



**DEVELOPMENT PROJECT FILE**  
for  
**WILSON STREET TOWNHOMES**  
**(PL140042)**

**ATTACHMENTS:**

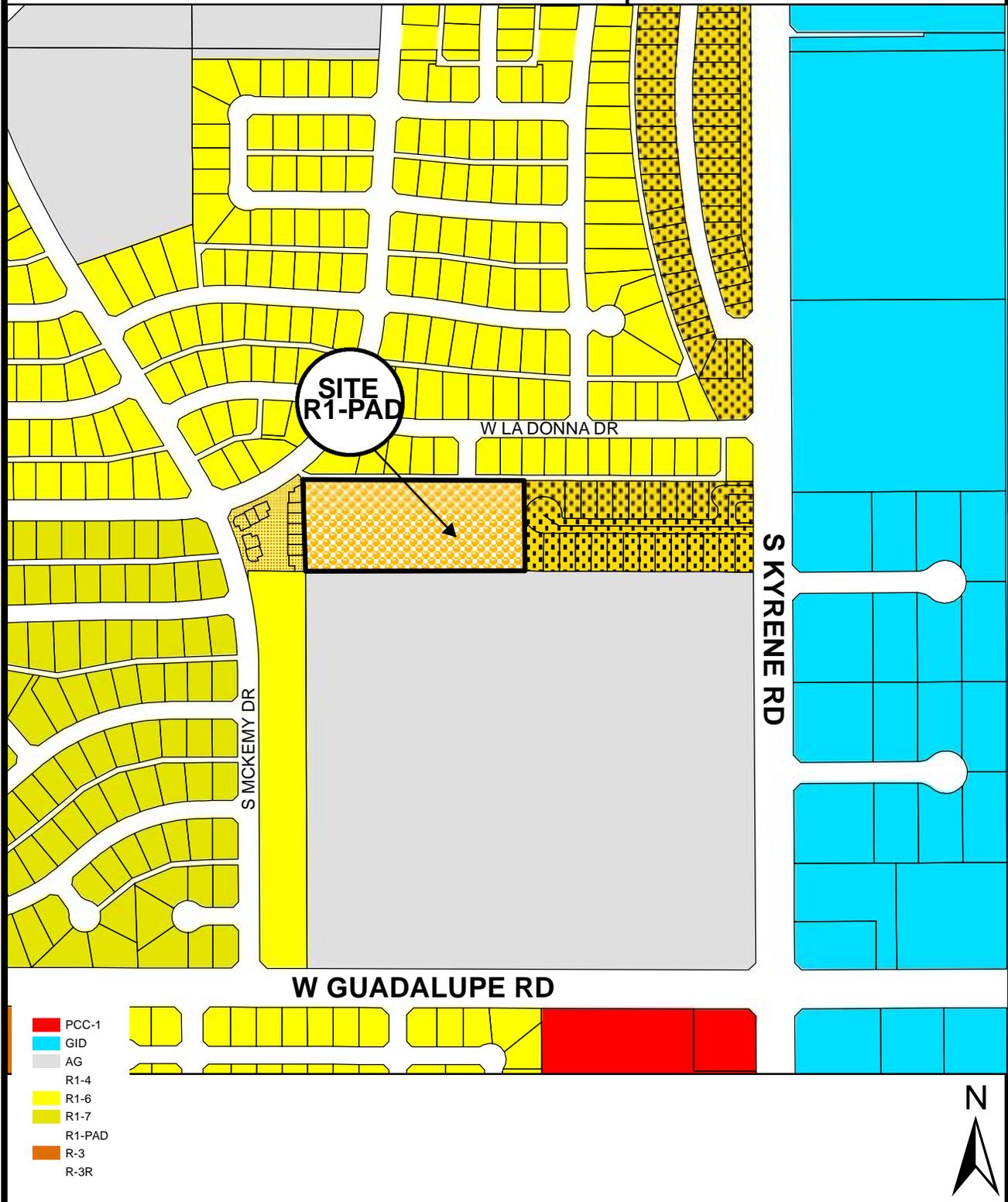
1. Location Map
2. Aerial
3. Letter of Request for a Time Extension

Staff Report from January 8, 2015 City Council Final Hearing and Attachments (in original order and pagination)

- 1-130. Original Development Project Files

**WILSON STREET TOWNHOMES**

**PL140042**



**Location Map**

**WILSON STREET TOWNHOMES**

**PL140042**



Maricopa County Assessor's Office



**Aerial Map**

October 6, 2016

Diana Kaminski  
City of Tempe Community Development Department  
Planning Division  
31 E. 5<sup>th</sup> Street, Garden Level  
Tempe, AZ 85281

**RE: Request for Time Extension, ZON140008, PAD14011 Wilson Street Townhomes**

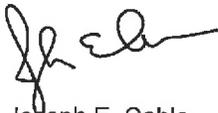
Dear Ms. Kaminski:

The purpose of this letter is to request a one year time extension of the Zoning and PAD Overlay approval for the Wilson Street Townhomes project, which was approved by City Council on January 9, 2015. Condition 1 of the approval states that a building permit application shall be made on or before November 13, 2016 or the zoning of the property may revert to the zoning that was in place at the time of application. Time Extensions are permitted as outlined in Part 6, Chapter 9 of the city's Zoning and Development Code.

This project was changed by stipulations at the final public hearing for the project. Those new conditions of approval caused the original interested party to discontinue involvement over concerns about the impact those conditions would have on the development costs and feasibility of the project in the market conditions at that time. Market forces are now positive, which have helped to bring new interest in the development. A developer is now involved and is actively moving forward with the project, but needs time to continue the process. This is the reason for the time extension request.

We appreciate your consideration of this request. You can contact me at (623) 299-8981 or [icable@bowmanconsulting.com](mailto:icable@bowmanconsulting.com) if you have any questions regarding this request.

Sincerely,



Joseph E. Cable  
Senior Project Manager

**CITY OF TEMPE**  
**REQUEST FOR COUNCIL ACTION**

**REVISED**

Meeting Date: 01/08/2015  
 Agenda Item: 6C1

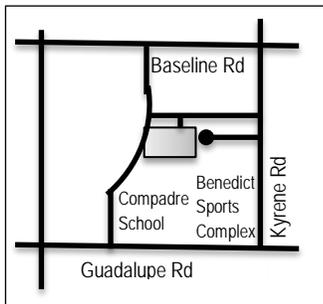
**ACTION:** Hold the second and final public hearing to adopt an ordinance for a Zoning Map Amendment from AG Agricultural to R1-PAD Single Family with a Planned Area Development Overlay for 44 townhomes for WILSON STREET TOWNHOMES, located at 6101 South Wilson Street. The applicant is Shelby Duplessis, Bowman Consulting Group. (Ordinance No. O2014.66) *(This item was continued from the December 4, 2014 Regular Council Meeting)*

**FISCAL IMPACT:** While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

**RECOMMENDATION:** Adopt Ordinance No. O2014.66  
 Staff – Approval, subject to conditions  
 Development Review Commission – Approval (5-2 vote)

**BACKGROUND INFORMATION:** WILSON STREET TOWNHOMES (PL140042) **Follow-Up from first public hearing held on November 13, 2014:** At the November 13, 2014 Regular Council Meeting, councilmembers requested an evaluation of trip generation compared with the product and density of the existing development to the east. Council also requested consideration for a reduced number of units and density, and an option for single-story products on this site. In response, the applicant has reduced the number of units from 53 to 44 units, removing the northernmost buildings adjacent to the existing neighborhood to the north. A revised Site Plan and an updated Traffic Analysis have been added to the Development Project File attachment. Since the December 4, 2014 public hearing, the applicant has: reduced the density from 14.46 du/ac to 11.99 du/ac, decreased the number of units from 53 to 44, increased the open space from 33.79% to 40.54% added additional accent colors to the elevations and varied the roof designs to create more individuality within the unit types. The applicant met with neighbors for further discussion and had another meeting at the end of December. As a result of the reduction of density and units, the closest home to the existing residences to the north is 150 feet. The site is a single-family agricultural lot adjacent to a school and ball fields to the south, multi-family residences to the west, small lot single-family residences to the east and single family residences to the north. The proposed development is residential infill, removing the existing house to build **53 44** attached townhomes within **10 9** buildings on 3.67 acres. The Development Review Commission approved the Development Plan Review and Preliminary Subdivision Plat and recommended approval of this request on 9/23/14. On 10/10/14, the applicant submitted a letter requesting a continuance of this item to the following hearing dates: Introduction/first public hearing 11/13/14, and second/final public hearing 12/04/14. Subsequently, a traffic study and additional drawings were provided to convey more information and address questions raised during the Development Review Commission hearing. This request includes the following:

ZON14008 Zoning Map Amendment from AG, Agricultural to R1-PAD, Single Family Residential  
 PAD14011 Planned Area Development Overlay for development standards for building height, setbacks, lot coverage, landscape area and parking for **53 44** single-family attached townhomes in **10 9** two-story buildings.



Property Owner	Christopher Vance
Applicant	Shelby Duplessis, Bowman Consulting
Current / Proposed Zoning	AG / R1-PAD
Proposed Density / # of Units	<b>14.46 12</b> du/acre / <b>53 44</b> townhomes
Number of Lots / Tracts	<b>53 44</b> Lots / 3 Tracts
Gross/Net site area	3.67 acres (159,684 s.f.)
Total Building area	80,718 s.f.
Total Lot Coverage	34.8% s.f. (55,562.74 s.f.)
Individual Lot Coverage	85%
Building Height	30 ft
North property setback	16' to property development lot line
South property setback	10' to property development lot line
East & West setback	11' to property development lot line
Interior lot setbacks	0' front, 0' side, 3' rear

Landscape area	33.57 % 53,603 s.f.
Vehicle Parking	106 88 (two per garage) + 33 32 guest = 139 120
Bicycle Parking	In units

**ATTACHMENTS:** Ordinance, Development Project File

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

Department Director: Dave Nakagawara, Community Development Director

Legal review by: Teresa Voss, Assistant City Attorney

Prepared by: Diana Kaminski, Senior Planner

**COMMENTS:** This site is located between Baseline Road to the north, Guadalupe Road to the South, Kyrene Road to the east and the I-10 Maricopa Freeway to the west. There are R-3R Multi-Family Restricted residences to the west of the site on Julie Drive, R1-6 Single-Family residences to the north on LaDonna Drive, R1-4 Single-Family residences to the east and Compadre High School and Benedict Sports Complex to the south. Industrial properties are located on the east side of Kyrene Road. Wilson Street is a small north-south extension from LaDonna that dead-ends at this property. Primary access to and from the site would be via Wilson to LaDonna, and out to Kyrene Road. Secondary access is required for fire and refuse circulation, utilizing the existing east-west alley that connects to Julie Drive. The applicant is proposing to modify the alley, through an access and maintenance agreement with the City of Tempe, to allow a new landscape strip on the north side of the alley, for a tree buffer for the residents to the north. The amenity space was centrally located and significant landscape was provided at the north end most visible from Wilson street, as a visual enhancement looking south from the existing neighborhood. The northern units would access their garages from the alley, which would still be used for public access to yards along the north side. Refuse and bulk refuse collection for La Donna Drive would be moved to the street front; this concept has been reviewed and accepted by Tempe Public Works Refuse Division. The proposed product is a townhome product, with fee-simple lots, common tracts, shared open space, and covenants for maintenance and access. The proposed development is not gated, and is intended to integrate as an extension of the existing neighborhood.

This request includes the following:

1. Zoning Map Amendment from AG Agricultural to R1-PAD Single Family
2. Planned Area Development for Development Standards of Density, Building Height and Setbacks

On September 23, 2014, the Development Review Commission heard and approved the Development Plan Review for the Site Plan, Building Elevations, Landscape Plans, and the Preliminary Subdivision Plat. The Commission recommended approval for items one and two listed above. On October 10, 2014, the applicant requested a continuance of the scheduled first public hearing at City Council, to allow time for additional information to be provided. On October 16, 2014, the City Council continued this item to November 13, 2014, for the first public hearing. A second public hearing is scheduled for December 4, 2014. An alley access and maintenance agreement and a Final Subdivision Plat will be required for the proposed development. The applicant is requesting the City Council take action on the items listed within this request.

#### **PRELIMINARY SITE PLAN REVIEW INPUT**

- The applicant submitted a request for Preliminary Site Plan Review on March 17, 2014 for a 54 unit site plan. The applicant met with staff to review comments from this initial review.
- Staff discussed standard code requirements and process, and made suggestions for alternative site options including:
  - provision of a single family detached product,
  - provision of private back yards,
  - inclusion of more open space and amenities,
  - discussion of single family vs. multi-family product (townhome vs. condominium requirements),
  - provision of sufficient garage depth to adequately park full size vehicles,
  - provision of landscape buffer to residents north of the site,
  - provision of landscape buffer to residents on this site, for provision of shade and privacy on west, south and east sides, and
  - reduction of density to allow 10-12 du/ac or 40-43 residential units.

- The applicant made revisions prior to the neighborhood meeting:
  - Inclusion of more common open space and a pool,
  - Commitment to townhome product on fee-simple lots
  - Increase of landscape buffer on all four sides
  - Proposed concept to landscape portion of the alley and share a portion of private site as public alley access
  - Reduction of one unit

## **PUBLIC INPUT**

- A neighborhood meeting was required.
- The first neighborhood meeting was held May 6, 2014 from 6:00 p.m. to 8:00 p.m. at the Tempe South Police Substation 8201 S Hardy Drive.
- A second Neighborhood meeting held: September 4, 2014 from 6:00 to 7:00 pm at the Tempe South Police Substation 8201 S Hardy Drive.
- See attached summary of meeting provided by the applicant
- Community Development staff attended both meetings.
- Staff met with a group of residents prior to the formal submittal to review the public process for the request

Below is a summary of comments from the two neighborhood meetings:

- Most residents stated that the density is too high and the project has too many units.
- Some expressed concern regarding the marketability of the product, the developer said that there is high demand for owner-occupied product that does not have large yards, it is a lifestyle choice.
- Concern that the property would be speculatively entitled for multi-family and the product later change to apartments (as happened with Pepperwood Golf Course).
- A few were concerned about the value of the townhomes and potential impacts to existing property values, the developer indicated that his past experience with building the units to the east, and similar infill developments, resulted in positive property values created by the interest taken in an area with new housing stock and revitalization to an area.
- Residents at the first meeting felt three-story units were too tall.
- Residents expressed concerns about privacy from upstairs windows.
- Concern about impacts to existing schools was raised.
- Some residents requested the site be turned into a city park.
- Many residents were concerned that the project will generate too much traffic. Traffic engineering staff has reviewed the proposed project in the context of street infrastructure and has determined that the proposed density, can be accommodated within the existing streets, and that the new units will not excessively impact the existing traffic.

## **ADDITIONAL CHANGES IN RESPONSE TO PUBLIC INPUT:**

Below is a summary of the responses to public input and the changes made by the applicant:

- The applicant changed the request from R-3 Multi-Family to R1-PAD, to commit to a townhome product that could not be converted to apartments.
- Building heights were reduced from 3 to 2 story
- The original design had more units at the north end with the open amenity area to the south; the site configuration was changed to shifting most of the units to the south side and the amenity space to the north side.
- The applicant proposed larger tree sizes at the perimeter, and discussed elevation designs to mitigate second floor window views.
- The applicant contacted both school districts serving the area to inform them of the project, and received confirmation that the schools had adequate facilities for new students potentially residing in the new development.
- With the exception of the pool area, the development is not gated, allowing community access to the open space areas.
- A traffic study was not required for this project; however the applicant conducted vehicle counts and produced a traffic report based on observed field findings. This information was presented at the second neighborhood meeting and is provided in the attachments

Below is a summary of public input received prior to the Development Review Commission Hearing:

- Staff received phone calls from 7 individuals regarding the project, most were inquiring about the project, and some were concerned about traffic and density. The property owner to the west was concerned with the potential loss of privacy to his tenants in his development; this issue was resolved by a design condition about the windows on the second floor units.
- Staff received 15 letters of public input by email prior to the hearing and provided to the Commission; these letters are provided in the attachments for reference.

At the September 23, 2014 Development Review Commission hearing on this case, approximately 25 members of the public attended for this case, 7 individuals spoke. The issues raised at the hearing included: increased traffic, need for water retention, too many units, density too high, safety of kids in neighborhood and schools from increase in traffic, street access limitations of site, character of the community (single family, single story), design not appropriate to area, proposed price not realistic for area, and the need for more housing and preservation of affordable housing (potential impacts of rents in nearby apartment communities, if housing is not provided for employees in the area). Draft minutes from the DRC hearing are provided in the attachments.

During the public process, several issues were raised that the applicant has addressed with additional information.

Traffic – It was determined through site plan review discussions with Traffic Engineering that the project was not large enough to warrant a required traffic study. The minimum threshold of density and daily peak vehicle trips was not met to require a study; a traffic study was suggested, not required. The applicant conducted a traffic count during peak hours and made estimates to the impacts of additional vehicles added by this development. Traffic is expected to conform to levels designed within the built infrastructure, and is not anticipated to require any additional mitigation. Concerns about traffic speed were not found excessive in the applicant's peak hour observations, due to existing speed bumps in the neighborhood. Concerns about needs for a traffic signal at Kyrene were not founded in the observations of timing and stacking distance during the applicant's 2 day peak period observations. As a result of public input, the applicant hired a traffic consultant to provide a study of the proposed project impacts on the area. The traffic study was completed on 10/17/14 and is provided in the attachments of this report.

Parking – The project provides parking for each unit, and exceeds code required parking for guests, providing 33 guest spaces. The applicant considered adding more parking, but wanted to preserve open space on the site.

Line of Site – A condition was included in the Development Plan Review entitlement for this project: 21. Upper story windows facing west, along the west side of the property, and north along the north side, shall use clerestory and slot form windows to minimize views into adjacent yards, and maximize privacy to the residents within the new homes. Diagrams of the line of site are provided on the drawings to show what would be viewed to and from properties to the west and north, with proposed trees.

Trees – Tree sizes are typically specified at 1 ½" caliper trunk for development, larger calipers are sometimes conditioned for projects, however the tree size at the time of installation is also dependent on the species, some trees are stronger and more sustainable at smaller installation sizes, and fail to thrive if installed at a larger size. A condition was included in the Development Plan Review entitlement for this project: 27. All perimeter trees on all four sides of the 3.67 acre site shall be planted one tree per 30 linear feet of property length with a minimum 2" caliper non-deciduous shade tree: any trees that fail to thrive along the perimeter shall be replanted with a tree of the same or larger caliper. The line of site drawings have been updated to show the 2" caliper trees at the perimeter and the projected mature height of the trees.

School Notification - Planning does not require correspondence with schools when the project is in conformance with the General Plan, as the school districts are involved in the review and input on the long range plan and proposed densities. The residents brought up concerns about over-crowding in schools and inquired about whether the applicant had contacted the school district. As a result of this early public input, the applicant notified the school districts of the proposed project. There has been no contact from the school districts to planning staff on this project. The applicant told staff that conversations with TD3 representatives indicated the proposed development with new family housing in the area would be welcomed and able to be accommodated within the public schools. It was noted at the second neighborhood meeting that many of the existing homes no longer have children, as people are aging in place, with no new housing available to young families. The school districts

returned responses to the applicant on 10/20/14, and these documents are provided in the attachments.

### Subsequent Public Involvement

Following the first Council hearing on November 13, 2014, the applicant substantially revised the development plan by:

1. Reducing the density from 14.46 du/ac to 11.99 du/ac;
2. Decreasing the number of units from 53 to 44 and
3. Increasing the open space from 33.79% to 40.54%

Additional meetings were held with members of the neighborhood. The removal of the northern units creates a large green belt area which sets the closest homes back 150 feet from the residences to the north. Additional accent colors were added to the elevations and variations to the roof designs were emphasized to create more individuality to each Townhouse. These plans and architectural improvements were shown to neighborhood leaders, who responded that the project was much closer to an acceptable density, but they still wanted to see other accommodations; no specifics were provided.

## PROJECT ANALYSIS

### GENERAL PLAN

The applicant has provided a written justification for the proposed project. The General Plan 2040 Projected Land Use for this site is Residential, and the General Plan 2040 Projected Residential Density is up to fifteen dwelling units per acre. The General Plan provides goals and objectives for provision of diverse housing types and infill development that is in character with the surrounding neighborhood context. The proposed project meets the intent of the General Plan land use, density, goals and objectives.

### ZONING

The existing zoning is AG Agricultural, which allows one dwelling unit per acre (du/ac), on this site allowing up to three units plus guest quarters. The proposed zoning is R1-PAD, which allows the density to be defined within the parameters of the General Plan density, and in context of the surrounding zoning. The property to the west of the site is R3-R, Multi-Family Restricted, which allows up to 15 dwelling units per acre, however the density was lowered by the PAD to 12 du/ac. The properties to the north, across the alley, are R1-6, which allows four dwelling units per acre. The properties to the east are zoned R1-4 Single Family and are allowed up to 8 dwelling units per acre, however the density was lowered by the PAD to 6 du/ac. Appropriate densities for this site would range between 4 to 15 du/ac, which would allow between 14 to 53 units, based on the size of the project site. The proposed development would generally conform to the perimeter setbacks within the surrounding zoning categories, and to the allowed building heights of the adjacent properties, up to 30 feet in height. The R1-PAD category requires a single-family product, and prohibits speculative zoning to a multi-family category that might allow future apartments. The proposed development requires a subdivision plat and CC&Rs for a new HOA.

Section 6-304 C.2. Approval criteria for Zoning amendment:

1. The proposed zoning amendment is in the public interest by providing a new infill housing product within an area limited in opportunities for potential growth, by providing a buffer to the existing neighborhood from the ball field and school lights and activities to the south of the site, by providing an owner occupied opportunity for residents who do not wish to have large yards, by providing a product with common shared open space required to be maintained and upheld to higher standards than existing housing without an HOA, by improving the alley as a safe, pedestrian friendly environment with shade and activity support.
2. The proposed zoning amendment conforms with and facilitates implementation of the General Plan by maintaining a single-family zoning classification that promotes home ownership in a different housing product, by revitalizing an infill site within the parameters of the existing development standards for building setbacks and height, to minimize impacts to adjacent residents. The project provides opportunities to live near employment in the area, promoting a 20-minute commute where people can bike to school or work, and provides an open ungated community that promotes interaction with the existing neighborhood and does not segregate itself. The development team had early

communication and involvement of residents through the public process.

## PLANNED AREA DEVELOPMENT

Within the Single Family zoning categories, the R1-PAD was designed for infill parcels, to allow a different product than the traditional zoning districts would allow. The General Plan density designation of up to 15 dwelling units per acre allows the use of the R1-PAD zoning to create medium density single-family housing. The R1 designation requires the Planned Area Development to create development standards based on the site design, which is largely driven by parking, circulation and retention requirements.

McKemy Place Townhomes, the lot to the west, was developed with R3-R zoning with a PAD for 12 townhomes in a multi-family district, which are owned and rented from the same owner who developed the units in 1984. At the time of development, the PAD process required variances for all modifications to the development standards. This site received 11 variances, modifying all setbacks to zero, changing lot width and length, lot area, drive length, fence height, front yard maneuvering, and removing the requirement for two RV parking spaces as part of the multi-family quality standards. The site was developed with 32 parking spaces, with a ratio of 2.6 parking spaces per unit.

Spring Meadows, the lot to the east was developed with R1-4 zoning with a PAD for 23 houses in a single-family district, which were developed and sold in 2004 by the developer who is now proposing this new development next door. Attempts were made to work with the HOA to the east, for street access from Julie Drive, a private cul-de-sac, however, an agreement could not be reached to allow access to Kyrene directly from Julie Drive. The existing residential development received a variance to reduce the side yard setbacks. The parking for this development has spaces for two vehicles in the garage and two in the driveway available for guests.

