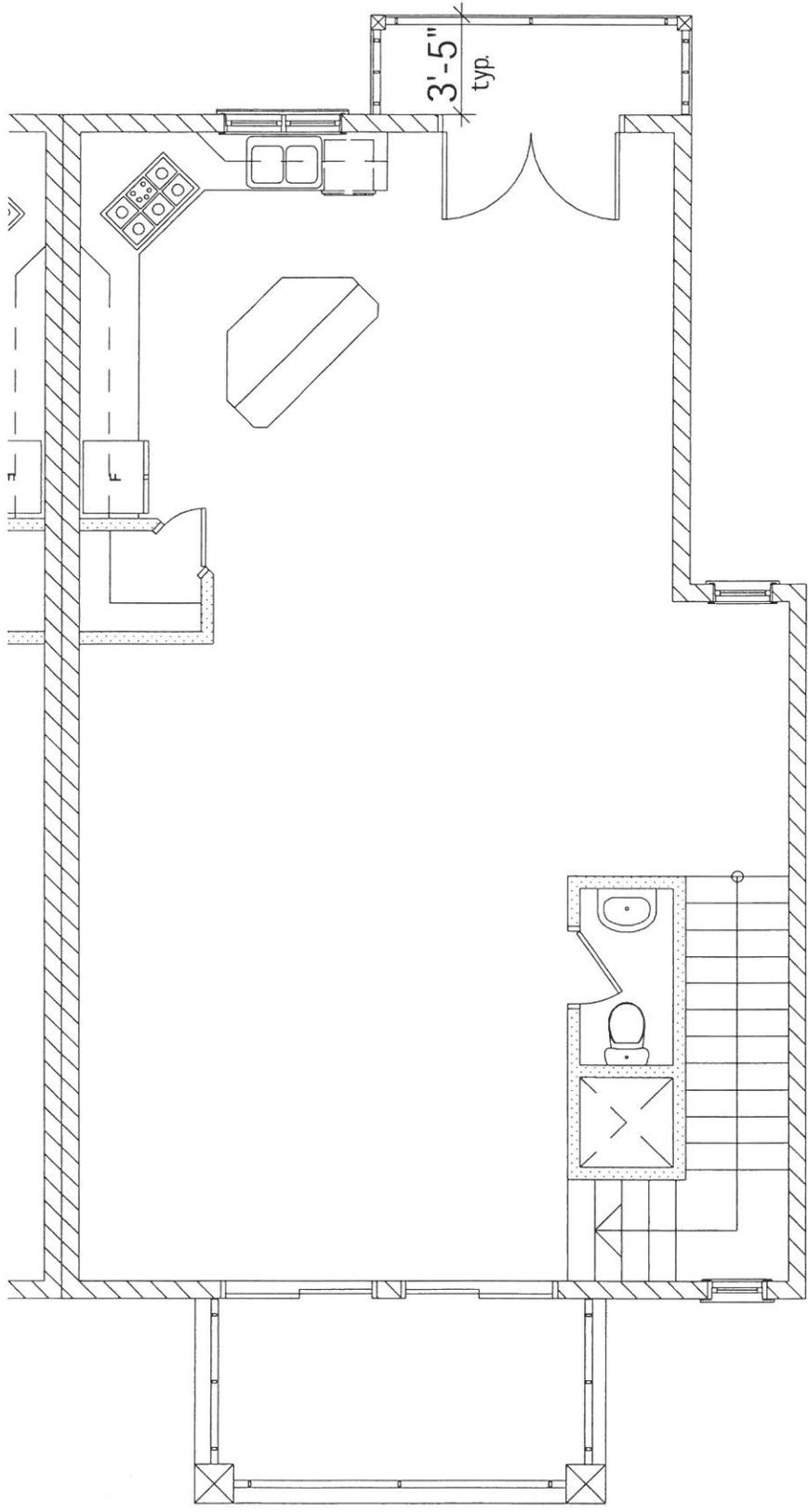
TURF

Mid-Iron
Turf
Sod

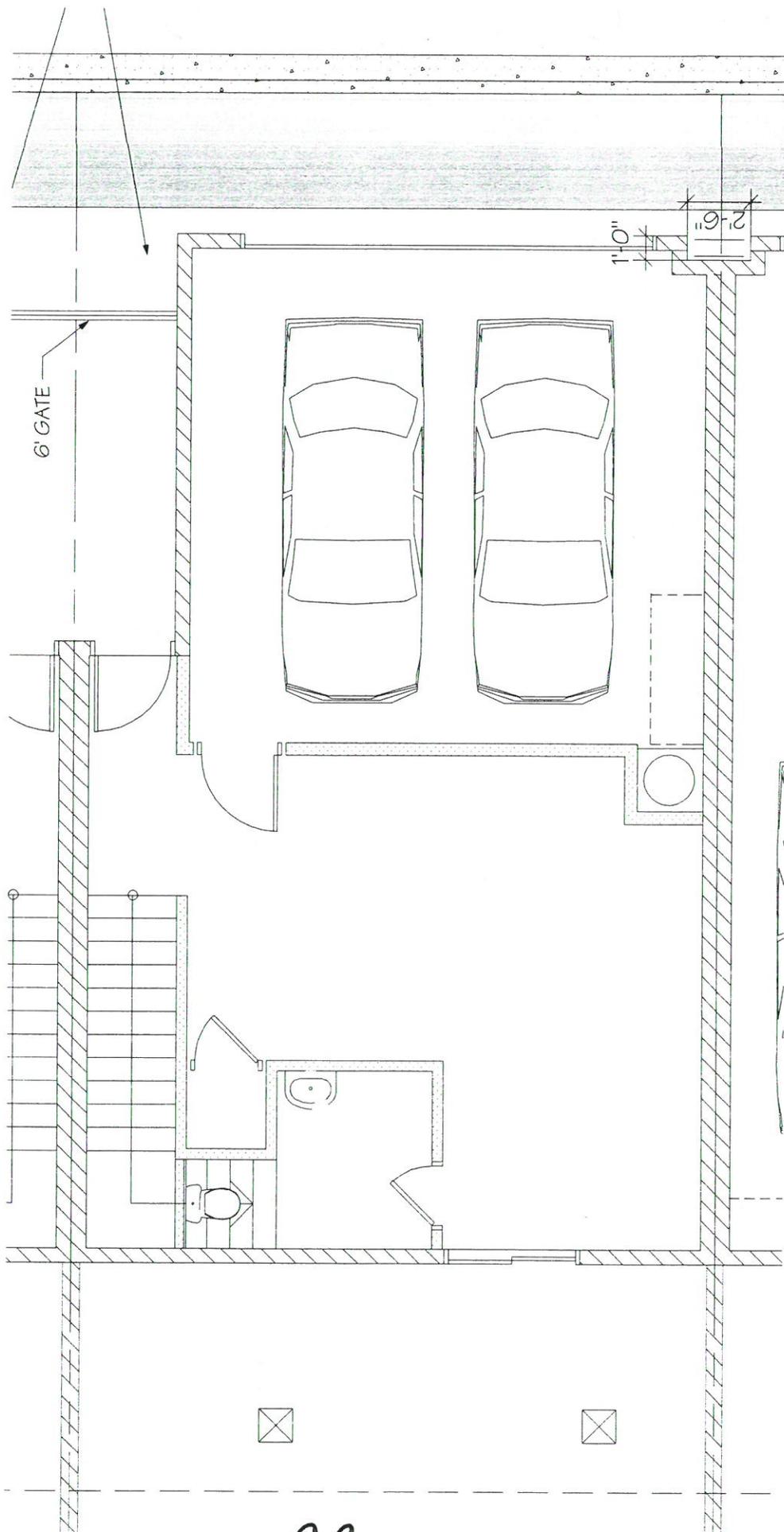
1/2" Minus Madison Gold
2" depth in all Landscape Areas
Decomposed Granite



AA.



BB.



6' GATE

1'-0"

11'-2"

cc.