The proposed building height is to remain the same as the height allowed in the surrounding districts. Housing in this area is single-story; there are two-story units on the south side of Julie Drive and the area has zoning rights to build up to 30 feet high. The building height was changed from three stories to two stories to reduce impacts to adjacent residents.

The lot coverage is greater than the surrounding single family residences, as the townhomes do not have individual back yards, but shared common landscape areas. The individual lot coverage is 85%, developing two story units provides the ability to have more usable open space within the development; the entire development building lot coverage is 34.8%. The townhomes to the west have 75% lot coverage. The proposed landscape area is 3% greater than what is allowed within the R3-R district. Each unit has between 160 to 200 square feet of private outdoor courtyard space depending on unit type. The proposed setbacks are a combination of the surrounding district standards and provide a greater setback than any of the side yard setbacks in the adjacent districts. The perimeter of the development lot has a minimum 11 foot landscape buffer on the west and east sides and a 10' buffer on the south side. The north side has a 16' setback and is built along an alley, with a landscape strip added to the north side to provide a buffer to existing residents to the north. The applicant is required to improve and maintain the alley for their drive access, and will be required to enter into a public access agreement for use of their property for public access to the alley. The alley will be used for fire and refuse circulation, resident access to the development, and yard access for the five households to the north. On the north side of the lot are five residents between Julie Drive and Wilson Street. There are seven units proposed to be located behind two of the houses in the middle of this block facing La Donna. These new northernmost units are approximately 35 feet from properties to the north, and approximately 65 feet from building footprint to roofline of existing homes (by aerial measurement). The allowed rear yard setback in the adjacent zoning would allow houses to be located 15 feet from the rear lot line (measured from the centerline of the alley), or 30 feet from one building to another. The proposed PAD provides a greater separation between the existing residents and the new residents than what could be built with the other zoning classifications available to this site.

Although traditional single-family residences are required 2 parking spaces, with additional parking in driveways or on streets for guests, this property does not have street access and cannot park in the alley. Nor do the units have driveways to accommodate on-site guest parking. The multi-family ratio for guest parking is .2 per unit, which would require 11 spaces if this were a multi-family development. The proposed site plan provides 33 dispersed guest parking spaces, at a ratio of .62 parking spaces per unit for guests, in addition to 2 car garages for each household. A total of 139 spaces are available on site. The proposed parking standards exceed that which would be required of an apartment community in a multi-family district and match what is provided in the townhome project to the west.

Existing AG standards are compared to standard R3-R, both PAD developments to the east and west, and R1-6 standards to the north for reference to the proposed R1-PAD:

<b>WILSON STREET TOWNHOMES PAD Overlay</b>						
<b>Standard</b>	<b>EXISTING AG Agricultural</b>	<b>R3-R Multi-Family Residential Restricted</b>	<b>ADJACENT (WEST) R3-R PAD Multi-Family Residential Modified</b>	<b>ADJACENT (EAST) R1-4 PAD Single-Family Residential</b>	<b>ADJACENT (NORTH) R1-6 Single Family Residential</b>	<b>PROPOSED R1-PAD Single-Family</b>
Residential Density	1 DU/AC	15 DU/AC	12 DU/AC (R3-R allows 15 DU/AC)	6.1 DU/AC (R1-4 allows 8 DU/AC)	4 DU/AC	<del>15</del> <b>12</b> DU/AC
Number of Units	3 units (for 3.67 acre lot)	53 units (for 3.67 acre lot)	44 units (for 3.67 acre lot)	22 units (for 3.67 acres)	14 units (for 3.67 acre lot)	<del>53</del> <b>44</b> units (for 3.67 acre lot)
Building Height (feet) [Exceptions, see Section 4-205(A)] Building Height Maximum Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT  Yes
Maximum Lot Coverage of Development	25%	45%	75%	NS	45%	34.8% (total site) 85% (individual lot)
Maximum Individual Lot Coverage						85%
Minimum Landscape Area (% of net site area)	NA	30%	N/A	N/A	N/A	33.79% (53,952 SF)
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)] Front (North) Parking  Side (East & West)  Rear (South)  Individual Lot	40 FT 20 FT  20 FT  35 FT  N/A	20 FT 20 FT  10 FT  15 FT	0 FT  0 FT  0 FT	15 FT 20 FT  5 FT (east side) 0 FT (west side) 15 FT	20 FT 20 FT  5 FT  15 FT	16 FT 0 FT  11 FT  10 FT  0 FT front, 0 FT side, 3 FT rear
Bicycle Parking	N/A	.5 per unit		N/A	N/A	In Units
Vehicle Parking	2 per unit	Ratio based on number of units and bedrooms	30 required 32 provided (with variance to not provide RV parking)	46 required, 92 provided (2 per garage + 2 per driveway)	2 per unit	<del>106</del> <b>88</b> (2 per garage) + <del>33</del> <b>33</b> guest = <del>139</del> <b>120</b> parking spaces

Section 6-305 D. Approval criteria for P.A.D.:

1. The proposed residential land use is allowable in Part 3.
2. The development standards listed above, as established as part of the PAD Overlay District, as well as the standards allowed by use permit in Part 4 will be conformed to for development of this site. The standards are appropriate in context to the area and provide the flexibility to develop a different product type.
3. The conditions of approval will ensure conformance with the provisions of the Zoning and Development Code.

## **DEVELOPMENT PLAN REVIEW (Approved by Development Review Commission, provided for reference)**

### **Site Plan**

The project is land locked between a public school and park to the south, multi-family development to the west and single family to the north and east, with the primary access being from LaDonna Drive, south on Wilson, connecting to an existing alley that serves as the front of the property. The layout for the 53 units provides access from private drives that circulate for fire access and refuse collection from the alley through the development. A 10-16 foot buffer surrounds the site. The alley on the north side is required to be improved with paving and drainage, and incorporates landscape on the north side of the public alley for a buffer to residents. The proposed public circulation will be accommodated partially by a cross access agreement with the development to allow continued public access to the alley and the residents' backyard gates to the north. The development's HOA will be responsible for maintenance of the alley and landscape. Secondary access is available from Julie Drive to the west, through an existing alley curb cut. No additional land is being acquired for this entrance, therefore it remains narrower than a standard drive width; this has been reviewed by fire staff and has previously functioned for refuse collection. The two-story units each have small private courtyards on the ground floor front, firewalls between units, and two-car garages on the rear side. Retention is provided in a large open landscaped common area, which is open to the public. The pool and amenity area is gated for HOA resident use only. The site is not proposed to be gated, but intended to remain open as a continuation of the existing neighborhood with single family residences.

### **Building Elevations**

The proposed architecture is Spanish Mission Revival style, with painted stucco facades, with architectural pop-outs and clay tile decorative canales at the peak of the gables. Hipped terracotta colored tile roofs, with gabled sections to break up the massing and roof line. Windows are mullioned with wood trimmed lintels. Some sections have arched facades and columns that project out and shade windows and doors. Balconies with wrought iron railing and shutters accent upper floors. The building massing is broken up by changes in plane of the elevations as well as a range of paint colors within a neutral palette. Upper story windows facing west, along the west side of the property, and north along the north side, will use clerestory or translucent windows to minimize views into adjacent yards, and maximize privacy to the residents within the new homes. No two adjacent units will have the same color scheme, to provide individuality to each residence and break up the massing of the buildings.

### **Landscape Plan**

The west, north and east perimeter are proposed to have larger caliper fast growing non-deciduous trees to provide shade and visual screening between properties adjacent to the site. The south perimeter has a tree with a short deciduous period in the winter, allowing sunlight into southern units during the colder time of the year. A variety of tree specimens are used as accents, color and shade, appropriate to their locations. The primary ground cover is turf, which provides a cooling effect for residents. Ground cover plants are massed along the foundations of the buildings. The Wilson entryway is designed to provide a view into the main landscape area.

### **Conclusion**

Based on the information provided and the above analysis, staff recommends approval of the requested Zoning Amendment, and Planned Area Development. This request meets the required criteria and will conform to the conditions.

### **REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility.
4. The proposed project meets the approval criteria for a Zoning Amendment and Planned Area Development.

**ZON14008 AND PAD14011  
CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

**General**

1. A building permit application shall be made on or before November 13, 2016, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than December 15, 2014, or the Zoning Map Amendment and PAD approval shall be null and void.
3. An Encroachment Permit must be obtained from the Engineering Department prior to submittal of construction documents for building permit.
4. A right of way maintenance agreement and access easement must be recorded with the Engineering Department prior to issuance of building permits.
5. The Planned Area Development Overlay for WILSON STREET TOWNHOMES shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
6. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
7. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department on or before November 13, 2015. Failure to record the plat within one year of City Council approval shall make the plat null and void.
8. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.
9. The owner(s) shall provide a continuing care condition, covenant and restriction for all designated parking to be maintained for parking spaces; garages shall not be used for storage that impedes use as vehicle parking. CC&Rs shall be drafted prior to issuance of building permits.

**HISTORY & FACTS:**

- |      |  |
|------|--|
| 1930 | Aerial photography indicates this was the original residence of surrounding farm land.   |
| 1979 | La Donna Drive was developed with houses and a school was developed to the south.  |
| 1984 | Townhomes were developed to the west of the site, the site was developed using a Planned Area Development, which at the time, required variances for all modifications to the zoning. Variances were granted for setbacks, lot coverage, lot length and width, vehicle maneuvering and fence height. |
| 1988 | Benedict Sports Complex was developed  |
| 2004 | Single family residences to the east were completed, land locking the original farm house on the remaining 3.67 acre parcel, facing Wilson Street and fronting an alley.   |

- March 17, 2014 Applicant submitted preliminary plans for a Site Plan Review Process and met with staff to discuss the project.
- May 6, 2014 A neighborhood meeting was held from 6:00 p.m. to 8:00 p.m. at the Tempe South Police Substation 8201 S Hardy Drive.
- September 4, 2014 A second Neighborhood meeting held from 6:00 to 7:00 pm at the Tempe South Police Substation 8201 S Hardy Drive.
- September 23, 2014 Development Review Commission heard this request and approved a Development Plan Review for the site plan, landscape plan and building elevations with conceptual design of the materials and colors for the buildings. The Development Review Commission recommended approval of the requested Zoning Amendment, PAD and Preliminary Subdivision Plat. The vote was five in favor of the request and two dissenting votes.
- October 16, 2014 City Council was scheduled for a first public hearing for this request, the applicant requested a continuance to provide time to conduct a parking study and provide additional information regarding the proposed project.
- November 13, 2014 City Council scheduled a first public hearing for this request.
- December 4, 2014 City Council scheduled a second public hearing for this request. *(This item was continued to the January 8, 2015 Regular Council Meeting)*

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-304, Zoning Map Amendment

Section 6-305, Planned Area Development (PAD) Overlay districts

ORDINANCE NO. O2014.66

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

\*\*\*\*\*

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

**Section 1.** That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Sections 2-106 and 2-107, by removing the below described property from the AG, Agricultural District and designating it as R1-PAD, Single Family Residential District with a Planned Area Development (PAD) on 3.67 acres.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SAID POINT BEING A BRASS CAP IN A HANDHOLE;

THENCE NORTH 89 DEGREES 42 MINUTES 11 SECONDS WEST ALONG THE EAST-WEST MID SECTION LINE (BASIS OF BEARINGS), A DISTANCE OF 1315.26 FEET TO A POINT LYING SOUTH 89 DEGREES 42 MINUTES 11 SECONDS EAST, 3945.50 FEET FROM THE WEST QUARTER CORNER;

THENCE SOUTH 00 DEGREES 15 MINUTES 17 SECONDS EAST, 1213.25 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 45 MINUTES 12 SECONDS EAST PARALLEL WITH AND 110.00 FEET NORTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, 616.86 FEET TO THE WEST LINE OF THE EAST 700 FEET OF THE SOUTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 19 MINUTES 57 SECONDS EAST, 259.40 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST, 617.22 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4;

THENCE NORTH 00 DEGREES 15 MINUTES 17 SECONDS WEST ALONG SAID WEST LINE 258.19 FEET TO THE POINT OF BEGINNING.

TOTAL AREA IS 3.67 GROSS ACRES.

**Section 2.** Further, those conditions of approval imposed by the City Council as part of **Case # ZON14008 and PAD14011** 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.

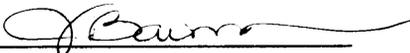
**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this 8th day of January, 2015.**

  
\_\_\_\_\_  
Mark W. Mitchell, Mayor

ATTEST:

  
\_\_\_\_\_  
Brigitta M. Kuiper, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Judith R. Baumann, City Attorney

# DEVELOPMENT PROJECT FILE

for

## WILSON STREET TOWNHOMES

### **REVISED**

Notes:

- The applicant submitted a letter of intent with references to specific attachments for the project. In an effort not to duplicate documents within the staff report attachments, the drawings are provided as submitted by the applicant, with exhibit reference pages to the letter of intent.
- Exhibit 10 referenced in letter is the Alta Survey and Legal Description, not included in these attachments, but available in the staff file

**ATTACHMENTS:**

1. Location Map
2. Aerial
- 3-13. Letter of Explanation & Analysis
14. Land Use Map (Exhibit 4 referenced in letter)
15. Existing Zoning Map (Exhibit 5 referenced in letter)
16. Proposed Zoning Map (Exhibit 6 referenced in letter)
17. Site Context Photos (Exhibit 8 referenced in letter)
- 18-19. Planned Area Development (Exhibit 14 referenced in letter)
20. Updated Colored Site Plan with Line of Site Section Views (Exhibit 3 and Exhibit 13 referenced in letter)
- 21-22. Preliminary Subdivision Plat (Exhibit 9 referenced in letter)
- 23-24. Rendered Perspective of Amenity Area & Rendered Landscape Plan (Exhibit 11 referenced in letter)
- 25-27. Black and White Landscape Plan (whole site and enlarged plans)
28. Conceptual Color Elevations (typical building design)
- 29-31. Floor Plans of Townhome Units (Exhibit 12 referenced in letter)
- 32-34. Conceptual Floor Plan of Buildings A, B & C (4, 5 and 7 unit buildings)
- 35-37. Black and White Elevations of Buildings A, B & C (Exhibit 12 referenced in letter)
- 38- 46. Traffic Study
- 47-51. Neighborhood Meeting Minutes
- 52-57. Notification to School Districts of Proposed Development (Exhibit 7 in letter)
- 58-60. Material Samples
- 61-78. Public input (Received by October 9<sup>th</sup>)
- 79-80. Waiver of Rights and Remedies
- 81-84. DRAFT Development Review Commission Minutes
- 85-93. Traffic Study
- 94-96. New Colored Elevations

- 97-98. New Perspective Renderings
- 99-114. Additional Public Input (Received after October 9<sup>th</sup> before November 13<sup>th</sup>) **REVISED - additional emails submitted through the Council Communicator**

**115. New Site Plan REVISED – based on City Council input**

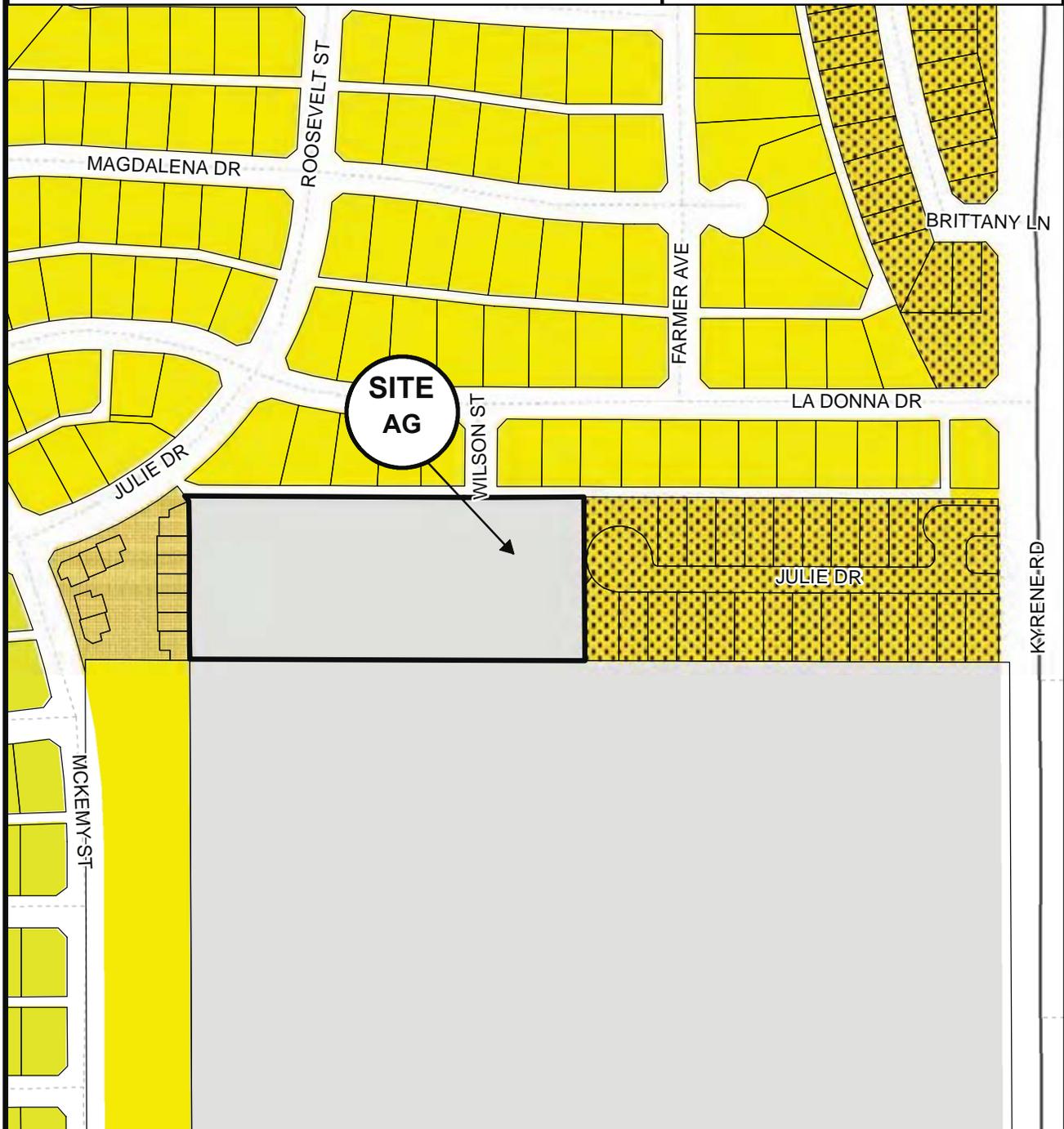
**116-117. Updated Traffic Analysis REVISED – based on City Council input**

**Information added December 16, 2014 for the January 8, 2015 City Council Hearing:**

- 118-121. REVISED Color Palette with sample boards**
- 122. Roofline diagram**
- 123-124. REVISED Color Elevations with additional color palette**
- 125. REVISED Site Plan after removal of units**
- 126-129. REVISED Landscape plan after removal of units**
- 130. NEW Color Perspective of greenbelt area**

# WILSON STREET TOWNHOMES

# PL140042



### Zoning

- AG
- R1-4
- R1-6
- R1-7
- R-3R



## Location Map

**WILSON STREET TOWNHOMES**

**PL140042**



**Aerial Map**

# **WILSON STREET TOWNHOMES PAD**

## **STANDARDS AND GUIDELINE REPORT**

6101 South Wilson Street  
Tempe, Arizona

3.67 Gross Acres  
53 Lots

Submitted by:

The Hogan Group  
7114 East Stetson Drive, Suite 400  
Scottsdale, AZ 85251

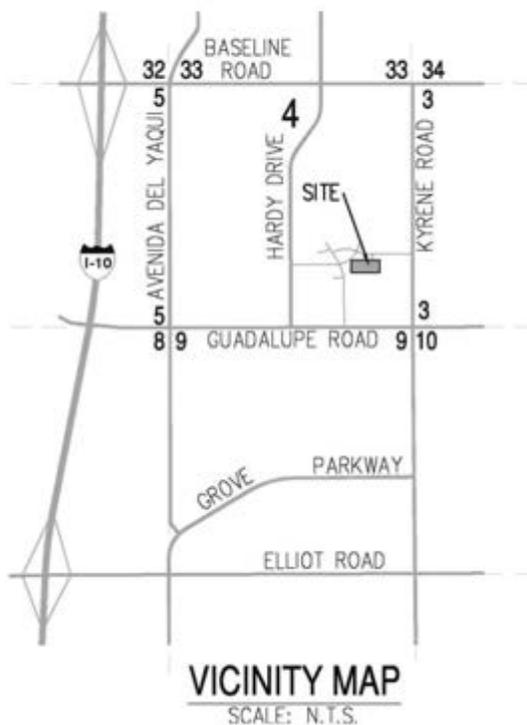
Prepared by:  
Bowman Consulting Group, Ltd.  
14100 N. 83<sup>rd</sup> Avenue, Suite 250  
Peoria, AZ 85381

Zoning Case: SPR14024  
July 30, 2014

## I. INTRODUCTION

Wilson Street Townhomes is a 3.67-acre proposed 53-lot townhome subdivision located at 6101 South Wilson Street which is north of Guadalupe Road and west of Kyrene Road in Tempe, Arizona. The project will be a detached single-family townhome residential subdivision that is complimentary, in both density and proposed product, to the goals of the City of Tempe and will enhance the utilization of land according to the established guidelines in the City of Tempe's zoning ordinance.

Wilson Street Townhomes is owned by The Hogan Group (APN 301-05-005E) (*refer to the Vicinity Map Exhibit 1 below and the attached Legal Description Exhibit 10*). The proposed architectural style for this subdivision will be compatible and complimentary to the existing subdivisions in the northern developing areas of Tempe. The newly acquired parcel will be developed in accordance to the Preliminary Development Plan (*refer to the attached Preliminary Development Plan Exhibit 3*).



**EXHIBIT 1: VICINITY MAP**

This request is for a rezone to a Planned Area Development that will match closely to the City's R1-PAD single-family townhome residential zoning district to allow for the proposed community.

Wilson Street Townhomes will be designed to promote the desirability of the residential development by adopting the following design criteria:

- The house plans will meet the City of Tempe's design criteria including but not limited to desert themed exterior colors, use of exterior stone and complimentary hardscape.
- Roof lines will vary from homes on adjacent lots and directly across the street from each other.

### **Surrounding Site Information**

Surrounding the Property to the north are single family residential homes zoned R1-6, to the east single family residential homes zoned R1-4, to the west is McKemy Place Townhomes zoned R-3R, to the south is Compadre Academy zoned AG within the City. The proposed Project is complimentary with these surrounding land uses and zones by providing a suitable development of transition into the proposed R1- PAD, 53-lot subdivision (*refer to the Aerial Map Exhibit 2 below*).



**EXHIBIT 2: AERIAL MAP**

## **II. CONSISTENCY WITH GENERAL PLAN**

The development goals for the Wilson Street Townhomes PAD are to provide uses and residential densities that are compatible with the long range goals of the City of Tempe's General Plan.

The existing General Plan for the site is designated as Medium Density Residential (up to 15 du/acre) (*refer to attached Existing and Proposed General Plan Land Use Exhibit 4*). Based on the surrounding communities R1-6 to the north, R1-4 to the east and the R-3R townhomes to the west, this site is most suitable as a development of transition between them. This project provides stability to the community while enhancing the area with site improvements. With the City of Tempe's approval of the rezone request outlined herein, the Wilson Street Townhomes development will create a unique and vibrant community that aligns itself with the Vision of the City of Tempe as outlined in the 2040 General Plan.

### **Rezone Request**

Currently the property has an existing residence and is zoned AG within the City. This Project proposes rezoning the property from the AG designation to R1- PAD within the City. This change fits with the existing Medium Density Residential General Plan category as well as the surrounding developed parcels (*refer to the attached Existing Zoning Map Exhibit 5 and Proposed Zoning Map Exhibit 6*). The R1-PAD zoning designation and PAD Overlay are also far more compatible with the innovative nature of the Wilson Street Townhomes project than traditional base zoning district regulations, and will facilitate the creation of a new comprehensive set of development standards that will encourage a truly unique community.

## **III. GENERAL SITE INFORMATION AND EXISITING CONDITIONS**

The existing topography is fairly flat with a slight slope of 0.5% to the southwest. There exists one single story residential home with a fair amount of mature landscape on the eastern half of the parcel. The property is walled in on all sides except where providing access to Wilson Street and Julie Drive. There is also an unpaved alley along the northern boundary of the parcel, which will be improved with this development.

This project is surrounded by existing developments along all boundaries and it is not anticipated to affect the project site. There is no evidence of any major washes nor major drainage improvements that would affect the site. The gross and net acreage of the site is 3.67 acres.

### **Project Design**

Wilson Street Townhomes is designed with 53 lots. The main access will be off of Wilson Street and emergency access off of Julie Drive, with a centralized open space area and a community pool encompassing approximately 33.57% of the total site area. Given the proposed site is infill, all surrounding roadways have been completed, and per confirmation from the City of Tempe Traffic Department "the existing roadways were designed and constructed per the existing General Land Use Plan, therefore the existing roadway system is adequate for the existing and proposed roadway demands". Given no roadway improvements are required; there will be no need for a Traffic Impact Analysis (TIA). Each townhome will have an attached two car garage and there will be an additional 33 open parking spaces throughout the community with a parking ratio of 2.6 parking spaces per unit.

Students within Wilson Street Townhomes will attend Wood Elementary School, Fees College Preparatory Middle School and Compadre Academy High School. The addition of these 53 lots will boost enrollment for the school district. The Tempe Union High School District and Tempe Elementary School District have advised that they have sufficient facilities for the potential increase in enrollment for these 53 lots (*refer to attached School District Contact Coordination Exhibit 7 for the Adequate Facilities from Tempe Union High School District and Tempe Elementary School District*).

#### **IV. SURROUNDING LAND USES AND CONDITIONS**

Surrounding the Property to the north is single family residential homes zoned R1-6 and to the east are single family residential homes zoned R1-4; to the west is McKemy Place Townhomes zoned R-3R and to the south is Compadre Academy zoned AG within the City.

Primary transportation corridors in the area include Kyrene Road running north-south, and Guadalupe and Baseline Roads running east-west. The proposed site access would be off of Wilson Street. Regional transportation includes the Superstition Freeway (60) to the north and Interstate 10 to the west.

Arizona State University Tempe Campus is approximately 4.3 miles north of property.

**Schools:** *Wood Elementary* (grades K-5) located at 727 West Cornell Drive is approximately .5 miles, *Fees College Preparatory Middle School* (grades 6-8) located at 1600 East Watson Drive is approximately 2.6 miles, and *Compadre High School* (grades 9-12), located at 500 West Guadalupe Road is approximately 1.0 miles.

**Shopping Facilities:** *Fresh & Easy* located at 425 West Baseline Road is approximately .9 miles north. *Food City* located at 725 West Baseline Road is approximately 1.1 miles north. *Walgreens* located at 925 West Baseline Road is approximately 1.3 miles northwest. *Arizona Mills Shopping Mall* located at 5000 South Arizona Mills Circle is approximately 2.1 miles northwest.

**Public Recreation:** *Tempe Town Lake* recreational area- paddle boat, splash park and fishing, located at 620 North Mill Avenue is approximately 5.3 miles north. *Benedict Sports Complex* located at 490 West Guadalupe Road is approximately .7 mile south. *Celaya Park* located at 601 West Vaughn Street is approximately .8 miles south. *Kiwanis Community Park* located at 6111 South All American Way is approximately 1.2 miles east. *The Guadalupe Branch Public Library* located at 9241 South Avenida Del Yaqui is approximately 1.6 miles south.

Aerial photographs of the project area together with several photographs of the site from different directions depicting the site and area conditions are included herewith (*refer to attached Context Plan and Site Photos Exhibit 8*).

**Public Transportation:** The public bus line Routes 65 and 66 provide service along Kyrene Road and Mill Avenue from downtown Tempe and Pecos Road. There is a bus stop at Guadalupe Road approximately .8 miles south of property. The Valley Metro Rail system route provides service to downtown Phoenix. The Light Rail Station is located at Mill Avenue and 3<sup>rd</sup> Street approximately 4.6 miles north.

**V. PRELIMINARY DEVELOPMENT PLAN**

Wilson Street Townhomes is a proposed development with a total gross area of 3.67± acres with 53 dwelling units (refer to attached Preliminary Development Plan Exhibit 3 and Preliminary Plat Exhibit 9).

Wilson Street Townhomes will be developed in one phase. The proposed use of the subject site is single-family townhomes. The project is planned for 53 dwelling units with an overall project density of 14.46 du/ac.

The proposed average lot area within Wilson Street Townhomes shall be 1,233 sq.ft. The typical lots are maintaining a minimum width of 21 feet.

Access to this project is off Wilson Street as indicated on the Preliminary Plat and the ALTA Survey (refer to Exhibits 9 and 10 respectively). Thirty-three of the lots within the site will be oriented in a north/south direction and twenty will be in an east/west direction.

**VI. LAND USE SUMMARY**

The Land Use Summary below reflects the use, the acreage, and the total number of lots. The residential land use as noted within this PAD, which is closely aligned with the City of Tempe’s R1-PAD single family residence zoning designation, is in character with the neighboring subdivision to the west.

TABLE 1  
LAND USE SUMMARY

Gross/Net Acres	Zoning	Min Lot Area, SF	Lots	Min Lot Width	Open Space – Acres	% Open Space	% Useable Open Space
3.67	R1-PAD	1,185	53	21’	1.23	33.57	99%

**VII. PLANNED AREA DEVELOPMENT**

The Wilson Street 3.67 gross acre site is located close to Julie and La Donna Street in Tempe, Arizona, with a proposed 53 units Townhome project.

The proposed townhome product consists of 3 floor plans ranging from 1,402 square feet to 1,671 square feet consisting of 2 to 3 bedrooms, 2.5 bathrooms and 2-car garages. The townhome product enters through the front porch overlooking the private gated courtyard. This site plan has been designed to accommodate a pedestrian-friendly circulation pattern throughout the community. The Spanish architectural style is complimented with 2 proposed color schemes.

A recreation area is the focal point when entering the neighborhood used as an active play area tot-lot with a pool area. The residents can access the recreation area via sidewalks linking the individual townhomes to the common area.

This PAD is required as part of the R1-PAD zoning district as detailed in the Zoning and Development Code. The PAD overlay district provides the ability to set unique development standards such as setbacks, heights, landscaping and parking requirements in order to create a more effective and unique development (*refer to attached Planned Area Development Overlay Exhibit 14*). Unless otherwise specified herein, all properties within Wilson Street Townhomes shall conform to all City of Tempe governing codes, ordinances and regulations for single-family residential districts.

To develop such a unique housing product, the following development standards are needed to ensure the diversity and quality of the Wilson Street Townhomes:

**Table 2: Proposed R1-PAD Standards Table**

	<b>Proposed R1-PAD</b>
Density (DU/acre)	14.46
Minimum Net Site Area (square feet) per dwelling	1,185
Minimum Lot Width (feet)	21'
Min Lot Length (feet)	56'
Maximum Height (feet) (e) [Exceptions, see Section 4-305(A)]	30'
Maximum Lot Coverage (% of net site area)	85%
Setbacks (feet) (b) [Setback Exceptions, See Section 4-205(B)]	
Front	
Building	0' – 0'
Open Structures	0' – 0'
Side (f)	0' – 0'
Rear (f)	3' – 0'
Street Side (b)	0' – 0'
Interior	0' Front & Side, 3' Rear

(1) An overlay district may modify the above standards. See Part 5.

(a) 0 feet for common wall

- (b) Street side yard setback for corner lots adjacent to key lots shall be increased by 10 additional feet.
- (c) See also, Section 3-401 for setbacks applying to accessory structures and buildings.
- (d) Use Permit standard does not apply.
- (e) Second Story Addition or Rebuild, See Section 30420.
- (f) If adjacent to a dedicated public alley, setback shall be measured from the midpoint of the alley.

Wilson Street Townhomes will have a unique development feel for the area and will include landscape, open spaces, quality and compatible building elements, compatible lighting, efficient roadway, accessibility, parking, complimentary wall detail, signage and crime prevention elements. The elements will provide for an enhanced residential experience.

**On-site Landscape:** The project landscaping will be consistent with the Tempe Zoning Ordinance. The Final Landscape Plan will be submitted to the Planning Division. A Planting Data Sheet is a part of the Conceptual Landscape Plan (*refer to attached Conceptual Landscape Plan Exhibit 11*)

- Shade for energy conservation and comfort as an integral part of the design;
  - Shade from landscaping material and building features will be provided as an integral part of the project design. Wilson Street Townhomes provides areas of visual relief by integrating numerous pop outs, patios, alcoves and recessed wall plans into the elevation design where shade may provide heat relief to the residents.
  - The site will further provide landscaping which will include a grouping of shade trees and seating and a turfed area with trees along the south and west property line to provide relief from the sun and more trees along the north property line to provide added privacy to and from the existing neighbors.
  - Street Frontages- Landscaping will be provided within the ROW and side yard tracts per the City of Tempe's Landscaping requirements.

**Open Space:** This project is designed with a centralized open space area.

- The centralized open space area provides a total of 33.57%. The active open space areas will contain multiuse elements that provide retention basin storage combined with public use improvements such as a pool, picnic tables and vegetative shade, thereby promoting leisurely usage and enjoyment of the passive open spaces. The homeowners association will be responsible for the maintenance of all open space / retention tracts.

**Buildings:** The project will allow for two-story homes with a maximum 30' in height.

- Large building masses are divided into smaller components that create a human scale as viewed from the sidewalk;
  - Building undulations and architectural features are utilized to create a human scale as viewed from the adjacent sidewalk. Patios, pop outs and open space traits breakup the visual massing of the building and are further broken out visually through the use of accent materials.
- Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility;

- Windows and patio areas have been provided at the ground level to increase security and maximize visibility as well as provide elements for congregating in the outdoor environment further providing eyes on spaces.
- Buildings have a clear base and top, as identified by ground floor elements, roof forms, and detailing;
  - Creative use of architectural features, building forms and landscape materials provide for a pleasing and diverse building which prevents a box-like appearance and instead demonstrates appealing design elements.
- Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributes to attractive public spaces;
  - Architectural diversity has been incorporated into doors, windows and walkways to contribute to attractive public spaces.

**Lighting:** Lighting within the project shall conform to Chapter 8-Lighting of the Tempe Zoning Development Code governing exterior lighting.

- Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks;
  - Building lighting will provided to allow for well lighted walkways to sidewalks and entrances to direct residents and guests.
- Lighting is compatible with the proposed building (s) and adjoining buildings and uses, and does not create negative effects.
  - Lighting is designed to be compatible with the adjoining buildings and will be directed to reduce any negative effects on adjacent properties while maintaining a safe environment.

**Roadway Standards:** Streets will be developed consistent with City of Tempe street standards.

- Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with the surrounding residential uses. Traffic impacts are minimized, in conformance with City transportation policies, plans, and design criteria;
  - Vehicular circulation has been designed to minimize conflicts with pedestrian access and circulation by providing sufficient separation from existing driveways and pedestrian connections as well as limiting vehicle access. Emergency access will be achieved through access onto Julie Drive.

**Accessibility:** Accessibility is provided in conformance with the Americans with Disability Act.

- The site will be designed and built in conformance with the Americans with Disability Act.

**Parking:** Parking requirements for the project shall conform to the parking standards for single-family townhome use as per the Tempe Zoning Ordinance.

- The City minimum standard is 0.2 extra spaces per townhome and this project exceeds that standard by providing 0.6 spaces per townhome.

**Design Review Standards:** Wilson Street Townhomes subdivision will be developed in accordance with the City of Tempe's Design Review Manual.

- Materials shall be of superior quality and compatible with the surroundings;

- Building and hardscape materials have been selected based on quality, durability in the desert environment and compatibility with adjacent projects. Brick and stone accents have been chosen to highlight accents and pop outs on the building elevations to contrast against the natural colors.
- The proposed housing product emphasizes sustainability and creates a pedestrian-friendly circulation pattern throughout the community (*refer to attached Elevations and Floor Plans Exhibit 12*)
  - The proposed townhome product consists of three floor plans ranging from 1,402 square feet to 1,671 square feet. It will offer two to three bedrooms with 2.5 bathrooms and 2-car covered garages. The townhome product enters through the front porch overlooking the private gated courtyard.
  - The Spanish architectural style is complimented with two proposed color schemes.
  - The recreation area is the focal point when entering the neighborhood used as an active play area tot-lot with a pool area. The residents can access the recreation area via sidewalks linking the individual townhomes to the common area. (*refer to attached Preliminary Site Plan Exhibit 13*)

**Walls/Wall Details:** Perimeter walls, wall details and fencing will comply with the City of Tempe’s design specifications and Zoning Development Code.

**Signage:** Project signage will be processed as a separate application and will be consistent with the Tempe Zoning Ordinance. All signing will provide contrast with its background and will be architecturally enhanced to best compliment the community.

**Crime Prevention:** Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance;

- Crime prevention features include site lighting for visibility at entrances and open areas along with fences and gates for access control to the pool.

## VIII. INFRASTRUCTURE/ UTILITIES

### 1. Sewer

Sewer service will be provided by the City of Tempe. An existing 8-inch sanitary sewer line is located in Julie Drive to the west, which will serve Wilson Street Townhomes.

### 2. Natural Gas

Natural Gas is provided in the area by Southwest Gas, however the existing system is approximately 1,000 feet away therefore extension to serve this development is not planned at this time.

### 3. Water

Water service will be provided by the City of Tempe. There is an existing 8-inch waterline in the east portion of the alley (at the NEC of the site) and an existing 8-inch waterline in

Julie Drive to the west. This development will connect to these existing water lines, which are tied into the City of Tempe water system and will serve Wilson Street Townhomes.

**4. Telephone**

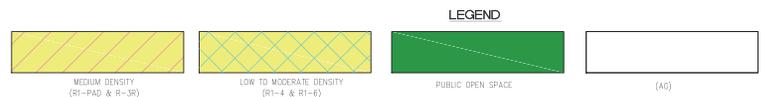
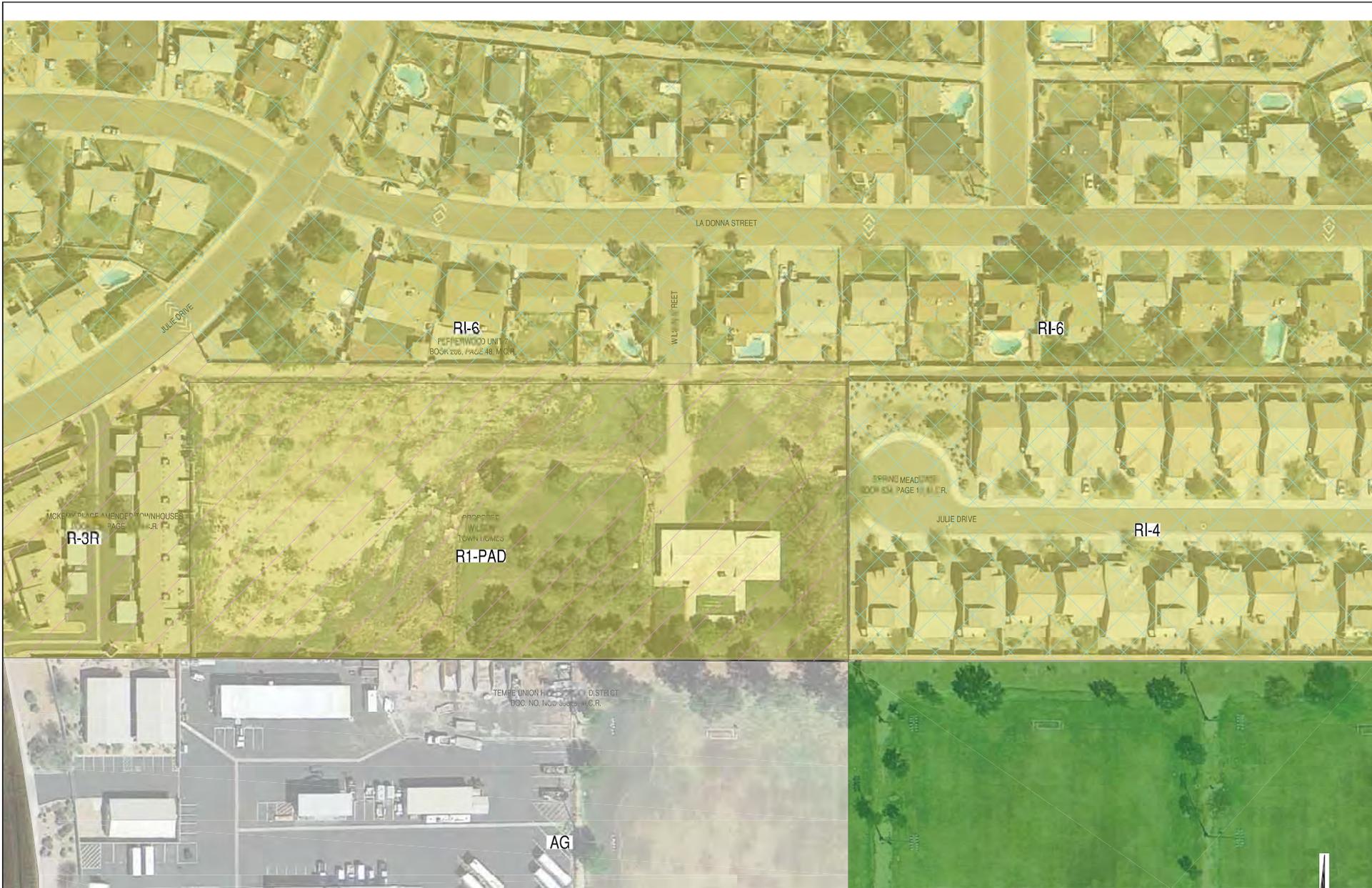
Century Link Communications will be supplying the telephone services to the area. Facilities exist in McKemy Place, Julie Drive and in the existing alley, and will be brought to Wilson Street Townhomes to provide services accordingly.

**5. Electric Power**

Electric power will be supplied by Salt River Project.

**IX. CONCLUSION**

The Wilson Street Townhomes project maintains the goals and objectives of the 2040 General Plan while providing community development and design that encourages re-investment and enhances the adjacent properties and surrounding neighborhood. Wilson Street Townhomes is a positive project to the surrounding community and the City of Tempe.



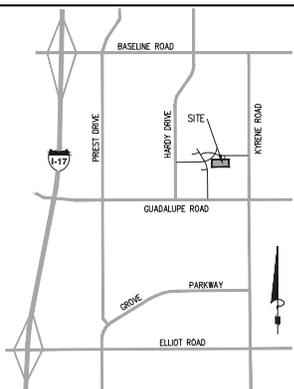






# PLANNED AREA DEVELOPMENT OVERLAY FOR WILSON TOWNHOMES

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,  
TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT  
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP  
SCALE: N.T.S.

### ACKNOWLEDGEMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 BEFORE ME,  
THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_,  
WHO ACKNOWLEDGEMENT HIMSELF TO BE THE PERSON WHOSE NAME  
IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE  
FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND OFFICIAL SEAL

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

THE HOGAN GROUP

BY: \_\_\_\_\_ JOSEPH HOGAN DATE \_\_\_\_\_

ITS: MANAGER

### OWNER/DEVELOPER

THE HOGAN GROUP, LLC  
7114 EAST STETSON DRIVE  
SUITE 400  
SCOTTSDALE, ARIZONA 85251  
PHONE: 602.527.6211  
CONTACT: JOE HOGAN

### PROJECT DATA

ZONING	R1-PAD
GROSS/NET SITE AREA	3.67 AC
DENSITY	14.46 DU/AC
NUMBER OF DWELLING UNITS	53
TOTAL BUILDING AREA	80,718 S.F.
TOTAL DEVELOPMENT LOT COVERAGE	34.80%
INDIVIDUAL LOT COVERAGE	85% / 1,007.23 S.F.
BUILDING HEIGHT	30 FT.
BUILDING SETBACKS:	
NORTH PROPERTY SETBACK	16" TO PROPERTY LOT LINE
WEST PROPERTY SETBACK	11" TO PROPERTY LOT LINE
SOUTH PROPERTY SETBACK	10" TO PROPERTY LOT LINE
EAST PROPERTY SETBACK	11" TO PROPERTY LOT LINE
INTERIOR LOT SETBACKS	0' FRONT, 0' SIDE, 3' REAR
LANDSCAPE AREA	33.57% / 53,603.62 S.F.
VEHICLE PARKING	106 (TWO PER GARAGE) + 33 GUEST = 139
BICYCLE PARKING	IN UNITS

### LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA  
COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4, TOWNSHIP 1  
SOUTH, RANGE 4 EAST, SAID POINT BEING A BRASS CAP IN A HANDHOLE;

THENCE NORTH 89 DEGREES 42 MINUTES 11 SECONDS WEST ALONG THE EAST-WEST  
MID SECTION LINE (BASIS OF BEARINGS), A DISTANCE OF 1315.26 FEET TO A POINT  
LYING SOUTH 89 DEGREES 42 MINUTES 11 SECONDS EAST, 3945.50 FEET FROM THE  
WEST QUARTER CORNER;

THENCE SOUTH 00 DEGREES 15 MINUTES 17 SECONDS EAST, 1213.25 FEET TO THE  
POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 45 MINUTES 12 SECONDS EAST PARALLEL WITH AND  
110.00 FEET NORTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF SAID SECTION 4, 616.86 FEET TO THE WEST LINE OF THE  
EAST 700 FEET OF THE SOUTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 19 MINUTES 57 SECONDS EAST, 259.40 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST, 617.22 FEET TO A  
POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER  
OF SAID SECTION 4;

THENCE NORTH 00 DEGREES 15 MINUTES 17 SECONDS WEST ALONG SAID WEST LINE  
258.19 FEET TO THE POINT OF BEGINNING.

### APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF  
TEMPE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

CONDITIONS OF APPROVAL: PAD14011

REC14033

PAD14011

DS140110



Bowman Consulting, Inc.  
14100 North East Avenue, Suite 250  
Peoria, Arizona 85381  
Phone: (480) 658-8030  
www.bowmanconsulting.com  
© Bowman Consulting, Inc.

PLANNED AREA DEVELOPMENT OVERLAY  
WILSON TOWNHOMES  
6101 S. WILSON  
TEMPE, ARIZONA  
MARICOPA COUNTY



PLAN STATUS	

DATE	DESCRIPTION

DESIGN DRAWN CHKD  
SCALE H: V:  
JOB No. 9890-01  
DATE : 05.08.14

1  
SHEET 1 OF 3

DS140110

PAD14011

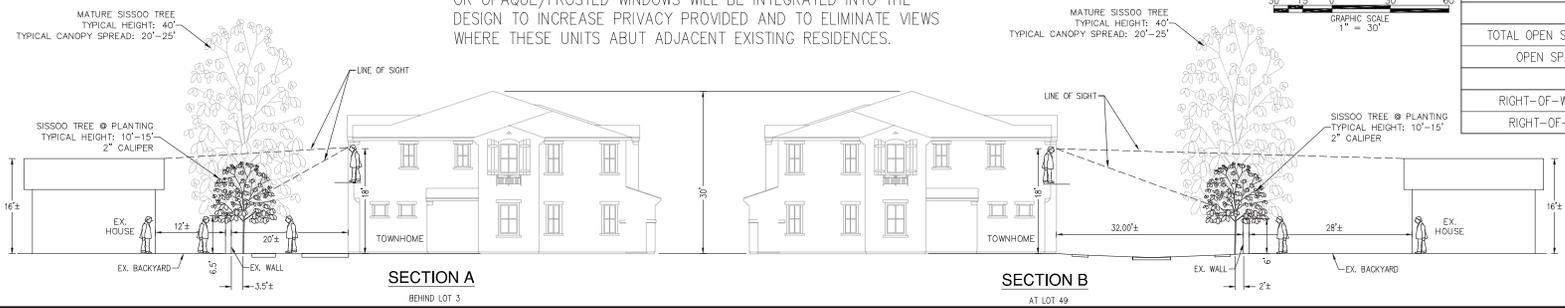
REC14033





SITE DATA		
GROSS AREA	159,684.45 SF	3.67 AC
LOT SUMMARY		
LOT TOTAL	53	
TOTAL LOT AREA	65,367.94 SF	1.50 AC
AVG. LOT AREA	1,233.36 SF	0.03 AC
MIN. LOT AREA	1,184.98 SF	0.03 AC
MAX. LOT AREA	1,312.66 SF	0.03 AC
LOT %	40.94%	
PROPOSED DENSITY	14.46 DU/AC	
OPEN SPACE SUMMARY		
TOTAL OPEN SPACE AREA	53,603.62 SF	1.23 AC
OPEN SPACE %	33.57%	
RIGHT-OF-WAY SUMMARY		
RIGHT-OF-WAY AREA	40,712.89 SF	0.93 AC
RIGHT-OF-WAY %	25.50%	

NOTE:  
ALONG THE NORTH AND WEST PROPERTY LINE CLERESTORY WINDOWS OR OPAQUE/FROSTED WINDOWS WILL BE INTEGRATED INTO THE DESIGN TO INCREASE PRIVACY PROVIDED AND TO ELIMINATE VIEWS WHERE THESE UNITS ABUT ADJACENT EXISTING RESIDENCES.



**CITY OF TEMPE GENERAL NOTES**

- ALL CONSTRUCTION UNDER THE PUBLIC WORKS PERMIT SHALL CONFORM TO THE CITY OF TEMPE SUPPLEMENT TO THE MAG SPECIFICATIONS AND DETAILS, MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD SPECIFICATIONS AND DETAILS (MAG SPECIFICATIONS AND DETAILS), AND CITY OF TEMPE TRAFFIC BARRICADE MANUAL.
- A PERMIT ISSUED BY THE ENGINEERING DIVISION SHALL BE REQUIRED FOR ALL WORK IN THE CITY OF TEMPE RIGHTS OF WAY. AN INVESTIGATION ASSESSMENT IN THE AMOUNT DENIED BY SECTION 29-19 ENGINEERING FEES, APPENDIX A OF TEMPE CITY CODE, WILL BE CHARGED FOR ANY WORK WITHIN THE CITY OF TEMPE RIGHTS-OF-WAY IN WHICH A PERMIT HAS NOT BEEN ISSUED PRIOR TO COMMENCEMENT OF WORK.
- THE CITY SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION WORK. CALL THE ENGINEERING REQUEST LINE AT (480) 360-8475 AT LEAST ONE BUSINESS DAY BEFORE THE START OF CONSTRUCTION TO REQUEST INSPECTIONS. CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
- RIGHT OF WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL 3 MIL MINIMUM DOUBLE MATTE BLACK LINE MLYAR REPRODUCIBLE AS-BUILT PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE ENGINEERING DIVISION.
- LOCATION OF ALL WATER VALVES, MANHOLES, AND CLEANOUTS MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO THE WATER AND WASTEWATER DIVISION. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT, AND SIDEWALKS HAVE BEEN SWEEPED CLEAN OF ALL DIRT AND DEBRIS AND ALL SURVEY MONUMENTS ARE INSTALLED ACCORDING TO THE PLANS.
- THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION, UTILITY RELOCATION, CONSTRUCTION STAKING, OR AS-BUILT PLANS.
- ALL EXISTING STREET MONUMENTS MUST BE PRESERVED. PRIOR TO CONSTRUCTION, MONUMENTS WILL BE REFERENCED HORIZONTALLY AND VERTICALLY. AFTER CONSTRUCTION, MONUMENTS SHALL BE RESET AND FIELD NOTES, INCLUDING NEW ELEVATIONS, SHALL BE FILED WITH THE CITY.
- FIRE RISER, DETAILS AND FDC ARE FOR REFERENCE ONLY AND ARE NOT APPROVED ON THESE DRAWINGS. FIRE SPRINKLER PLANS MUST BE SUBMITTED FOR SEPARATE FIRE DEPARTMENT REVIEW AND APPROVAL.
- ALL OVERHEAD UTILITY LINES (OTHER THAN TRANSMISSION LINES 12.5KV OR GREATER) THAT ON OR ADJACENT TO THE SITE, INCLUDING STREET OR ALLEY CROSSINGS, SHALL BE PLACED UNDERGROUND PER CITY CODE SECTION 25-120 THROUGH SECTION 25-126 AND ORDINANCE NO. 88.85.
- ALL ON-SITE PRIVATE UTILITY PLANS SHALL BE SHOWN IN THESE PLANS AND FOR REFERENCE ONLY AND ARE NOT APPROVED ON THESE DRAWINGS. SEE PLANS THAT ARE APPROVED BY BUILDING SAFETY FOR ON-SITE PRIVATE UTILITIES.
- THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTING OR CHANGING PLANS THAT ARE FOUND TO BE IN VIOLATION OF ORDINANCE. IT IS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER SEALING AND SIGNING THESE PLANS TO BE CERTAIN THAT THEY ARE IN FULL COMPLIANCE WITH TEMPE STANDARDS, DETAILS, CRITERIA, LAWS AND ORDINANCE.
- THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
- THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHTS-OF-WAY. ON-SITE GRADING, DRAINAGE, WATER AND SEWER. THIS PLAN CHECK APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM APPLICATION DATE. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL. ONE MONTH EXTENSION MAY BE GRANTED UPON REQUEST IF THE REQUEST IS MADE PRIOR TO THE EXPIRATION OF THE ONE YEAR PERIOD AT A COST OF 25% OF THE TOTAL PLAN CHECK FEE. THIS COST MUST BE ISSUED WITH 6 MONTHS AND THEY WILL BE VALID FOR ONE YEAR FROM ISSUE DATE, OTHERWISE, THE PROJECT EXPRES AND PERMITS ARE VOIDED.
- AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
- CONSTRUCTION ITEMS SHALL NOT BE ACCEPTED UNTIL 3 MIL MINIMUM DOUBLE MATTE BLACK LINE MLYAR REPRODUCIBLE AS-BUILT PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE ENGINEERING DIVISION.
- THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHTS-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.
- THE DEVELOPER IS RESPONSIBLE FOR OBTAINING THE RELOCATION AND ASSOCIATED COSTS OF ALL UTILITIES. A UTILITY RELOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE START OF NEW CONSTRUCTION.
- THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHTS-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO APPROVAL OF IMPROVEMENT PLANS.
- THE CONTRACTOR SHALL CONTACT ARIZONA BLUE STAKE AT 602-263-1100 AT LEAST 2 WORKING DAYS PRIOR TO CONSTRUCTION, IN ACCORDANCE WITH A.R.S. § 40-360.21, ET SEQ.
- THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF TEMPE TRAFFIC BARRICADE MANUAL, WHEN REQUIRED BY THE CITY. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED FOR APPROVAL IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR MAY OBTAIN A FIRE HYDRANT METER FOR CONSTRUCTION WATER FROM CUSTOMER SERVICES. THIS WATER SHOULD BE ORDERED TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. THE UNLAWFUL REMOVAL OF WATER FROM A FIRE HYDRANT IS A VIOLATION OF THE MUNICIPAL CODE, PUNISHABLE BY FINE AND/OR IMPRISONMENT.
- ALL BROKEN OR REPLACED CONCRETE CURBS, GUTTERS, OR SIDEWALK SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY OF TEMPE ENGINEERING DIVISION INSPECTOR.
- ALL CITY FACILITIES, ALLEYS AND ROADWAY SURFACES DAMAGED BY DEVELOPER/CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED/RESTORED TO THE SATISFACTION OF THE CITY OF TEMPE ENGINEERING DIVISION INSPECTOR PER THE RESPECTIVE CITY AND/OR MAG STANDARD DETAIL.

**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SAID POINT BEING A BRASS CAP IN A HANGAR;

THENCE NORTH 89 DEGREES 42 MINUTES 11 SECONDS WEST ALONG THE EAST-WEST MID SECTION LINE (BASIS OF BEARINGS), A DISTANCE OF 1315.26 FEET TO A POINT LYING SOUTH 89 DEGREES 42 MINUTES 11 SECONDS EAST, 3945.50 FEET FROM THE WEST QUARTER CORNER;

THENCE SOUTH 00 DEGREES 15 MINUTES 17 SECONDS EAST, 1213.25 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 45 MINUTES 12 SECONDS EAST PARALLEL WITH AND 110.00 FEET NORTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, 616.86 FEET TO THE WEST LINE OF THE EAST 700 FEET OF THE SOUTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 19 MINUTES 57 SECONDS EAST, 259.40 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST, 617.22 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4;

THENCE NORTH 00 DEGREES 15 MINUTES 17 SECONDS WEST ALONG SAID WEST LINE 258.19 FEET TO THE POINT OF BEGINNING.

**PROJECT DATA**

CURRENT/PROPOSED ZONING	AG AGRICULTURAL	R1-PAD SINGLE FAMILY
# OF DWELLING UNITS	1	53
DENSITY	0.27 DU/AC	14.46 DU/AC
BUILDING LOT COVERAGE	25%	85%
BUILDING SETBACKS:		
FRONT	4' - 0"	0' - 0"
SIDE	2' - 0"	0' - 0"
REAR	3' - 0"	3' - 0"
STREETSIDE	25' - 0"	0' - 0"
INTERIOR LOT SETBACKS	N/A	0' FRONT, 0' SIDE, 3' REAR
VEHICLE PARKING	2 PER UNIT	106 (TWO PER GARAGE) + 33 GUEST = 139
BICYCLE PARKING	N/A	IN UNITS

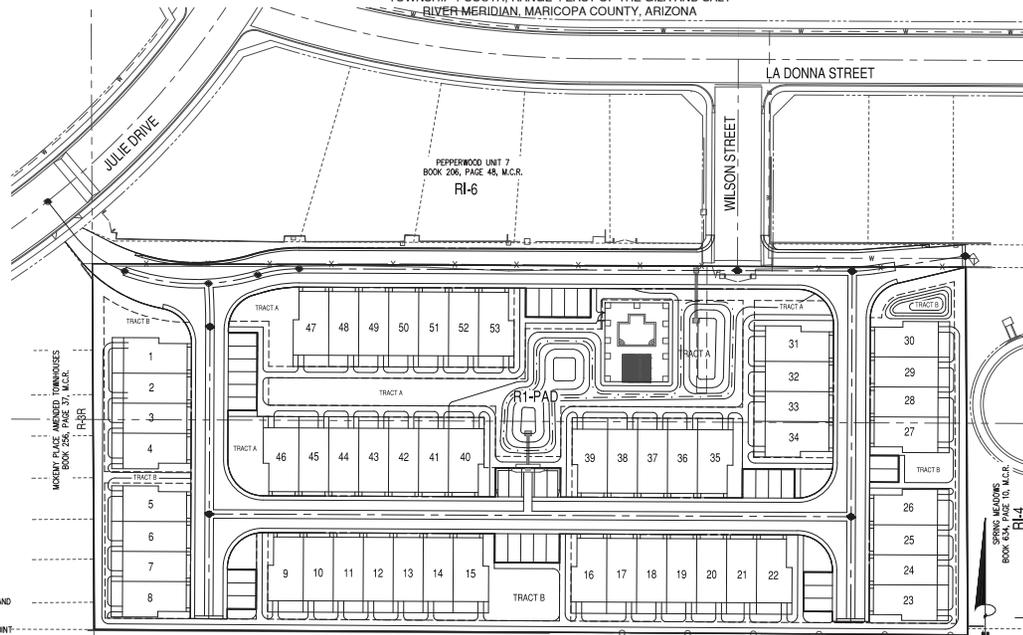
SITE DATA	
GROSS AREA	159,684.55 SF 3.67 AC
LOT SUMMARY	
LOT TOTAL	53
TOTAL LOT AREA	65,367.94 SF 1.50 AC
AVG. LOT AREA	1,233.36 SF 0.03 AC
MIN. LOT AREA	1,184.96 SF 0.03 AC
MAX. LOT AREA	1,372.66 SF 0.03 AC
LOT %	40.94%
PROPOSED DENSITY	14.46 DU/AC
OPEN SPACE SUMMARY	
TOTAL OPEN SPACE AREA	53,603.62 SF 1.23 AC
OPEN SPACE %	33.57%
RIGHT-OF-WAY SUMMARY	
RIGHT-OF-WAY AREA	40,712.89 SF 0.93 AC
RIGHT-OF-WAY %	25.50%

**PERMIT AND AS BUILT INFORMATION BLOCK**

AS-BUILT INFORMATION IS INCLUDED IN THESE AREAS ON THIS SET OF DRAWINGS	PERMITS REQUIRED FOR THIS SET OF DRAWINGS
<input type="checkbox"/> SEWER	<input type="checkbox"/> DRAINAGE
<input type="checkbox"/> WATER	<input type="checkbox"/> PAVING
<input type="checkbox"/> WATER-RECLAIMED	<input type="checkbox"/> CITY IRRIG.
<input type="checkbox"/> STORM DRAIN	<input type="checkbox"/> BIKE PATH
<input type="checkbox"/> DRYWELL	<input type="checkbox"/> WATER
<input type="checkbox"/> PAVING	<input type="checkbox"/> LANDSCAPE
<input type="checkbox"/> OFFSITE (C.G.S/W/D)	<input type="checkbox"/> SPRINKLER
<input type="checkbox"/> GRADING/DRAINAGE	<input type="checkbox"/> STREET LIGHTS
	<input type="checkbox"/> U.G. FIRELINE
	<input type="checkbox"/> OTHER
AS-BUILT PLANS CHECKED FOR FIELD CHANGES	PARCEL #
INSPECTOR: _____ DATE: _____	PROJECT #

**WILSON TOWN HOMES  
PRELIMINARY PLAT**  
6101 SOUTH WILSON STREET  
TEMPE, ARIZONA

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4,  
TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT  
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



**VICINITY MAP**

**CIVIL ENGINEER**

BOWMAN CONSULTING  
14100 NORTH 83RD AVENUE  
SUITE 250  
PEORIA, ARIZONA 85381  
PHONE: 602.679.4438  
CONTACT: SHELBY DUFFLESS

**OWNER/DEVELOPER**

THE HOGAN GROUP, LLC  
7114 EAST SIELTON DRIVE  
SUITE 400  
SCOTTSDALE, ARIZONA 85251  
PHONE: 602.527.6211  
CONTACT: JEE HOGAN

**BENCHMARK**

SOUTHEAST CORNER OF SECTION 4, T1S, R4E, CITY OF TEMPE BRASS CAP IN HAND HOLE AT THE INTERSECTION OF GUADALUPE ROAD AND KYRENE ROAD, ELEVATION = 1196.20 (NOV20) CITY OF TEMPE DATUM

**BASIS OF BEARING**

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON RESULTS OF SURVEY RECORDED AS BOOK 840 OF MAPS, PAGE 21, M.C.R., SAID BEARING BEING:  
NORTH 89 DEGREES 42 MINUTES 11 SECONDS WEST

**ZONING**

EXISTING: AG  
PROPOSED: R1-PAD

**SHEET INDEX**

PP01 COVER SHEET  
PP02 PRELIMINARY PLAT

**LEGEND**

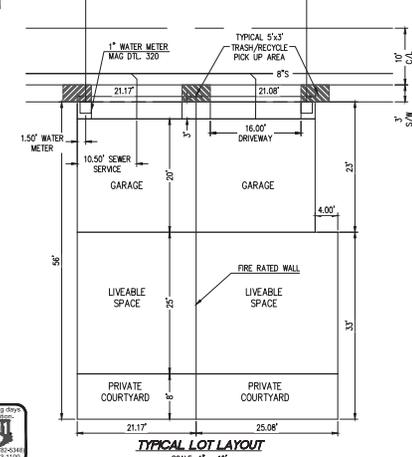
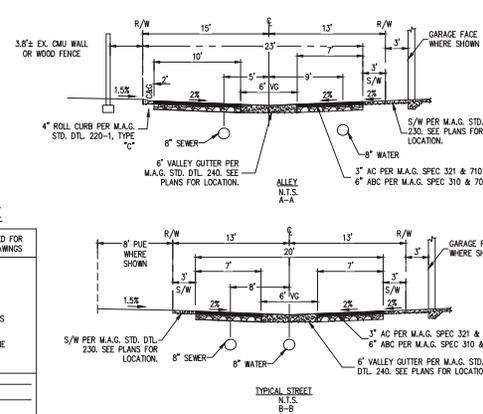
- CENTER LINE
- RIGHT-OF-WAY
- PUR
- SEWER MANHOLE
- FIRE HYDRANT
- DRAINAGE FLOW
- EXISTING CONTOUR

**PARKING SUMMARY**

GARAGE PARKING:	106
OPEN PARKING:	139
TOTAL PARKING:	245
PARKING RATIO:	2.6 SPACES/UNIT

**KEY MAP**

AG TEMPE UNION HIGH SCHOOL DISTRICT  
DOC. NO. 000-39828, M.C.R.



Bowman Consulting Group, LLC  
14100 North 83rd Avenue  
Suite 250  
Peoria, Arizona 85381  
Phone: (602) 679-4438  
www.bowmanconsulting.com  
© Bowman Consulting Group, LLC

PRELIMINARY PLAT COVER SHEET  
WILSON TOWN HOMES  
6101 S. WILSON STREET  
MARICOPA COUNTY  
TEMPE, ARIZONA

**PROJECT NUMBER**



**PLAN STATUS**

DATE	DESCRIPTION
KR	CRS
DESIGN	DRAWN
SCALE	BY: NONE
	VD: NONE
JOB No.	9890
DATE	SEPT. 2014

PP01

SHEET 01 OF 02

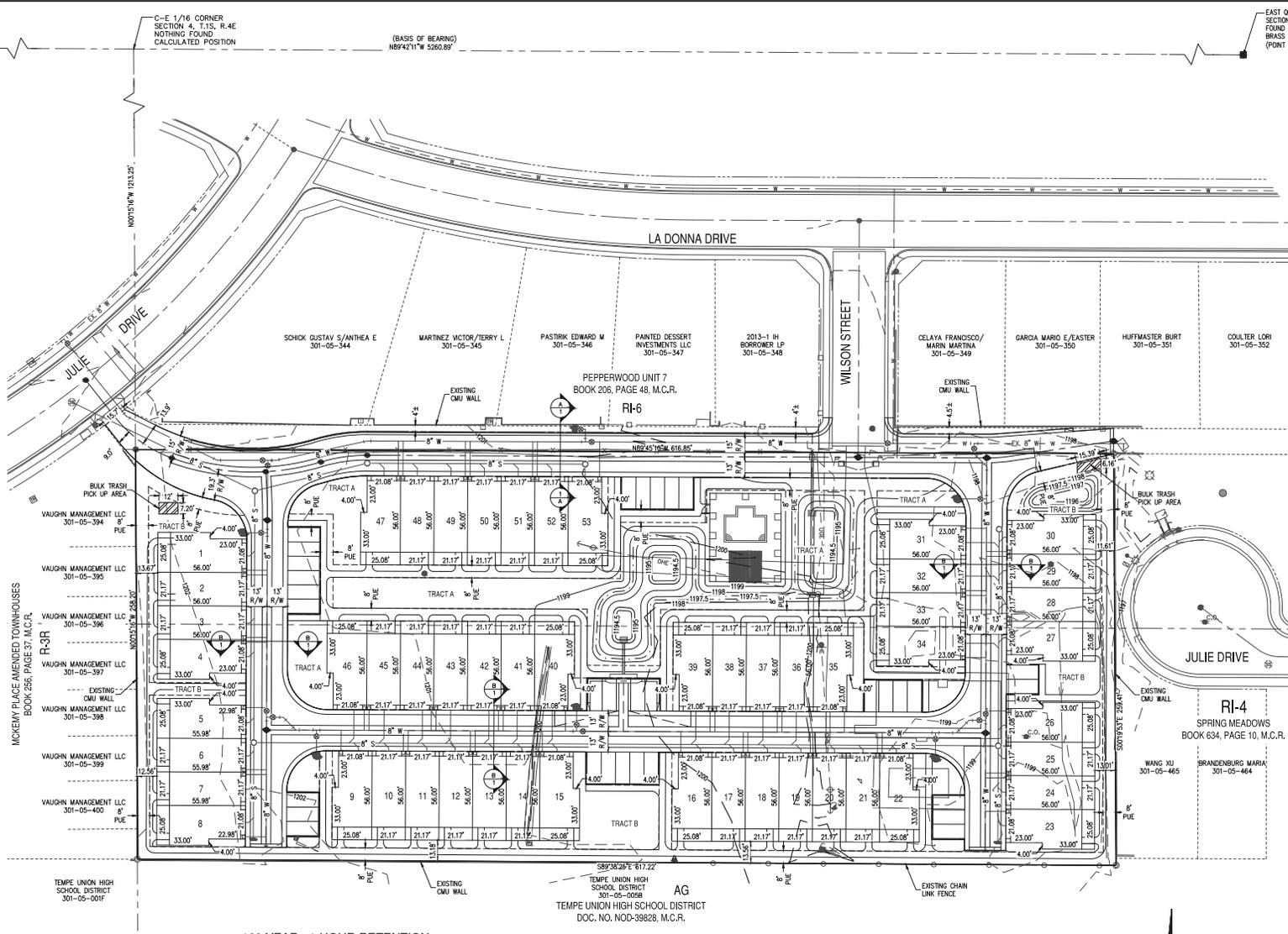
WEST QUARTER CORNER SECTION 4, T.1S, R.4E FOUND MCDOT ALUMINUM CAP IN HAND HOLE

C-E 1/16 CORNER SECTION 4, T.1S, R.4E NOTHING FOUND CALCULATED POSITION

(BASIS OF BEARING) N89°42'11"W 5260.89'

EAST QUARTER CORNER SECTION 4, T.1S, R.4E FOUND CITY OF TEMPE BRASS CAP IN HAND HOLE (POINT OF COMMENCEMENT)

Lot #	Area (sf)	Area (ac)
1	1312.66	0.301
2	1185.34	0.0272
3	1185.34	0.0272
4	1312.66	0.301
5	1312.31	0.301
6	1184.98	0.0272
7	1184.98	0.0272
8	1312.31	0.301
9	1312.66	0.301
10	1185.34	0.0272
11	1185.34	0.0272
12	1185.34	0.0272
13	1185.34	0.0272
14	1185.34	0.0272
15	1312.66	0.301
16	1312.66	0.301
17	1185.34	0.0272
18	1185.34	0.0272
19	1185.34	0.0272
20	1185.34	0.0272
21	1185.34	0.0272
22	1312.66	0.301
23	1312.66	0.301
24	1185.34	0.0272
25	1185.34	0.0272
26	1312.66	0.301
27	1312.66	0.301
28	1185.34	0.0272
29	1185.34	0.0272
30	1312.66	0.301
31	1312.66	0.301
32	1185.34	0.0272
33	1185.34	0.0272
34	1312.66	0.301
35	1312.66	0.301
36	1185.34	0.0272
37	1185.34	0.0272
38	1185.34	0.0272
39	1312.66	0.301
40	1312.66	0.301
41	1185.34	0.0272
42	1185.34	0.0272
43	1185.34	0.0272
44	1185.34	0.0272
45	1185.34	0.0272
46	1312.66	0.301
47	1312.66	0.301
48	1185.34	0.0272
49	1185.34	0.0272
50	1185.34	0.0272
51	1185.34	0.0272
52	1185.34	0.0272
53	1312.66	0.301
TOTAL	65,367.94	1.5006



Tract #	Use	Area (sf)	Area (ac)
A	LANDSCAPE, OPEN SPACE, PUE, RETENTION, AMENITIES	30244.81	0.6943
B	LANDSCAPE, OPEN SPACE, PUE, RETENTION	23358.81	0.5362
TOTAL		53,603.62	1.2305

**Bowman**  
CONSULTING

Bowman Consulting Group, LLC  
10000 N. 25th Ave, Suite 200  
Phoenix, Arizona 85018  
Phone: (602) 924-8833  
www.bowmanconsulting.com

PRELIMINARY PLAT  
WILSON TOWN HOMES  
6101 S. WILSON STREET  
MARIICOPA COUNTY  
TEMPE, ARIZONA



DATE	DESCRIPTION
KE	CRS S.D
DESIGN	DRAWN CHKD
SCALE	H: 1" = 30'
	V: 1" = 30'
JOB No.	8990
DATE :	SEPT. 2014

PP02  
SHEET 02 OF 02



WILSON TOWNHOMES - 6101 SOUTH WILSON  
ENTRY PERSPECTIVE



WILSON TOWNHOMES 6101 SOUTH WILSON  
 SITE PLAN

# WILSON TOWNHOMES

(preliminary landscape drawings)

## project consultants

### planning

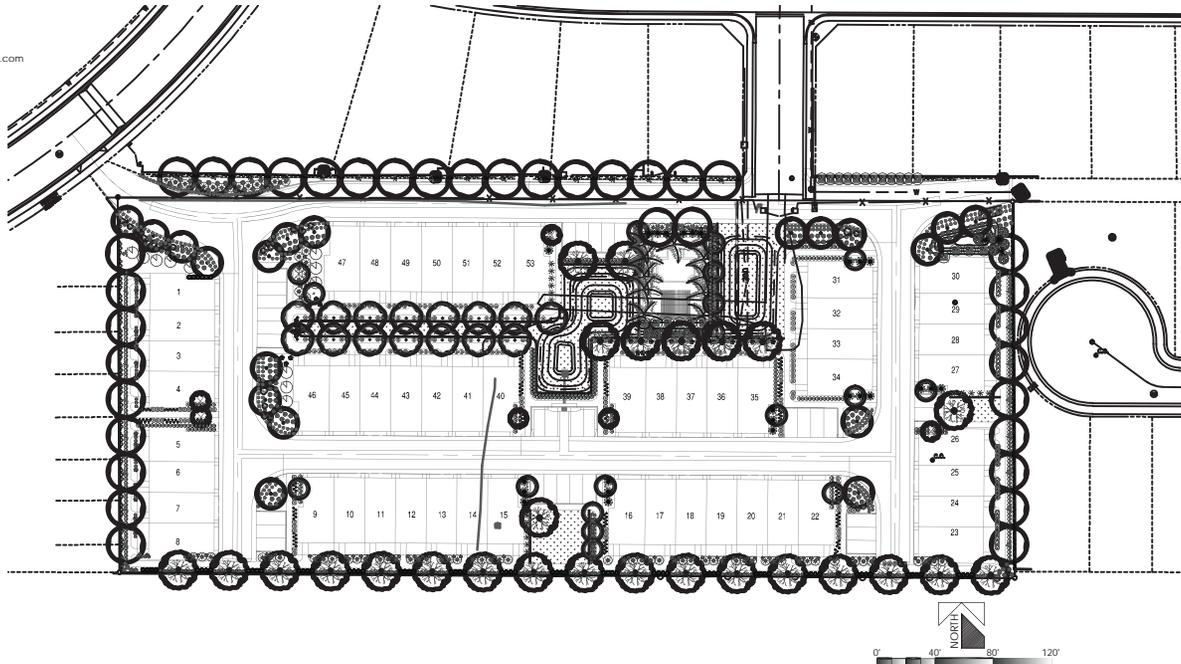
D33 DESIGN & PLANNING  
31866 CAMINO CAPISTRANO 5  
SAN JUAN CAPISTRANO, CALIFORNIA 92675  
PROJECT CONTACT: DAVID MALDANADO  
PHONE: 949.230.4537

### civil engineering

BOWMAN CONSULTING  
3010 SOUTH PRIEST DRIVE #103  
TEMPE, ARIZONA 85282  
PROJECT CONTACT: SHELBY DUPLESSIS  
PHONE: 623.299.8984  
EMAIL: sduplessis@bowmanconsulting.com

### landscape architecture

DESIGN ETHIC, LLC  
7201 E. CAMELBACK #250  
SCOTTSDALE, ARIZONA 85251  
PROJECT CONTACT: BRANDON PAUL  
PHONE: 480.225.7077



## preliminary landscape notes

### planting

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF TEMPE DESIGN STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED & PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

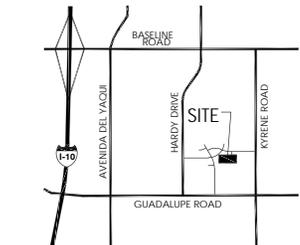
SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF TEMPE. ALL PLANTING AREAS WILL RECEIVE A 2' DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

### irrigation

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW LANDSCAPE AREAS

### grading

ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.



vicinity map



## plant legend

	botanical name	common name
--	----------------	-------------

### trees

- CAESALPINIA CACALACO 'SMOOTHIE'  
THORNLESS CASCALOTE
- DAIBERGIA SISSOO  
SISSOO TREE
- PARKINSONIA X 'DESERT MUSEUM'  
DESERT MUSEUM
- SOUTHERN LIVE OAK  
QUERCUS VIRGINIANA
- SOPHORA SECUNDFLORA  
TEXAS MOUNTAIN LAUREL
- ULMUS PARVIFOLIA  
EVERGREEN ELM

### palms

- PHOENIX DACTYLIFERA  
DATE PALM

### vines

- FICUS PUMILA  
CREEPING FIG
- MACFADYENA UNGUIS-CATI  
CATS CLAW VINE

### shrubs

- BOUGAINVILLEA 'ROYAL PURPLE'  
ROYAL PURPLE BOUGAINVILLEA
- JUSTICIA SPICIGERA  
MEXICAN HONEYSUCKLE
- MYRTUS COMMUNIS  
COMMON MYRTLE
- TECOMA ALATA  
ORANGE JUBILEE
- TECOMA STANS  
YELLOW BELLS

### accents

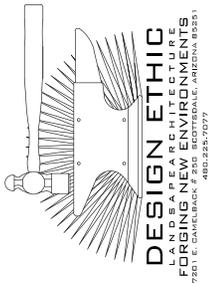
- AGAVE AMERICANA  
CENTURY PLANT
- AGAVE DESMETIANA VARIEGATA  
VARIEGATED AGAVE DESMETIANA
- ALOE BARBADENSIS  
ALOE VERA
- ALOE X BLUE ELF  
BLUE ELF ALOE
- ASCLEPIAS SUBULATA  
DESERT MILKWEED
- EUPHORBIA ANTISYPHILITICA  
CANDELLA
- EUPHORBIA RIGIDA  
GOPHER PLANT
- HESPERALOE FUNIFERA  
GIANT HESPERALOE

### inerts

- ACACIA REDOLENS  
DESERT CARPET
- LANTANA MONTEVIDENSIS  
PURPLE LANTANA
- LANTANA 'NEW GOLD'  
NEW GOLD LANTANA
- SETCREASEA PALLIDA  
PURPLE HEART PLANT
- THYMOPHYLLA PENTACHAETA  
GOLDEN DYSSODIA
- YELLOW DOT  
SPHAGNETICOLA TRILOBATA

### inerts

- TURF  
EZ-TURF
- DECOMPOSED GRANITE  
EXPRESS BROWN
- CONCRETE HEADER  
EXTRUDED CONCRETE



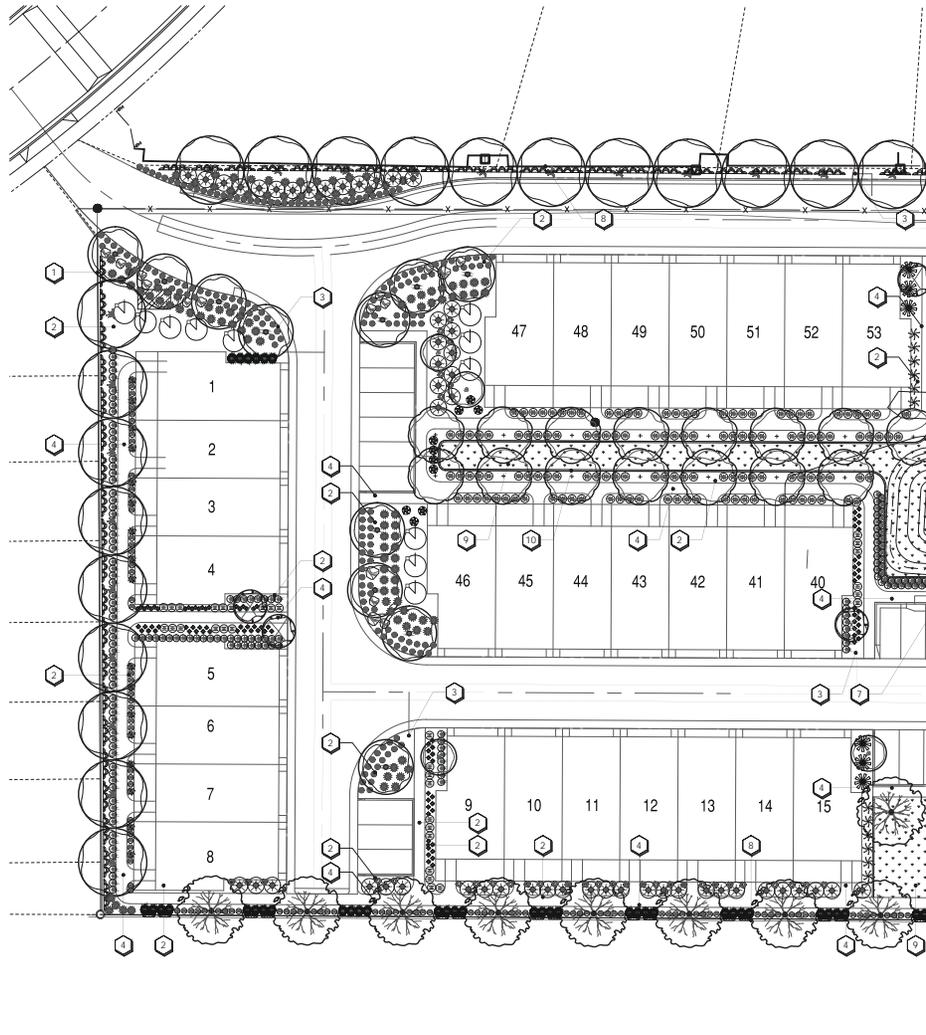
WILSON TOWNHOMES  
6101 SOUTH WILSON  
TEMPE, ARIZONA  
preliminary landscape plan

PROJECT: WILSON TOWNHOMES  
SHEET TITLE: PL.01

JOB NO.: 14-010  
DATE: 09.08.2014  
DRAWN BY: B. PAUL  
SUBMITTED: 09.08.2014  
REVISED:

SHEET

PL.01 of PL.03



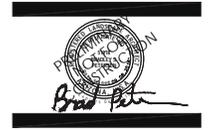
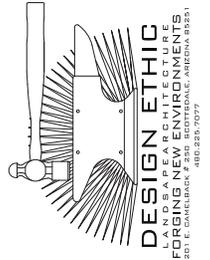
**planting key notes**

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
- 4 SIDEWALK
- 5 CONCRETE HEADER: SEE SHEET L DETAIL
- 6 CURB: SEE CIVIL ENG. PLANS
- 7 ACCESSIBLE RAMP: SEE CIVIL ENG. PLANS
- 8 EXISTING SITE WALL
- 9 TURF
- 10 6" CONCRETE HEADER
- 11 RAMADA

\*PATHWAYS:  
 GROUNDCOVERS AND SHRUBS WITHIN SIX (6) FEET OF PATHWAYS SHALL NOT EXCEED TWO (2) FEET IN HEIGHT AT MATURITY.  
 BETWEEN SIX (6) FEET AND TWELVE (12) FEET OF THE EDGE OF PATHWAYS, GROUNDCOVERS AND SHRUBS SHALL NOT EXCEED THREE (3) FEET IN HEIGHT AT MATURITY.

**plant legend**

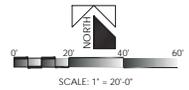
	botanical name	common name
<b>trees</b>		
	CASALPINA CACALACO	'SMOOTHIE' THORNLESS CASCALOTE
	DALBERGIA SISSOO	SISSOO TREE
	PARKINSONIA X.	'DESERT MUSEUM' 'DESERT MUSEUM'
	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA
	SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL
	ULMUS PARVIFOLIA	EVERGREEN ELM
<b>palms</b>		
	PHOENIX DACTYLIFERA	DATE PALM
	FICUS PUMILA	CREEPING FIG
<b>shrubs</b>		
	BOUGAINVILLEA	'ROYAL PURPLE' 'ROYAL PURPLE BOUGAINVILLEA'
	JUSTICIA SPICIGERA	MEXICAN HONESTYUCKLE
	MYRTUS COMMUNIS	COMMON MYRTLE
	TECOMA ALATA	ORANGE JUBILEE
	TECOMA STANS	YELLOW BELLS
<b>accents</b>		
	AGAVE AMERICANA	CENTURY PLANT
	AGAVE DESMETTIANA	VARIEGATED AGAVE DESMETTIANA
	ALOE BARRADENSIS	ALOE VERA
	ALOE X. BLUE ELF	BLUE ELF ALOE
	ASCLEPIAS SUBULATA	DESERT MILKWEED
	EUPHORBIA ANTISYPHILITICA	CANDELLA
	EUPHORBIA RIGIDA	GOPHER PLANT
	HESPERALOE FUNIFERA	GIANT HESPERALOE
<b>inerts</b>		
	TURF	EZ-TURF
	DECOMPOSED GRANITE	EXPRESS BROWN
	CONCRETE HEADER	EXTRUDED CONCRETE

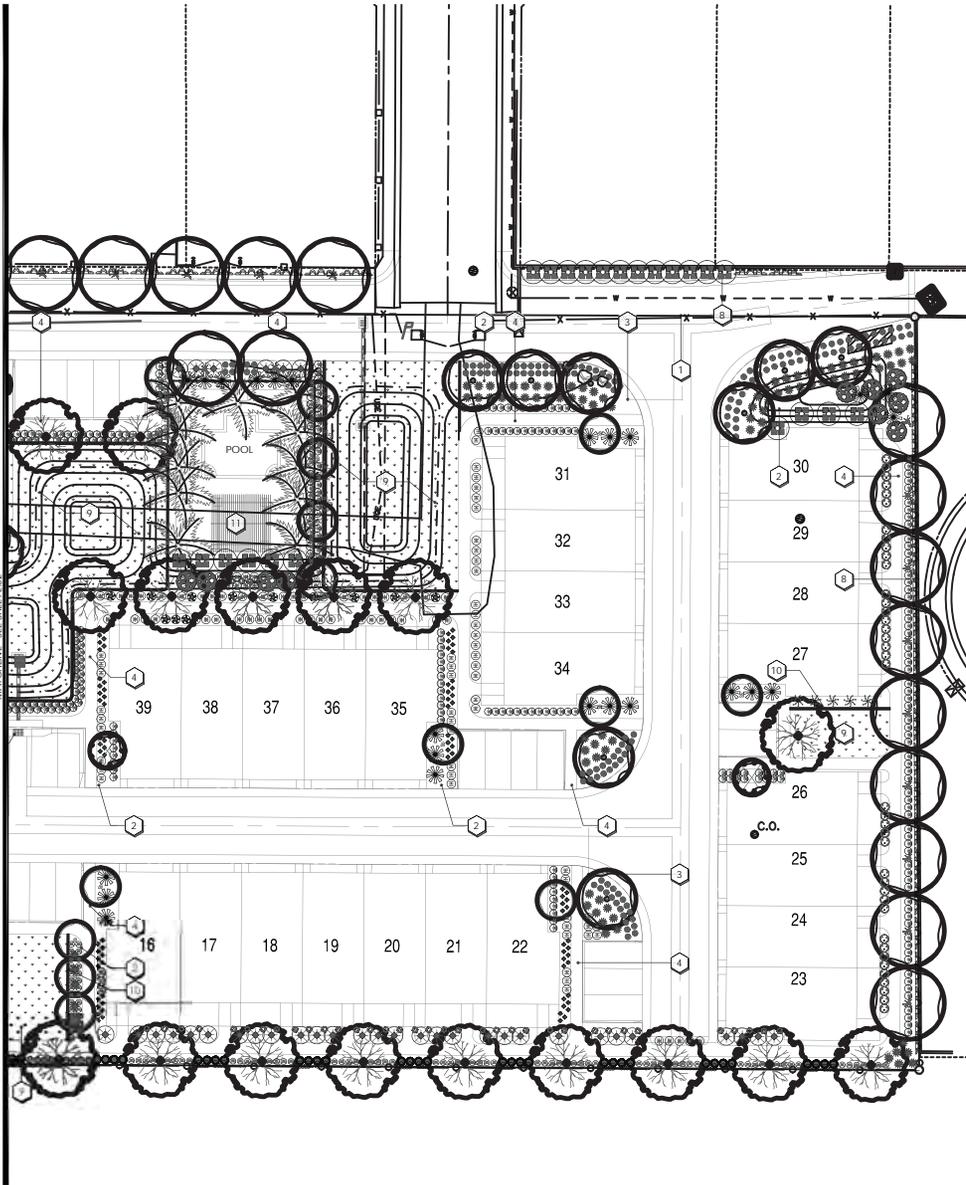


WILSON TOWNHOMES  
 6101 SOUTH WILSON  
 TEMPE, ARIZONA  
 preliminary landscape plan

PROJECT: \_\_\_\_\_  
 SHEET TITLE: \_\_\_\_\_  
 JOB NO: 14-010  
 DATE: \_\_\_\_\_  
 DRAWN BY: B. PAUL  
 SUBMITTED: 09.08.2014  
 REVISED: \_\_\_\_\_  
 SHEET

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



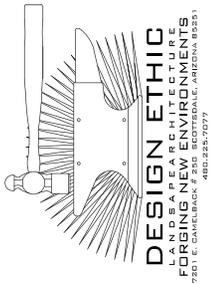


planting key notes

- 1 PROPERTY LINE/ RIGHT OF WAY LINE
  - 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
  - 3 FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
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  - 6 CURB. SEE CIVIL ENG. PLANS.
  - 7 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
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plant legend

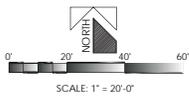
	botanical name	common name
<b>trees</b>		
	CAESALPINIA CACALACO 'SMOOTHIE'	THORNLESS CASCALOTE
	DAIBERGIA SISSOO	SISSOO TREE
	PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM
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<b>palms</b>		
	PHOENIX DACTYLIFERA	DATE PALM
<b>climbers</b>		
	FICUS PUMILA	CREeping FIG
	MACFADYENA UNGUIS-CATI	CATS CLAW VINE
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	BOUGAINVILLEA 'ROYAL PURPLE'	ROYAL PURPLE BOUGAINVILLEA
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	AGAVE AMERICANA	CENTURY PLANT
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	ACACIA REDOLENS	DESERT CARPET
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	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	SETCREASEA PALLIDA	PURPLE HEART PLANT
	THYMOPHYLLA PENTACHAETA	GOLDEN DYSSODIA
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WILSON TOWNHOMES  
6101 SOUTH WILSON  
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preliminary landscape plan

PROJECT:	
JOB NO:	14-010
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REVISED:	
SHEET TITLE:	
SHEET:	

CALL TROY WISEGANG DAVIS  
REGISTERED DESIGNER  
602-263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)



□

□



Front Elevation



Left Side Elevation

Right Side Elevation



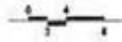
Rear Elevation

Conceptual Elevations

# Wilson Townhomes

Tempe, Arizona

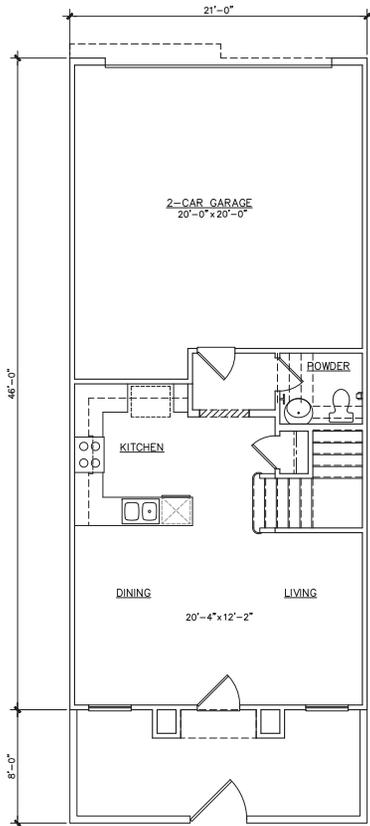

**J. J. & ASSOCIATES, INC.**  
 ARCHITECTS & INTERIORS, INC.  
 1000 N. GILBERT AVENUE, SUITE 100  
 GILBERT, ARIZONA 85234  
 TEL: 480.841.1111 FAX: 480.841.1112


  
**IDK&I**  
 PH. 480.230.4537

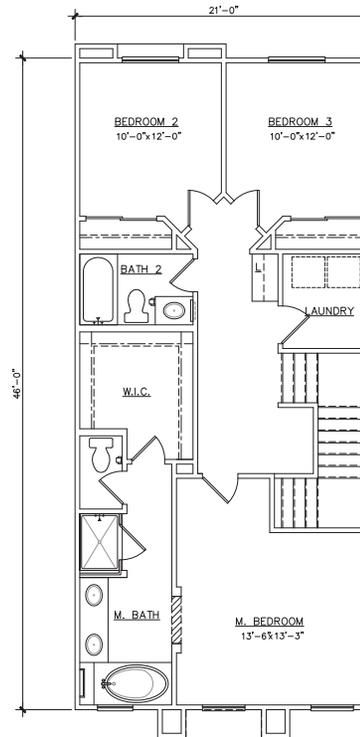
PROJECT NO. 2013000  
 10-08-2014

□

□



First Floor Plan - 518 Sq. Ft.



Second Floor Plan - 896 Sq. Ft.

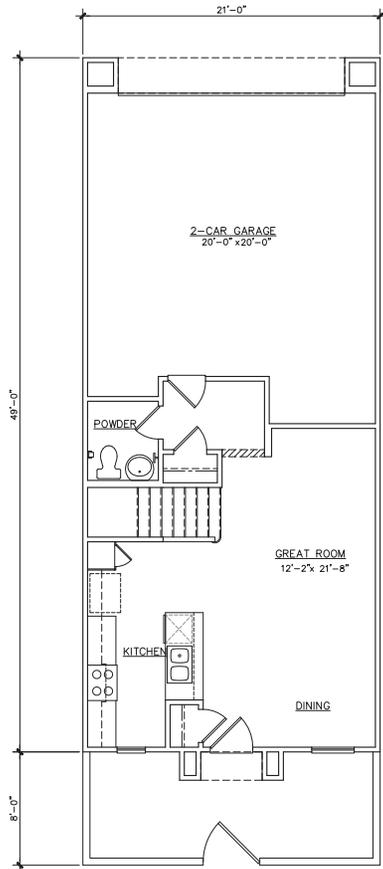
Plan 1 - Floor Plan 1,414 Sq. Ft.

# Wilson Townhomes

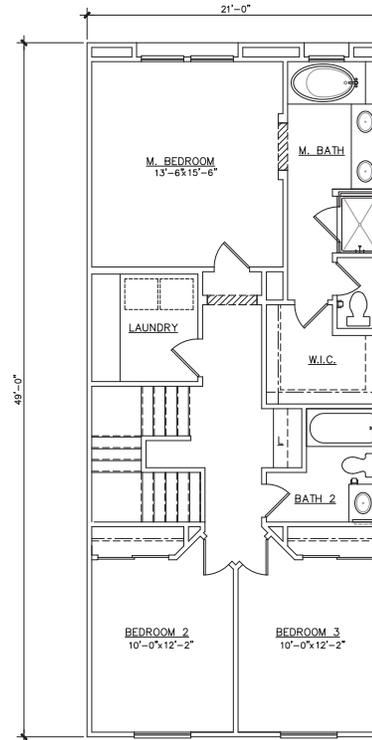
Tempe, Arizona



PROJECT NO. 20130080  
09-09-2014



First Floor Plan - 521 Sq. Ft.



Second Floor Plan - 945 Sq. Ft.

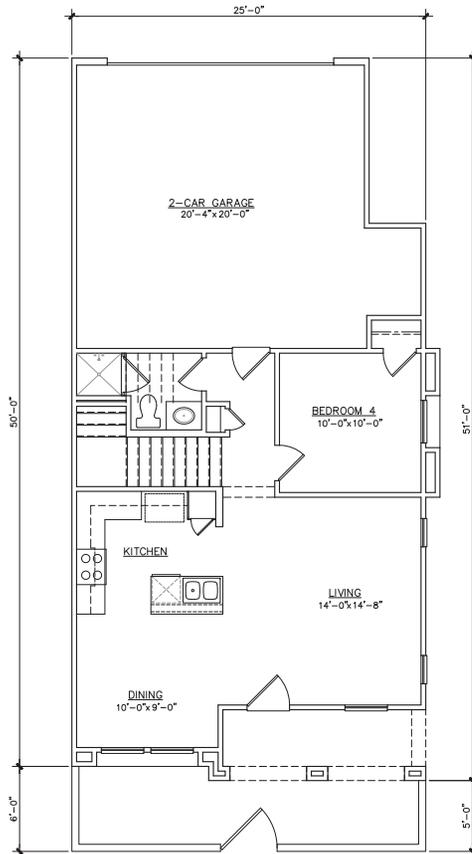
Plan 2 - Floor Plan 1,466 Sq. Ft.

# Wilson Townhomes

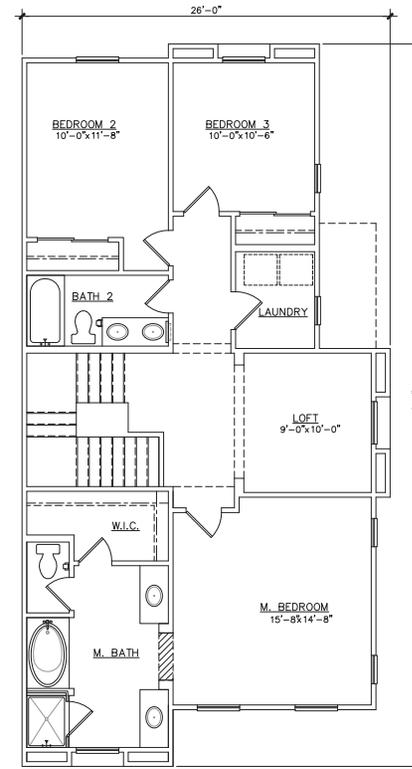
Tempe, Arizona



PROJECT NO. 20130080  
09-09-2014



First Floor Plan - 680 Sq. Ft.



Second Floor Plan - 1,100 Sq. Ft.

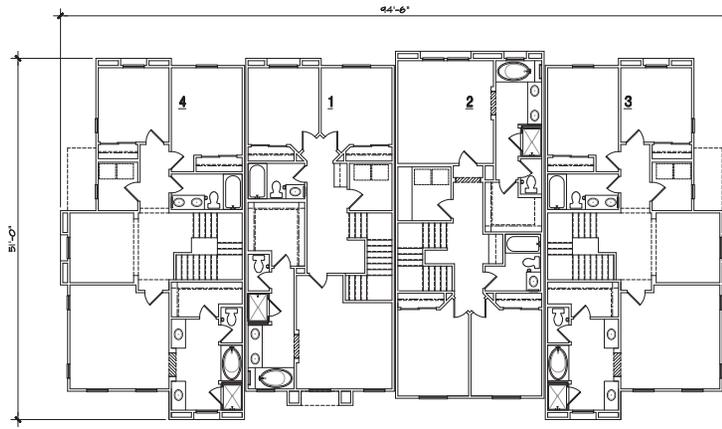
Plan 3 - Floor Plan 1,780 Sq. Ft.

# Wilson Townhomes

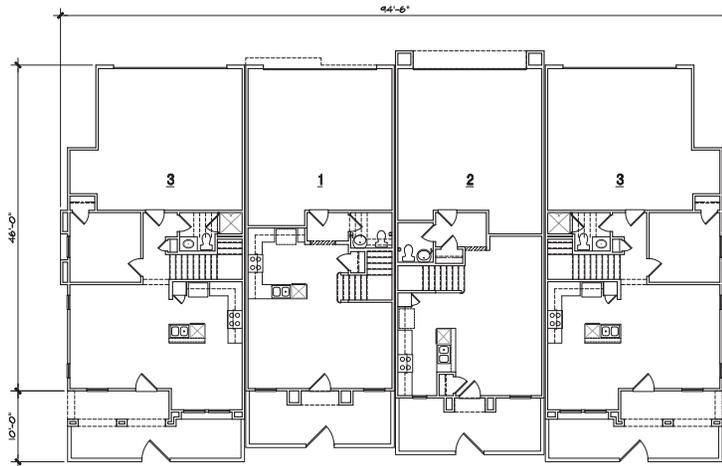
Tempe, Arizona



PROJECT NO. 20130080  
09-09-2014



Second Floor Plan



First Floor Plan

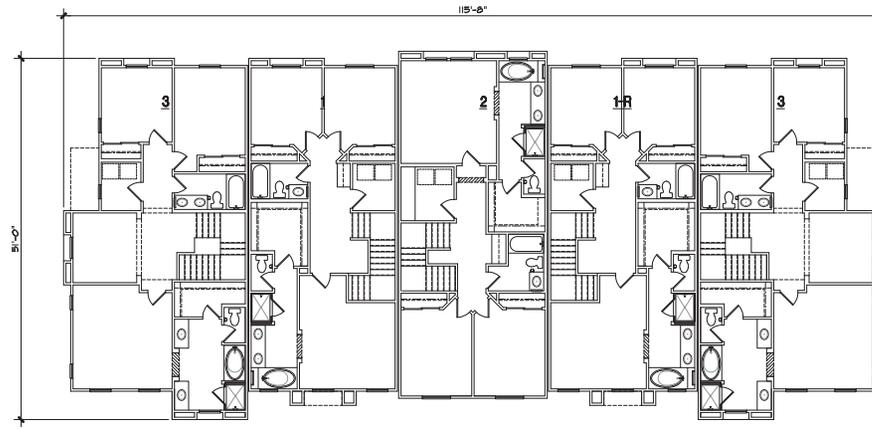
Building Composites - Building 'A'

# Wilson Townhomes

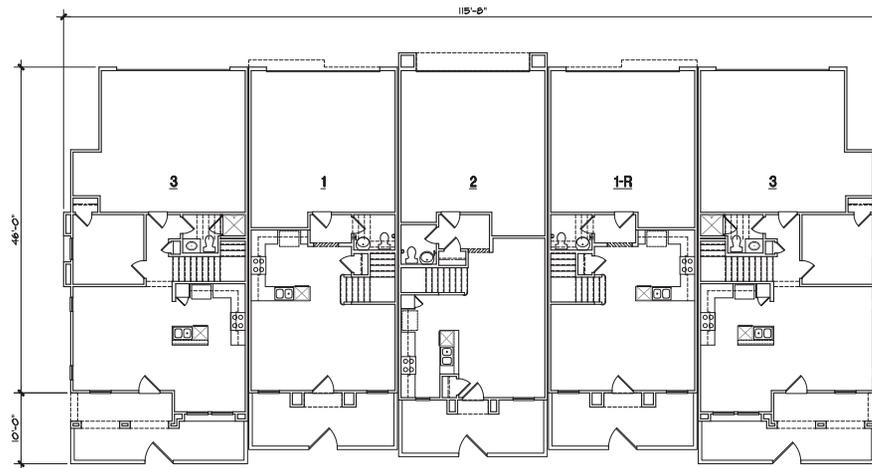
Tempe, Arizona



PROJECT NO. 20130080  
09-09-2014



Second Floor Plan



First Floor Plan

Building Composites - Building 'B'

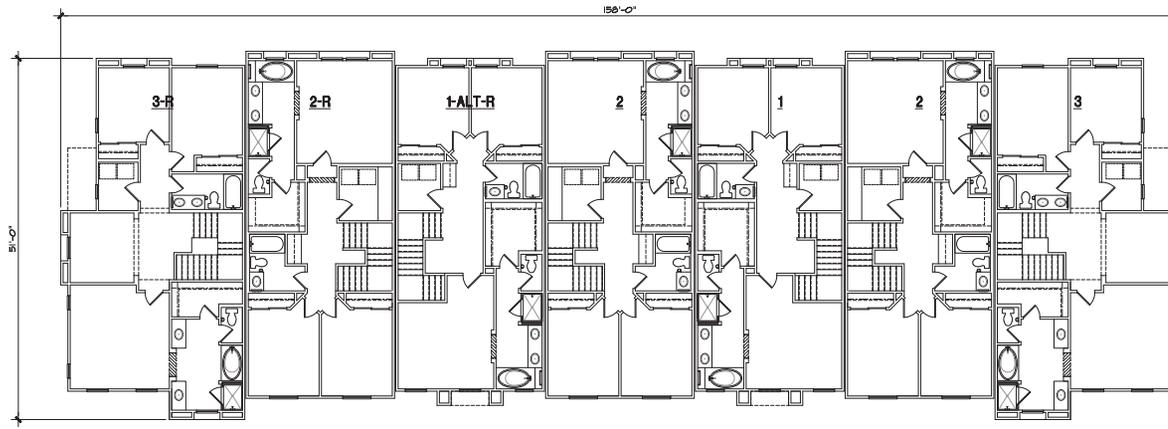
# Wilson Townhomes

Tempe, Arizona

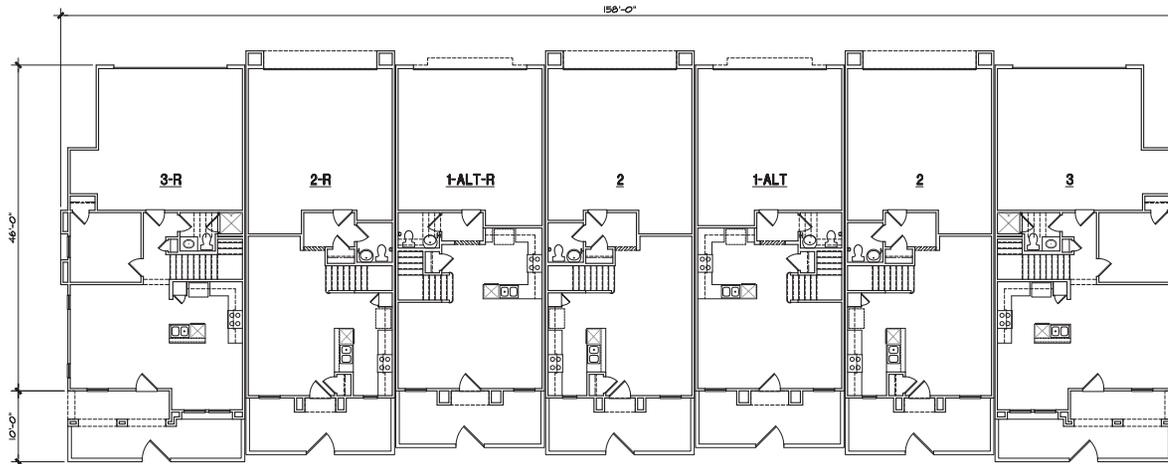


PH: 949.230.4537

PROJECT NO. 20130080  
09-09-2014



Second Floor Plan



First Floor Plan

Building Composites - Building 'C'

# Wilson Townhomes

Tempe, Arizona



PROJECT NO. 20130080  
09-09-2014



Left Side Elevation



Front Elevation



Rear Elevation



Right Side Elevation

Conceptual Elevations - Building 'A'

# Wilson Townhomes

Tempe, Arizona



PROJECT NO. 20130080  
09-09-2014



Left Side Elevation



Front Elevation



Rear Elevation



Right Side Elevation

Conceptual Elevations - Building 'B'

# Wilson Townhomes

Tempe, Arizona



PH: 949.230.4537

PROJECT NO. 20130080  
09-09-2014



Left Side Elevation

Front Elevation



Rear Elevation

Right Side Elevation

Conceptual Elevations - Building 'C'  
**Wilson Townhomes**

Tempe, Arizona



PROJECT NO. 20130080  
09-09-2014



**Traffic Memo  
Wilson Townhomes  
Tempe, Arizona**

The purpose of this letter is to address site specific traffic issues for the proposed residential development located at 6101 S. Wilson Street in Tempe, Arizona. This letter outlines our findings regarding the traffic generation of the proposed plan for a 53 lot townhome project.

This development is proposed to consist of 53 townhomes on approximately 3.67 acres. The site is currently developed with one single family residential home. The proposed development has an entrance off of La Donna Road and Julie Drive. The lots are orientated around a looped street within the development with amenities in the middle of the site.

La Donna Road has been constructed with a single eastbound and westbound lane with extra width available for on street parking. The street includes speed humps and has a posted speed limit of 20 mph. Julie Drive has been constructed with a single northbound and southbound lane with extra width available for on street parking. This street also includes speed humps and has a posted speed limit of 20 mph. Both of these streets are classified as Local roads.

Below are the results of traffic counts conducted on Monday August 25<sup>th</sup> and Tuesday August 26<sup>th</sup> during AM and PM peak times. One count was completed at the intersection of Kyrene Rd & La Donna Rd and the other at the proposed sanitation and emergency only access off of Julie Drive. For example, between 7am-8am at the intersection of Kyrene Rd and La Donna Rd, there were 21 cars that turned onto La Donna Rd from Kyrene Road. At the same time and location, 40 cars headed east on La Donna and turned onto Kyrene Rd.

Traffic Volume Count				
Time	Kyrene & La Donna		Julie Drive	
	WB	EB	NB	SB
<b>7AM-8AM</b>	21	40	25	17
<b>8AM-9AM</b>	10	16	22	16
<b>4PM-5PM</b>	18	18	4	6
<b>5PM-6PM</b>	12	22	5	7

The trip generation rates published by the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition were used to calculate the trip generation characteristics of the proposed land uses. The trip generation calculation for the proposed use was determined using ITE Code 230 for Residential Townhome. The calculations are summarized below.

Land Use Description	ITE Code	Quantity	Units	Daily Trips	AM			PM		
					In	Out	Total	In	Out	Total
Residential Townhome	230	53	D.U.	370	5	26	31	24	12	36

The trip generation calculations indicate that on an average weekday, the proposed residential units would be expected to generate 504 daily trips with 40 trips occurring in the AM peak hour and 53 trips occurring in the PM peak hour.

# APPENDIX B: TRAFFIC VOLUME COUNT INTERSECTION TALLY SHEET

**Intersection Volume Count**

Cars = passenger cars, station wagons, motorcycles, and pick-up trucks  
 Trucks = other trucks and buses (Record school buses with SB)

N/S Street Kyrene Date 7 to 8  
8/25

E/W Street La Donna Weather \_\_\_\_\_

Intersection Control \_\_\_\_\_ Observer Kyle Elliott

Direction	Trucks	Cars
Northbound (Kyrene St)	1	6
Southbound (Kyrene St)	196	792
Eastbound (La Donna St)	4	15
Westbound (La Donna St)	5	16
Eastbound (La Donna St)	2	12
Southbound (La Donna St)	228	1546

# APPENDIX B: TRAFFIC VOLUME COUNT INTERSECTION TALLY SHEET

**Intersection Volume Count**

Cars = passenger cars, station wagons, motorcycles, and pick-up trucks  
 Trucks = other trucks and buses (Record school buses with SB)

N/S Street Kyrene Date 8/25 Time 8 to 9  
 EW Street La Donna Weather \_\_\_\_\_  
 Intersection Control \_\_\_\_\_ Observer Kyle Elliott

Approach	Trucks	Cars	Total
Top (Northbound)	1	2	3
Bottom (Southbound)	2	5	7
Left (Westbound)	2	11	13
Right (Eastbound)	2	5	7
Northbound Total	183	719	902
Southbound Total	347	1792	2139

# APPENDIX B: TRAFFIC VOLUME COUNT INTERSECTION TALLY SHEET

**Intersection Volume Count**

Cars=passenger cars, station wagons, motorcycles, and pick-up trucks  
 Trucks=other trucks and buses (Record school buses with SB)

N/S Street \_\_\_\_\_  
 EW Street Julie  
 Intersection Control \_\_\_\_\_

Time 7 to 8  
 Date 8/26  
 Weather \_\_\_\_\_  
 Observer Kyle Elliott

Direction	Cars	Trucks
Northbound (Left Turn)	21	4
Northbound (Through)	15	2
Southbound (Left Turn)	21	4
Southbound (Through)	15	2

# APPENDIX B: TRAFFIC VOLUME COUNT INTERSECTION TALLY SHEET

**Intersection Volume Count**

Cars=passenger cars, station wagons, motorcycles, and pick-up trucks  
 Trucks=other trucks and buses (Record school buses with SB)

N/S Street \_\_\_\_\_  
 EW Street Julie  
 Intersection Control \_\_\_\_\_

Time 8 to 9  
 Date 8/26  
 Weather \_\_\_\_\_  
 Observer Kyle Elliott

Direction	Cars	Trucks
Northbound	19	3
Eastbound	13	2
Southbound	13	2
Westbound	13	2

# APPENDIX B: TRAFFIC VOLUME COUNT INTERSECTION TALLY SHEET

**Intersection Volume Count**

Cars = passenger cars, station wagons, motorcycles and pick-up trucks  
 Trucks = other trucks and buses (Record school buses with SB)

N/S Street Kyrene Date 8/25 Time 4 to 5  
 EW Street La Donna Weather                      Observer J Burrell  
 Intersection Control                     

Trucks	Cars
4	4
191	175
4	4
4	2
150	474

# APPENDIX B: TRAFFIC VOLUME COUNT INTERSECTION TALLY SHEET

**Intersection Volume Count**

Cars=passenger cars, station wagons, motorcycles and pick up trucks  
 Trucks=other trucks and buses (Record school buses with SB)

N/S Street Kyrene Date 8/25 Time 5 to 6  
 EW Street La Donna Weather \_\_\_\_\_  
 Intersection Control \_\_\_\_\_ Observer J Burrell

Quadrant	Trucks	Cars
Top-Left	1	3
Top-Right	106	1059
Bottom-Left	2	5
Bottom-Right	7	8

# APPENDIX B: TRAFFIC VOLUME COUNT INTERSECTION TALLY SHEET

**Intersection Volume Count**

Cars=passenger cars, station wagons, motorcycles, and pick-up trucks  
 Trucks=other trucks and buses (Record school buses with SB)

N/S Street \_\_\_\_\_ Date Time 4 to 5  
8/26

EW Street Julie Weather \_\_\_\_\_

Intersection Control \_\_\_\_\_ Observer J Burrell

Quadrant	Cars	Trucks
Top-Left (Crossed out)		
Top-Right (Crossed out)		
Bottom-Left (Active)	4	0
Bottom-Right (Active)	4	2
Bottom-Left (Crossed out)		
Bottom-Right (Crossed out)		

# APPENDIX B: TRAFFIC VOLUME COUNT INTERSECTION TALLY SHEET

**Intersection Volume Count**

Cars=passenger cars, station wagons, mopeds and pick-up trucks  
 Trucks=other trucks and buses (Record school buses with SB)

N/S Street \_\_\_\_\_ Date Time 5 to 6  
8/26

EW Street Julie Weather \_\_\_\_\_

Intersection Control \_\_\_\_\_ Observer J Burrell

Approach	Cars	Trucks
Top (Crossed out)		
Left (Middle)	4	1
Right (Middle)	6	2
Bottom (Crossed out)		



## Wilson Townhome Neighborhood Meeting Notes:

Meeting was held Tuesday, May 6, 2014 at  
City of Tempe Police Department Substation, Room 107  
8201 S. Hardy Dr., Tempe, AZ 85284  
Time: 6:00 pm – 8:20 pm

Attendance: 32 people signed in on the sign-in sheet. See attached sign-in sheets for list of names of the attendees.

Shelby Duplessis – Bowman Consulting  
Tracy Grewe – Bowman Consulting  
Diana Kaminski – City of Tempe  
Steve Abrahamson – City of Tempe  
Joe Hogan – The Hogan Group  
Terry Larpenteur – The Hogan Group

Mr. Hogan opened the meeting with a brief project history and description. Shelby later followed with more detail, the next steps and an outline of what to expect throughout the process.

Below is a summary of the concerns voiced by the community:

### Concerns/Responses:

1. Nearly all attendees commented they did not approve of the number of townhomes being built, mostly because of the increased amount of traffic into their neighborhood which they feel is already bad. In addition, they have safety concerns for the increased foot traffic to the public bus stop on Kyrene. Traffic issues were the #1 concern of the majority of the attendees./Shelby Duplessis advised the attendees that a traffic study will be completed immediately to ensure this issue is addressed properly.
2. Several people advised they do not like speed bumps at all and could alternate solutions be considered. Two attendees like speed bumps because in their opinion it makes the drivers slow down. /Shelby advised they will consider several options to help reduce speed, which will be presented and discussed in detail with the traffic engineer and city staff.
3. Would the exit onto Julie Drive be open to public or is it just for fire and refuse?/ Shelby advised that the city will require full access as this is a public alley that needs to remain open.
4. Several attendees did not want two or three story homes built. One attendee did want three story, as it adds square footage and increased sale potential. The biggest issue was with the site line into the backyards of connecting lots./Joe Hogan advised all attendees that he will not build three story homes. The revised plan that they were

provided at this meeting is based on two story geometry requirements only. Shelby advised that the property has been buffered on the north, south and east to provided adequate landscape setbacks. Bowman will provide Mr. Vaughn of McKemy Place site line calculations for the west property line. Joe Hogan also agreed to build up the perimeter fence to 8 feet to help with privacy, if desired along the north property line.

5. Attendees did not want townhomes at all. They wanted single family homes close to what is already in the neighborhood./Shelby advised that the General Plan set by the City of Tempe for this area allowed 15 homes per acre.
6. Concerns were mentioned regarding the plan being changed at the last minute to apartments, as this happened in the past to another subdivision built in their neighborhood./Shelby Duplessis stated there was no intention of the townhomes becoming apartments or condos. A discussion with Diana Kaminski further clarified that if the rezoning was to R-1 PAD then that would guarantee it could not be changed without another formal rezoning process which would include another neighborhood meeting. It was agreed that the rezoning would be changed from the proposed, R-3R as mentioned in the letter to the residents, to R-1 PAD.
7. Concerns were expressed for the already overcrowded schools in the area. How will this be handled?/Shelby advised that the School District will be contacted as part of the rezoning process to see if they can handle the additional students that could come from this new subdivision.
8. Concerns regarding the number of extra parking spaces provided were discussed. There is a concern that based on the average family size there could be three cars per family. In addition, will RV's and trailer be allowed to park on streets?/Shelby advised that there will be no on street parking allowed in the subdivision other than in the extra designated parking spaces provided. The number of extra parking spaces was calculated at 0.6 spaces per townhome as well as each townhome will have a two car garage. Diana Kaminski advised that the City of Tempe requires 0.2 extra spaces per townhome, therefore the project is exceeding the required amount. Shelby stated they could review the option of decreasing some of the open space and adding more parking spots.
9. Concerns were raised the about amount of hardscape improvements as this contributes to the "heat island effect". We are on average 15 degrees hotter than we were ten years ago. Have we considered alternative materials for paving and adding shade trees?/Shelby advised that we will be considering alternative paving materials. Also, the landscape plan calls for several large shade trees throughout the project and along the north, south and west property boundaries to provide a better buffer for adjacent neighborhood and shading for the south and west facing homes. Diana Kaminski suggested we consider Grasscrete for the additional parking spaces.
10. Will the alleyway on north end be blocked east of the proposed subdivision. What will happen with refuse? /The north alleyway will not be blocked. The alleyway that is on the Wilson Townhome property will be improved and then transition into the balance of the existing alley east of property. Homes on LaDonna that back up to the Wilson Townhome property will have their refuse pick up changed to the front of their home as curbside pickup, which includes bulk pick up on designated days. Homes on LaDonna

east of the property will continue to have refuse picked up in the alley as usual. The refuse trucks will utilize the alleyway as they currently do.

11. Is the usable space open to all connecting neighborhoods? Can they have access to pool? Could there be a ramada or tot lot added to increase the amenities./ Shelby did concur that usable open space will be available to surrounding neighborhoods as the property is not gated. Pool access will be limited to Wilson Townhome residents only due to liability issues. The developer is willing to consider the addition of a ramada outside of the gated pool area.
12. Attendees were interested in the target population and what the proposed impact on the value of their homes would be. / Joe Hogan advised their market research indicated the target population will be young professionals and empty nesters. They do not see a huge desire of homebuyers with established families in this group. He advised he estimates the townhomes will sell approximately 20% higher per square foot than their homes. He could not provide actual numbers as to home values, but he estimates the new townhomes will sell between \$200,000 and \$300,000.
13. Will water pressure decrease due to the addition of the townhomes? Will there be additional sewage issues as there is a horrible smell associated with sewers in the area of Guadalupe and Kyrene./Shelby advised as part of the water connection they will be looping the system which usually shows an increase for water pressures for all neighbors. She advised they would do further research on the sewer issues to be sure this site does not have detrimental effects to the existing system. Many times sewage odor is due to a flatter slope system therefore additional sewage will help increase the existing flow rate and possibly improve the existing situation.
14. Lauren Kuby – Candidate for City Council turned in some recommendations in writing to the developer at the end of the meeting. They included having the subdivision solar designed from the inception; using fast growing shade trees such as mesquites; using permeable surfaces to save water and have a cooler surface; utilizing green building design standards; provide community garden and composting./ The developer will consider the recommendations provided.
15. It was recommended by Ernesto Fonseca, candidate for City Council that we involve the community in the process of designing the site from the beginning before the initial plan is created. Other attendees complained that the design was not fully completed before the meeting./ Shelby advised that the preliminary site plan was created and the meeting was scheduled earlier than usual to get feedback from the residents as to what their biggest concerns would be. These concerns will all be considered prior to the site plan being finalized.



Wilson Townhome Neighborhood Meeting Notes:

Meeting was held Thursday, September 4, 2014 at  
City of Tempe Police Department Substation, Room 107  
8201 S. Hardy Dr., Tempe, AZ 85284  
Time: 6:00 pm – 7:00 pm

Attendance: 15 people signed in on the sign-in sheet. See attached sign-in sheet for list of names of the attendees.

Shelby Duplessis – Bowman Consulting  
Tracy Grewe – Bowman Consulting  
Diana Kaminski – City of Tempe  
Catherine Hollo – City of Tempe  
Terry Larpenteur – The Hogan Group

Shelby Duplessis opened the meeting with a brief overview of the project and highlighted the changes made since the last meeting. Shelby also provided information regarding the traffic review Bowman completed on 8/25/14 and 8/26/14. Due to the size of the project the City does not require a formal Traffic Study, however due to all the concerns raised at the first meeting it was felt a review would help alleviate any concerns.

Below is a summary of the concerns voiced by the community:

Concerns/Responses:

1. The attendees are still concerned with the increased amount of traffic into their neighborhood. They disagree with thye review as they feel there is a lot of traffic on their street (LaDonna)Shelby Duplessis advised that based on their review and field traffic counts completed 8/25/14 and 8/26/14, the existing streets are sufficient for this area. The worst que at any one time was 2 cars waiting less than 1.5 minutes to turn left onto Kyrene.
2. Would the exit onto Julie Drive be open to public or is it just for fire and refuse? Shelby advised that the city will require full access as this is a public alley that needs to remain open but signs can be posted to help prevent excessive use of this exit. This needs to be further reviewed by the City.
3. Several attendees did not want two story homes built. They are concerned with it destroying the current resident's standard of living. A second concern with two story homes was with the site line into the backyards of connecting lots and privacy. Shelby advised that additional landscape setbacks were added to the perimeters to increase the distance between the homes and the property lines as well as the landscape plan will include mature trees being planted to help provide privacy for all residents. Final floor plans and elevations are in the process and will be sent to Jerry Vaughn, neighbor that

owns townhomes in McKemy, Place which is west of property, when they are completed. Narrower windows will be considered as well as clerestory windows to help with privacy.

4. Attendees did not want townhomes at all. They wanted single family homes close to what is already in the neighborhood. Shelby and Diana Kaminski from the City of Tempe, advised that the General Plan set by the City of Tempe for this area allowed 15 homes per acre. This allows for a maximum of 53 units for this property.
5. Concerns were mentioned regarding the plan being changed at the last minute to apartments, as this happened in the past to another subdivision built in their neighborhood. Shelby Duplessis stated there was no intention of the townhomes becoming apartments or condos and therefore the zoning request was submitted as R-1 PAD which guarantees it could not be changed to apartments without another formal rezoning process which would include another neighborhood meeting.
6. Concerns regarding the number of extra parking spaces provided were discussed as they attendees believe most residents will have stuff in their garage and will be utilizing guest parking for personal parking. Shelby advised that there will be no on street parking allowed in the subdivision other than in the 33 extra designated parking spaces provided. The number of extra parking spaces was calculated at 0.6 spaces per townhome as well as each townhome will have a two car garage. This exceeds the City of Tempe standard which requires 0.2 extra spaces per townhome. Diana advised that it will be required in the CCR's that garages cannot be used as storage so that they can be properly utilized for parking.
7. Will there be any change to refuse pick up? The north alleyway will not be blocked. The alleyway that is on the Wilson Townhome property will be improved and then transition into the balance of the existing alley east of property. Homes on LaDonna that back up to the Wilson Townhome property will have their refuse pick up changed to the front of their home as curbside pickup, which includes bulk pick up on designated days. Homes on LaDonna east of the property will continue to have refuse picked up in the alley as usual. The refuse trucks will utilize the alleyway as they currently do.
8. Catherine Hollow, from the City of Tempe advised that based on the size of the project they do not require additional traffic studies for the area.
9. Diana Kaminski described the process of project review and approval to the attendees to include the Development Review Hearing on 9/23/14, the Initial Hearing at City Council on 10/16/14 and the Final Hearing for City Council on 11/13/14.



May 19, 2014

Tempe Elementary School District  
Attn: Rick Horvath  
3205 S. Rural Road  
Tempe, AZ 85282

Dear Mr. Horvath:

This letter is being sent to you pursuant to the City of Tempe Planning Division School District Notification Policy for General Plan designation and zoning classification changes. Please be advised that we are applying for a zoning change that changes the zoning designation of a 3.63 acre site located 6101 S. Wilson Street, from Agricultural to R-1 PAD resulting in greater residential densities on the subject property. The property currently allows for approximately 1 residential unit; and our application will result in a total of 53 units.

We have attached a Preliminary Site Plan for your reference. You are requested to complete the attached Certificate of Adequate School Facilities and return it to Bowman Consulting, 14100 N. 83<sup>rd</sup> Avenue, Suite 250, Peoria, AZ 85381.

If you would like to discuss the proposal, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. I can be reached at **623.299.8981**.

Sincerely,

A handwritten signature in black ink that reads "Shelby JM Duplessis". The signature is written in a cursive, flowing style.

**Shelby JM Duplessis, PE, LEED AP**  
**Senior Project Manager**

Certification of Adequate School Facilities  
for  
Residential Rezoning-

City Application Number: SPR14024

City Staff Contact: Diana Kaminski Telephone: 480.858.2391

Property Address: 6101 S. Wilson Street, Tempe, AZ 85283

Property Size: 3.63 acres

Existing Zoning: Agricultural Proposed Zoning: R-1 PAD

Existing Dwelling Unit Potential: Single Family: 1 Multi-Family: \_\_\_\_\_

Proposed# of Dwelling Units: Single Family: 53 Multi-Family: \_\_\_\_\_

Net Increase in Dwelling Units from Existing Zoning:  
Single Family: 52 Multi-Family: \_\_\_\_\_

Affected School District(s): Elementary: Tempe Elementary School District  
Middle: Tempe Elementary School District  
High School: Tempe Union High School District

Impacted School(s): Elementary: Wood Elementary School  
Middle: Fees College Preparatory Middle School  
High School: Compadre Academy

Applicant/Contact for Rezoning Application: Bowman Consulting Group - Shelby Duplessis

Address: 14100 N. 83rd Avenue, Suite 250, Tempe, AZ 85381

Telephone: 623.299.8981 Fax: 602.800.5103

Email: sduplessis@bowmanconsulting.com

Sent for Certification to: Tempe Elementary School District-Rick Horvath (480) 730-7100

Referred Date: 5/19/14 second request 10/16/14

Response Deadline: 10/21/14

~~If no response is received by this date, it will be assumed that there are adequate school facilities for the proposed rezoning.~~

Response Date: 10/16/14

Please respond on the second page.





May 19, 2014

Tempe Union High School District  
Attn: Diane Meulemans  
500 W. Guadalupe  
Tempe, AZ 85283

Dear Ms. Meulemans:

This letter is being sent to you pursuant to the City of Tempe Planning Division School District Notification Policy for General Plan designation and zoning classification changes. Please be advised that we are applying for a zoning change that changes the zoning designation of a 3.63 acre site located 6101 S. Wilson Street, from Agricultural to R-1 PAD resulting in greater residential densities on the subject property. The property currently allows for approximately 1 residential unit; and our application will result in a total of 53 units.

We have attached a Preliminary Site Plan for your reference. You are requested to complete the attached Certificate of Adequate School Facilities and return it to Bowman Consulting, 14100 N. 83<sup>rd</sup> Avenue, Suite 250, Peoria, AZ 85381.

If you would like to discuss the proposal, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. I can be reached at **623.299.8981**.

Sincerely,

A handwritten signature in black ink that reads "Shelby JM Duplessis". The signature is written in a cursive, flowing style.

**Shelby JM Duplessis, PE, LEED AP**  
**Senior Project Manager**

Certification of Adequate School Facilities  
for  
Residential Rezoning-

City Application Number: SPR14024

City Staff Contact: Diana Kaminski Telephone: 480.858.2391

Property Address: 6101 S. Wilson Street, Tempe, AZ 85283

Property Size: 3.63 acres

Existing Zoning: Agricultural Proposed Zoning: R-1 PAD

Existing Dwelling Unit Potential: Single Family: 1 Multi-Family: \_\_\_\_\_

Proposed# of Dwelling Units: Single Family: 53 Multi-Family: \_\_\_\_\_

Net Increase in Dwelling Units from Existing Zoning:  
Single Family: 52 Multi-Family: \_\_\_\_\_

Affected School District(s): Elementary: Tempe Elementary School District  
Middle: Tempe Elementary School District  
High School: Tempe Union High School District

Impacted School(s): Elementary: Wood Elementary School  
Middle: Fees College Preparatory Middle School  
High School: Compadre Academy

Applicant/Contact for Rezoning Application: Bowman Consulting Group - Shelby Duplessis

Address: 14100 N. 83rd Avenue, Suite 250, Tempe, AZ 85381

Telephone: 623.299.8981 Fax: 602.800.5103

Email: sduplessis@bowmanconsulting.com

Sent for Certification to: Tempe Union High School District-Diane Meulemans (480) 839-0292

Referred Date: 5/19/14 Second request 10/16/14

Response Deadline: 10/21/14

~~If no response is received by this date, it will be assumed that there are adequate school facilities for the proposed rezoning.~~

Response Date: \_\_\_\_\_

Please respond on attached form



## Wilson Street - *The Hogan Group*

Color Scheme	Stucco #1	Stucco #2	Stucco #3	Trim	Accent	Garage Door	Roof Tile
Spanish - 1	SW 7035 Aesthetic White	SW 7038 Tony Taupe	SW 7039 Virtual Taupe	SW 7026 Griffin	SW 6195 Rock Garden	SW 7027 Well-Bred Brown	3606 - Vallejo Range Capistrano
Spanish - 2	SW 6119 Antique White	SW6122 Camelback	SW 6124 Cardboard	SW 6083 Sable	SW 6048 Terra Brown	SW 6082 Cobble Brown	3606 - Vallejo Range Capistrano

**PAINT MANUFACTURER:** Sherwin Williams

**ROOFING MANUFACTURER:** Eagle Roofing

09.10.14

# *Wilson Street*

## *Spanish - 1*

*Stucco #1*



*Stucco #2*



*Trim*



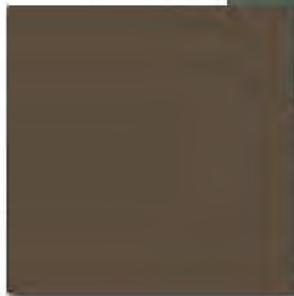
*Accent*



*Stucco #3*



*Garage Door*



*Roof*

*Printed colors may not be 100% accurate*

# *Wilson Street*

## *Spanish - 2*

*Stucco #1*



*Stucco #2*



*Stucco #3*



*Garage Door*

*Accent*



*Trim*



*Roof*

*Printed colors may not be 100% accurate*

## Kaminski, Diana

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**From:** Genny Boyle [REDACTED]  
**Sent:** Saturday, September 20, 2014 9:53 AM  
**To:** Kaminski, Diana  
**Subject:** Wilson Street Townhouse Project

Hi,  
I live on La Donna and I have two concerns about this project:

1. Density—the plan is for 53 townhomes with ten two-story buildings on 3.6 acres.
2. The traffic exit planned for La Donna from Wilson which is not a street. This will be a major increase of the number of cars on La Donna, a street that already has heavy traffic.

Single family homes for the property are a much better use of the land and in keeping with the neighborhood.

I appreciate your consideration in this matter.  
Virginia Boyle

MEMO

To: Diana Kaminski, Senior Planner  
From: Bruce Martin  
Ron Tapscott  
Cc. Dennis Webb  
Date: 9/19/2014  
Re: WILSON STREET TOWNHOMES (PL140042)

The developer (Bowman Consulting) from Washington DC is proposing to the Tempe Development Review Commission (DRC) to rezone the last 3.6 agricultural acres in the area (at 6101 S. Wilson, south of La Donna). The developer proposes to construct 53 new two-story townhouses on the site. This proposal is not supported in the Pepperwood Estates community nor by the Pepperwood Estates Neighborhood Association.

The proposed development project presents three concerns and issues.

It is not in keeping with the character of the existing community. We are a neighborhood of single-story, single-family homes. We wish to maintain this architecture feature of our community. Most of our homes were built in the 1970's. But there has been more recent development in our community along S. Brittany. That developer was sensitive and respectful of the existing community and architecture. The additional, new homes are single story, single family residences. The traffic from this new development has direct access to Kyrene Road. Traditionally, single family housing has been four homes per acre. At 3.67 acres, we would expect 14-15 homes to be built in this area. So building 53 homes is almost four times as dense as normal parts of the neighborhood.

The Ravenwood Heights development on Baseline road was planned to be sold as townhomes. Yet they are now renting them out, and have several vacancies. This suggests that the market will not support this planned development, especially at the planned \$350,000 price point. We do not want an unsuccessful development to be sticking out like a sore thumb in the middle of a neighborhood of single-family ground-level homes.

Additionally, the occupants of these proposed 53 townhomes when going north or west (e.g., to Phoenix or the majority of area jobs) would likely drive in and out from La Donna to Julie, McKemy, Roosevelt, and Farmer streets, or cutting over to Hardy, often driving past the Wood and Getz schools. This is too much additional traffic for our residential streets. The traffic egress from our community is already difficult particularly during rush hour. Also, many in our community are young couples with children. The safety issue is further compounded by traffic congestion near our existing schools.

We request that you deny this re-zoning request, and keep the area's character of single-family ground-floor homes.

Thank you for your consideration in this matter.

Pepperwood Neighborhood Association Co-chairs  
Bruce Martin Ron Tapscott

[Redacted signature]

[Redacted signature]

## Kaminski, Diana

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**From:** Jim Klaas [REDACTED]  
**Sent:** Monday, September 22, 2014 9:40 AM  
**To:** Kaminski, Diana  
**Subject:** Pepprwood Development

I reside on La Donna, directly adjacent to the property. I'm not only concerned about the additional traffic, but a two story condominium behind my single story house. I've lived in the neighborhood for a number of years and always envisioned an extension of the neighborhood on the east end of the property, single family housing. From a traffic stand I'm sure we'll see '**hundreds**' of additional vehicles in our neighborhood.

I'm not opposed to growth, I just expect it to be 'responsible growth'. I appreciate the opportunity to share my thoughts with you.

Sincerely,  
Jim Klaas  
[REDACTED] W.La Donna Dr.  
Tempe, 85283

## Kaminski, Diana

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**From:** AMY LOVE [REDACTED]  
**Sent:** Sunday, September 21, 2014 4:57 PM  
**To:** Kaminski, Diana  
**Subject:** Stop Pepperwood High Density Development

Diana,

As homeowners we would like to voice our opinion regarding the proposed Pepperwood High Density Development. This development will negatively affect the neighborhood by changing the character of the neighborhood for the worse and by adding additional traffic through our streets. This has been demonstrated by Ravenwood Heights condos that completely failed. Please take into account these opinions.

Thank you,

Amy Stewart and Ryan Rousseau  
La Donna Street Residences

## Kaminski, Diana

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**From:** Jami Peterson [REDACTED]  
**Sent:** Sunday, September 21, 2014 3:07 PM  
**To:** Kaminski, Diana  
**Subject:** Wilson Street Project

To: Tempe Development Review Commission  
From: Jami Peterson

Re: Wilson Street project

As both a homeowner and resident of La Donna Drive for 21 years; the proposed Wilson Street project has brought much thought to how it will affect my daily life and that of our Pepperwood neighborhood. With the proposed Wilson Street project of 53 townhomes and a projected 2.4 occupancy; an estimation of 127 new residents will impact our neighborhood one way or another. Most concerning is the possibility of 106-212 additional vehicular trips each day onto La Donna Drive and its surrounding streets.

La Donna Drive is unique to the Pepperwood subdivision as it is one of two streets with direct access to Kyrene Road; Cornell Drive being the other. Cornell was designed to be a feeder street linking Kyrene and Hardy. It is a broad street with only 3 homes at its west end. On the other hand, my neighborhood on La Donna is a residential street flanked with 30 homes. The proposed Wilson Street project will exit all these vehicles on to my block of La Donna Drive. Note: Neither La Donna nor Cornell access to Kyrene Road is regulated by a traffic signal.

With the rezoning of the property at 6101 S. Wilson from agriculture to residential; might the City of Tempe be mindful of the impact to the adjacent La Donna Drive neighborhood and its citizen's quality of life!!

**Kaminski, Diana**

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**From:** Jennifer Weeks [REDACTED]  
**Sent:** Sunday, September 21, 2014 11:14 AM  
**To:** Kaminski, Diana  
**Cc:** [REDACTED]  
**Subject:** Opposed to the Pepperwood Community Re-zone

Dear Diana,

I cannot make the hearing on Tuesday, so I am writing to let you know that I am opposed to the Pepperwood Community re-zone. The re-zone will create additional traffic, and there is already too much traffic on our residential streets.

Thank you for your time and consideration.

A concerned citizen,  
Jenn Weeks  
[REDACTED]

## Kaminski, Diana

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**From:** Barbara Como [REDACTED]  
**Sent:** Saturday, September 20, 2014 5:00 PM  
**To:** Kaminski, Diana  
**Cc:** [REDACTED]  
**Subject:** Stop Proposed High Density Development

To Whom It May Concern:

As a homeowner residing at [REDACTED] West La Donna Drive, Tempe, in the Pepperwood homes community, I would like to express my grave concern about the proposed high density development at 6101 S Wilson. Our residential streets in our family-oriented neighborhood were not designed for high density cut-through traffic. One of my biggest concerns is the increase in the rate of accidents that I am sure will occur at the intersection of Kyrene Road and Guadalupe Road, if 52 more households suddenly frequent the intersection! This is already a dangerous intersection. Kyrene Road, between Guadalupe and Baseline, has already become more dangerous as townhouses have surrounded our community, with drivers going in opposite directions vying for the same turn lane space! As a driver, I dread how much more difficult it will be to turn right and left from La Donna to Kyrene. I fear it will become almost impossible. I am worried about the safety of my 17 year old son, driving in and out of our area. The other dense, high rise townhouse complexes that surround the Pepperwood homes, such as Ravenwood Heights, have not successfully sold, and have become rentals. There are already many homes for rent in the existing Pepperwood homes. This will further de-value our homes and our area by adding more unoccupied rentals. In looking at the space that the proposed townhouses will be built on, I can't even imagine how 53 households are going to fit in such a small space. It will be the epitome of congestion. It borders on a sports field that has bright stadium lighting and loud noise going on until very late at night. Who would want to invest in a townhouse next to that? When there are already more preferable locations that are standing empty, why would a potential buyer invest in property at this location? It is a foregone conclusion that these townhomes will become rentals. I fear that the City of Tempe is not looking at the long-term effects on property values, increased heat-island effect, increased accidents, increase in crime from a highly transient population, and yet more unoccupied residences standing vacant, perhaps un-maintained. If Tempe truly is a place to live, work and play, please consider the impact of over-development on our family neighborhoods. Tempe is already full of high-density apartment and townhouse complexes that are empty. This highly congested anthill of homes may benefit developers, it may benefit the City of Tempe in the short term, but it harms the kind of residents that every city should want to attract. Stable residents who have invested in their homes and in Tempe for the long term.

Thank you,

Barbara Como  
[REDACTED] West La Donna Drive  
Tempe

## Kaminski, Diana

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**From:** Joseph Stapleton [REDACTED]  
**Sent:** Wednesday, September 17, 2014 5:37 PM  
**To:** Kaminski, Diana  
**Subject:** Wilson Street Townhomes  
**Attachments:** ATT00007.jpg; IMG\_1151.JPG

To Tempe City Counsel,

The purpose of the email is concerning the "The Hogan Group" requesting a rezoning of the 3.63 acre site located at 6101 S. Wilson, Tempe, AZ. I have two major concerns about the property being used for a 53 unit multi-family residential development.

### **Traffic.**

1. The developer has advised the property is going to have two exit areas with the majority of traffic using "Wilson" street. Wilson Street is not a real street only a paved area the length of a house.
2. Having 53 units with 2 cars and friends visiting will increase the amount of cars by a large amount. I understand the development only has 53 units and traffic study is not required, but with the increase of cars driving through a neighborhood with no access to a major arterial road needs to be reviewed further.
3. Access on Kyrene, The closes arterial road is Kyrene, which will be used by all residents in the new development to enter and next. The problem is every resident will need to use "La Donna Drive" to get access on Kyrene. As a resident on "La Donna Drive" for the last 6 years, it has always been very difficult to make left turns on Kyrene because of the large amount of traffic heading south on Kyrene. Kyrene is the first major arterial road heading south from I-10. My concern about access Kyrene is the amount of delays on "La Donna Drive" and traffic backing up taking a left turn. Maybe with the new development there might need to be a traffic light with the increase of cars in the area.

### **Parking**

1. The developer as advised there will be a two car garage for each unit and additional 32 parking spaces available for guests visiting. Diana Kaminski has stated with the new development the residents will be required by the HOA to use the garage for parking. I understand with the garage parking and additional spaces it within the required guidelines. The problem is regulating the parking is very difficult and there will be multiple family's with 3 cars. I feel the over flow of guests parking will be on "La Donna Drive" which there is no additional areas to park but in front of people's houses. I am reasonable and parking in front of someone house every once in while is okay, but with the amount of people in a small area I think there will be people living in the development parking on "La Donna Drive" on a daily basis. What I am requesting is the access points and parking to be reviewed in more detail. I understand the developer is within guidelines on these issues but has a resident of Tempe and living on "La Donna Drive" I feel it is important to having these concerns address before the construction starts and approval is given for this project.

### **Suggestion:**

1. Conduct a traffic study and if warranted review the possibility of an additional access point to the development. Additional access point would make is easier for residents, safer for residents, and minimize delays. I understand the development cannot use "Julie Drive" because the road is considered private road and the developer is within guidelines but having additional access makes the most sense. I have provided

some pictures of an additional area which could be turned into a road and create another access point to the development. These pictures are along the backend of Benedict Park. The concern from "Traffic engineer" was this area is not zoned for it and would take cut down on the park size. From my pictures it shows there is an area are not being used. There is plenty of room to create a 2 lane road for access and not reduce the park size. If you could please review this opinion I would appreciate it as I love Tempe and only want what is best for the City and our community.

2. Please request additional parking spaces in the development.

Thank you,  
Joseph Stapleton  
09/15/2014  
[REDACTED] W. La Donna Dr.  
Tempe, AZ  
Resident from 2008

## Kaminski, Diana

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**From:** JOHN & Patti Steidley (owners) [REDACTED]  
**Sent:** Monday, September 22, 2014 11:39 AM  
**To:** Kaminski, Diana  
**Subject:** Proposed Pepperwood Hifg Density Development

To whom it may concern: I live right in front of the recently built "Spring Meadows" ungated community. We were told this was going to be a Gated Community: it is not! I watched as "Ravenwood Heights" condos were being built. Because they did not sell out, they turned them into rentals. The full ramifications of this development are yet to be felt! This development is 7 tenths of a mile to my North.

If the planned 53 new two-story townhouses are built on the proposed site, I do believe it will create a traffic problem within our small community. W La Donna Dr. and Wilson St were not built to accommodate the traffic that will occur as a result of this new development. If these townhouses do not sell out they too will turn into rentals which will have a negative effect in our neighborhood. I live 4 houses to the East of Wilson, the only exit to W La Donna Dr. and my house is 8 houses to the West of Kyrene which is a major street.

We believe this development should not be built for the above mentioned reasons. Thank you for your time and consideration.

## Kaminski, Diana

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**From:** Maxwell, Clinton <[REDACTED]>  
**Sent:** Monday, September 22, 2014 12:22 PM  
**To:** Kaminski, Diana  
**Subject:** Pepperwood High Density Project - Wilson Street Project

Hi Diana,

I recently attended our Pepperwood neighborhood association meeting and was concerned to hear about the proposed Wilson Street Project. My family regularly walks our neighborhood and I am very familiar with the location and the surface streets that would have to accommodate 53 new households. I believe this project is inappropriate for this area because of the developers faulty assumptions on the appropriate density of housing that can be supported in the neighborhood.

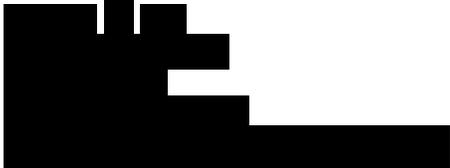
If the average home value in our neighborhood fluctuates around \$160K ([http://www.trulia.com/real\\_estate/Tempe-Arizona/market-trends/](http://www.trulia.com/real_estate/Tempe-Arizona/market-trends/)) , there is no rational expectation that the developer will get even \$200K for a townhome. Same as the Ravenwood Heights project, the properties will turn into apartments and in the long term, reduce the value of properties for the entire neighborhood. This will decrease the tax base for Tempe and increase the demand on services. What appears to be a great short term benefit has a poor long term outcome for our community and the city of Tempe.

I ask that you include my comments in the Tuesday DRC meeting and I plan to attend in person so that the committee understands that I can help the DRC recognize that our neighborhood would welcome realistic development of the property but the current Wilson project is a bad bet for everyone but the developer.

### **Clinton Maxwell, MSW**

Senior Manager  
Workforce & Business Development

### **Catholic Charities**



*Building a Community of Care for 75 years.*

## Kaminski, Diana

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**From:** Isaac [REDACTED]  
**Sent:** Tuesday, September 23, 2014 3:54 PM  
**To:** Kaminski, Diana  
**Subject:** Proposed development at 6101 S Wilson

Ms. Kaminski,

I am unable to make it to the hearing tonight concerning the proposed development of townhouses in Pepperwood at 6101 S Wilson in Tempe. I am a resident in Pepperwood at [REDACTED] W Watson Dr., and my wife and I do not support this development due to the increased traffic it will bring to our neighborhood streets. We currently live in a very quiet neighborhood and would like it to stay that way. We would appreciate if you would do all that you can to prevent this development from being constructed. We thank you for your support of the Pepperwood residents on this matter.

Sincerely,

Isaac and Dr. Hilary Lucero

## Kaminski, Diana

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**From:** DAN [REDACTED]  
**Sent:** Tuesday, September 23, 2014 3:21 PM  
**To:** Kaminski, Diana  
**Subject:** OPPOSE

Dear City Council~

I am writing you to voice my opposition to the high density housing project proposed at 6101 S. Wilson in Tempe for the following reasons.

#1 Traffic!!!! I live on La Donna Dr and I very often have to WAIT to back out of my driveway to safely get onto La Donna. This usually occurs in the morning or evening at high traffic times. However, even sometimes during the day I have to wait. Given the unreasonable density of this project, I estimate that cars would be backed up more than 15 deep to get out on to Kyrene. This back up would actually block my driveway as well as many of my neighbors'. Other more serious traffic issues include traffic exiting from Julie onto Kyrene. La Donna DR and Julie are so close together that I have witnessed several accidents and well as many near misses because of the high volume of traffic coming from these streets.

#2 This project is out of character for our single family home neighborhood. Our neighborhood has been here for over 30 years! This high density project was never intended to be here. Our little quite neighborhood deserves to be preserved and protected by you our elected officials. This will hurt our property values. The current real estate economy does NOT support the the claim of Bowman Consulting that these "homes" will be sold to families as individual residences. I am afraid it will be another "bait and switch" project. just like Ravenwood Heights Condos that obliterated the Pepperwood Golf Course. This will turn into another giant apartment complex. There are numerous unrented apartments surrounding the Pepperwood neighborhood. We don't need another one right in the middle of our neighborhood.

As a resident of this neighborhood for over 30 years , I implore you to do the right thing for our city, the Pepperwood neighborhood and the individual residents of this community who have invested there time and energy and tax dollars to make Tempe a desirable place to live and work.

Kind Regards,

Dan Kelly  
[REDACTED] W La Donna Dr.  
Tempe, AZ 85283

## Kaminski, Diana

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**From:** Lois Filipski [REDACTED]  
**Sent:** Tuesday, September 23, 2014 1:01 PM  
**To:** Kaminski, Diana  
**Subject:** new development

I am writing about the proposed pepperwood development. If this kind of town house development is necessary for the future of Tempe and the kind of city we are becoming, I ask that the traffic from the development be routed onto already busy streets and not into our family oriented community. Busy streets are not good for a quiet neighborhood of homes.

We have lived in Pepperwood for over 30 years and think it is a great place to live and raise a family. I hope that the streets of Pepper wood will remain as they are, with other traffic able to connect to Kyrene or Guadalupe Road.

Thanks,  
Lois Filipski

## Kaminski, Diana

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**From:** Brian & Monika [REDACTED]  
**Sent:** Tuesday, September 23, 2014 4:22 PM  
**To:** Kaminski, Diana  
**Subject:** Totally against rezoning Bowman FROM D.C.

Please do not grant rezoning at 6101 S Wilson, Tempe, as this would make our neighborhood totally crazy. Why would you ruin a perfectly good quite neighborhood?

Our vote is against it....

Thank you very much.

Monika and Brian



Do something Epic every day!!!

From: [Joseph Stapleton](#)  
To: [CM - Council Communicator](#); [Kaminski, Diana](#)  
Subject: Property on 6101 S. Wilson, Tempe, AZ  
Date: Wednesday, October 08, 2014 10:03:11 PM

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To Tempe City Counsel,

The purpose of the email is concerning the "The Hogan Group" requesting a rezoning of the 3.63 acre site located at 6101 S. Wilson, Tempe, AZ. I have two major concerns about the property being used for a 53 unit multi-family residential development.

### **Traffic.**

The developer has advised the property is going to have two exit areas with the majority of traffic using "Wilson" street. Wilson Street is not a real street only a paved area the length of a house.

Having 53 units with 2 cars and friends visiting will increase the amount of cars by a large amount. I understand the development only has 53 units and traffic study is not required, but with the increase of cars driving through a neighborhood with no access to a major arterial road needs to be reviewed further.

Access on Kyrene, The closes arterial road is Kyrene, which will be used by all residents in the new development to enter and next. The problem is every resident will need to use "La Donna Drive" to get access on Kyrene. As a resident on "La Donna Drive" for the last 6 years, it has always been very difficult to make left turns on Kyrene because of the large amount of traffic heading south on Kyrene. Kyrene is the first major arterial road heading south from I-10. My concern about access Kyrene is the amount of delays on "La Donna Drive" and traffic backing up taking a left turn. Maybe with the new development there might need to be a traffic light with the increase of cars in the area.

### **Parking**

The developer as advised there will be a two car garage for each unit and additional 32 parking spaces available for guests visiting. Diana Kaminski has stated with the new development the residents will be required by the HOA to use the garage for parking. I understand with the garage parking and additional spaces it within the required guidelines. The problem is regulating the parking is very difficult and there will be multiple family's with 3 cars. I feel the over flow of guests parking will be on "La Donna Drive" which there is no additional areas to park but in front of people's houses. I am reasonable and parking in front of someone house every once in while is okay, but with the amount of people in a small area I think there will be people living in the development parking on "La Donna Drive" on a daily basis.

What I am requesting is the access points and parking to be reviewed in more detail. I understand the developer is within guidelines on these issues but has a resident of Tempe and living on "La Donna Drive" I feel it is important to having these concerns address before the construction starts and approval is given for this project.

**Additional notes:**

1. The lot being proposed for this project has been single family resident with one house and most of the land vacant for over 21 years. I understand trying to make the community better with growth is important and a development would be nice to make good use of the land, but 53 units in a small area with no access points to a major arterial road is not safe for the community because of the increase amount traffic.

2. This land would be good use for a development of around 23 units. Because of the greedy developer the trying to maximize every dollar for land it is making the area unsafe for residents.

**Suggestions**

1. Please require the developer to decrease the amount of units in the area to 23. I understand the argument from the developer will be it is not profitable to continue with the project with such a low amount of housing but this is the same developer that completed the Julie Drive project and somehow found a way to make profit on that development. I am request a development similar the Julie driver project which would be 23 units.

2. If you could please reject this plan and advise the developer for 53 units and advise will only approve zoning for 23 units I am sure the developer will find a way to make the project happen.

To: Tempe City Council  
From: Bruce Martin, Pepperwood Neighborhood Association co-chair  
Cc: Diana Kaminski, Senior Planner  
Date: 10/9/2014  
Re: WILSON STREET TOWNHOMES (PL140042) item on City Council Agenda of 10/16/2014

A developer wants to rezone the last 3.6 agricultural acres in the Pepperwood area (at 6101 S. Wilson, south of La Donna), to construct 53 new two-story townhouses, at 15 dwelling units per acre (DU/ac). The Pepperwood Neighborhood Association met Oct. 8, and reached a consensus opposing this proposal at this density. We are concerned with two issues: safety and character.

Almost all the neighboring streets have only four DU/ac, and the similar property to the east has 8 DU/ac, which suggests 14-23 homes here, not 53. We don't object to having some development here.

But the local streets such as La Donna Drive and Julie Drive were not designed as arteries or collector streets, yet these are the only exits from the development. All the other areas in the Tempe General Plan 2040 that propose this density have direct access to major arteries for exit and entrance. The City Council should recognize that this uniquely isolated area no longer has the access to Kyrene Road that existed earlier, and the residents of Julie Drive to the east naturally are refusing to have this development exit past their homes, even for a substantial payment offered. This shows that the traffic from 53 homes is expected to be a significant burden to the safety of the neighborhood.

Many of the residents will be going north to work during the morning rush hours, and several of these would be driving past the Wood and Getz schools just north on Roosevelt or McKemy. So they would be adding significantly to the congestion of parents walking or driving children to school here, as well as to the congestion on Hardy entering Baseline then. We feel that if the development density were to be reduced to below 8 DU/ac, or a maximum of about 29 homes, that this would be the limit of acceptability. A proper traffic study at the intersection of Cornell, McKemy, and Fordham during a school morning rush hour would be likely to show foot and street traffic that would be too burdened by adding the full new development as they propose.

The other issue is the character of the neighborhood. We bought our homes in Tempe because it has a nice character, with local streets carrying typical traffic, while higher density housing only goes on the main arteries and not on the local streets where we walk and live. The Tempe City Council has rightly gone to great efforts to preserve the nice character of many other parts of Tempe. We would like our neighborhood to get, if not equal consideration, at least some consideration of respect for the nature of our local streets. A high-density bubble that is forced to use our local streets will not be likely to have the same nature, and thus not likely to feel to new residents as being a part of our neighborhood. So new people would drive through local streets where they did not share a feeling of connection with us, and might not respect the safety of our neighborhood.

Please oppose the development at their requested density. Please consider running any appropriate traffic or environmental studies that can address these concerns by developing at some lower density, appropriate for the character of this neighborhood. Thank you.

Pepperwood Neighborhood Association Co-chair  
Bruce Martin

**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 Christopher Vance (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. PL140042 – **WILSON STREET TOWNHOMES** 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):

6101 South Wilson Street

Parcel No. 301-05-005E



DRAFT  
MINUTES OF THE  
DEVELOPMENT REVIEW COMMISSION  
September 23, 2014

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM

Commission Present:

Dennis Webb, Chair  
Paul Kent, Vice Chair  
Peggy Tinsley  
Ron Collett  
Trevor Barger  
Linda Spears  
Angie Thornton  
Jerry Langston, alt.  
David Lyon, alt.

Commission Absent:

Dan Killoren, alt.

City Staff Present:

Ryan Levesque, Deputy Director  
Diana Kaminski, Senior Planner  
Karen Stovall, Senior Planner  
Bill Kersbergen, Senior Planner  
Julian Dresang, Traffic Engineer  
Steve Nagy, Administrative Asst. II

Chairman Webb called the meeting to order at 6:10 p.m., introducing the Commission and City staff. It had been determined in the Study Session that the minutes from the 09/09/2014 Development Review Commission meeting could be placed on the consent agenda. Item #2 and item #3 would be heard.

CONSENT AGENDA

1. **CONSIDERATION OF MEETING MINUTES: 08/25/2014**

Commissioner Tinsley moved to approve both the Study Session and Regular Meeting Minutes from the September 9, 2014 meetings, with the spelling correction Commissioner Lyon's last name from Lyons to Lyon. The motion was seconded by Commissioner Thornton, and passed with a vote of 6-1, with Commissioner Barger abstained due to absence from that hearing.

REGULAR AGENDA

2. Request for Development Plan Review consisting of new paint colors for **BURKWOOD APARTMENTS (PL140139)**, located at 701 South Roosevelt Street. The applicant is John Hashemi.

Karen Stovall presented the case by reviewing the location, giving a brief history on the project and presenting the proposed colors to the Commission. She then reviewed the previous permits the project had received as well as images of the building elevations. Ms. Stovall then went over the public input in opposition to the project because of similarity in colors to another apartment complex.

Chair Webb then called up the applicant, John Hashemi, Tempe.

Mr. Hashemi presented by explaining how he had arrived on the color choices.

With no question from the Commission to the applicant, Chair Webb then opened the meeting to public comment.

Robert Hadad, Glendale, expressed that he was opposed because he believes it is a bad business practice for the applicant to replicate the design of an apartment complex that he owns. Mr. Hadad also expressed concern that such replication would lead people to believe there was affiliation between the two apartment complexes when there is in fact none.

The Commission then discussed with Mr. Hadad whether he had would like to see improvements to the neighborhood and whether he had attempted to contact the applicant. The Commission also expressed that their role was not to enforce colors schemes or trademarks, but to ensure project meet a certain level of quality.

The applicant, Mr. Hashemi was then invited back up to respond. Mr. Hashemi addressed the Commission by explaining that his color choices were similar, but not the same as the other apartment complex.

The Commission asked the applicant if he had tried to talk the issue out with Mr. Hadad, and what he would think if buildings along the same road were all painted the same. Mr. Hashemi responded that he sees no reason for discussion, and the same colors along the road would be an improvement to the neighborhood.

The Commission then discussed the repaint colors amongst themselves. Commissioner Collett stated that replication of color schemes on the same street was a disservice to residents, in that we would not want identical colors all along the street. Commissioner Spears stated that the building is set back from the street, has a different site configuration and is similar to other contemporary buildings in the area. Commissioner Barger expressed that he appreciates and prefers diversity, but making upgrades are an improvement to the neighborhood. Commissioner Kent said they were not his choice of colors, he wished a discussion could occur between neighbors to result in a compromise to prevent uniformity.

Commissioner Thornton moved to approve the case. The motion was seconded by Commissioner Spears and the motion passed with a vote of 6-1, with Commissioner Collett in the dissent.

3. Request for a Zoning Map Amendment from AG Agricultural to R1-PAD Single Family with a Planned Area Development Overlay to establish the development standards for building height and setbacks, and a Development Plan Review for 53 townhomes for WILSON STREET TOWNHOMES (PL140042), located at 6101 S Wilson Street. The applicant is Shelby Duplessis, Bowman Consulting Group.

Diana Kaminski presented the case by reviewing the zoning and location of the site and the requested change. Ms. Kaminski reviewed public input received and summarized the concerns. The applicant made changes to their proposal, based on public input, which included reducing the townhomes from 3-story to 2-story and increasing landscape.

The Commission discussed with Ms. Kaminski access options to the parcel to and from main arterial streets as well as the zoning changes the parcel had experienced in the past. Ms. Kaminski also explained that the parcel had been approved for the proposed density in both the 2030 and 2040 General Plans.

With no other questions of staff, Chair Webb invited the applicant up.

Shelby Duplessis, Bowman Consulting approached the podium with Joe Hogan, the developer. Ms. Duplessis presented the case by reviewing changes they had made to the submittal after public input. She stated that the townhomes were intended to be owner occupied, not intended to be rented out. She reviewed the traffic observations that her firm had made, as well as the access options that were explored. Ms. Duplessis also reviewed the public meeting process that they had undertaken to ensure the neighbors were well-informed of the project. She reviewed landscape and parking details, and stated that the community was not gated and would be accessible to the surrounding neighbors.

The Commission then discussed with Ms. Duplessis development access details, changes made to refuse pick-up, and how the parcel ended up with such poor accessibility to the main arterial street.

To address the traffic concerns, Chair Webb invited Julian Dresang, City of Tempe Traffic Engineer, to the podium to answer some of the questions that the Commissioners had. Mr. Dresang explained that the streets that would be used to access the development were not main arterial roads, so little traffic data was available on them. He continued that based on the volume increase resulting from the development, the impact to the local traffic would be minimal, and the surrounding streets would be able to handle the increase.

With no other questions from the Commission to the applicant or Mr. Dresang, Chair Webb opened the hearing to public comment.

Carolyn Cortez, Tempe, expressed opposition to the density and number of units which would create overcrowding and increased traffic. She was very concerned about water drainage in the area and how they would handle storm water in an area that recently had standing water from storms.

William Nelson, Tempe resident in nearby apartments, expressed concern about the market demand for housing and the limited availability to fill the need. If this development is not built, and employees want to live close to work, the demand for apartments increases and the rental rate increases based on this demand. This has a negative impact on housing costs to existing tenants who cannot afford rent increases. Providing more housing choice within the area keeps a balance of affordable housing in the area.

Jessica Oaks, Tempe, expressed concern over the project not fitting in the character of the area of single family single story homes, access should be provided to Kyrene because traffic will increase from this development.

Commissioner Tinsley asked what Ms. Oaks would like to see on the parcel. Ms. Oaks responded she would like a park with kids equipment, or if that's not possible, a replication of the Julie Drive (to the east) development. Commissioner Kent clarified if Ms. Oaks was speaking on behalf of her neighborhood association of herself. Ms. Oaks responded that she was speaking on behalf of herself.

John Steidley, Tempe, expressed that he was concerned with storm water drainage, currently Benedict Sports Complex had off-site run-off onto Kyrene. He also felt that the home price range of the development would not fit in with the surrounding area.

Betty Garcia-Pendly - expressed concern over access to Kyrene and increased traffic and did not think that development fit into surrounding neighborhood.

Clinton Maxwell, Tempe, questioned the accuracy of the applicant's traffic assessment as well as Mr. Dresang's, the number of cars during peak time will increase. Mr. Maxwell stated he would like to see a proposal that better fit the neighborhood.

Vice Chair Kent asked Mr. Maxwell what he thought of the development to the east. Mr. Maxwell stated that a density of R1-4 or 8 dwelling units per acre was more appropriate.

Bruce Martin, Tempe, co-chair of Pepperwood Estates Neighborhood Association, expressed concern over traffic increase and the safety of students at the nearby elementary schools with increased cut through from this site. He requested a proposal that would better preserve the neighborhood character with a lower density.

Pat Henderson, Tempe, did not wish to speak on the case, expressed concern over increased traffic.

Jami Peterson, Tempe, did not wish to speak on the case and had included a letter which had been included in the packets given to the Commission.

With no one else wishing to speak on the case, Chair Webb closed the hearing to public comment.

Ms. Duplessis and Mr. Hogan approached the podium to address the public concerns. They explained that they had exhausted all other options to create access routes to the development. They also explained that water drainage requirements would be met. The real estate market at the time of construction would ultimately determine the price of units. Ms. Duplessis then explained that earlier traffic calming options such as speed humps were discussed with the neighbors at the first meeting and met with mixed feelings.

The Commission discussed the project amongst themselves. Commissioner Spears, being guided by the General Plan 2030 and 2040 expressed support for the development. Commissioner Tinsley expressed that she believed the developer has been very accommodating to the neighboring residents. Vice Chair Kent believed the site has challenges being locked in, and thinks that there is too much going into too small of an area. Commissioner Barger appreciated many of the design elements, but questioned how the density designation for this parcel was determined based on the limited access created by the property owner's prior development of the surrounding area; he felt the density was too high for the access available to the site. Chair Webb, referencing the General Plan and expressed support of the project. Commissioner Thornton believes that the project density was too high for this location.

Commissioner Collett then made a motion for approval, which was seconded by Commissioner Tinsley, and the motion passed with a vote of 5-2, Commissioner Thornton and Vice Chair Kent in dissent.

The meeting was adjourned at 8:05 p.m.

Prepared by: Steve Nagy, Administrative Assistant II

Reviewed by: Diana Kaminski, Senior Planner



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Diana Kaminski, Senior Planner



October 17, 2014

Mrs. Shelby Duplessis  
Bowman Consulting  
14100 N 83<sup>rd</sup> Ave  
Suite 250  
Peoria, AZ 85381

*[Handwritten signature]*  
  
*[Handwritten note: expires 03-31-2016]*

**Re: Wilson Townhomes Roadway Capacity Evaluation – Tempe, Arizona**

Dear Mrs. Duplessis:

This traffic statement has been prepared to document the roadway capacities of the street network surrounding the proposed Wilson Townhomes development located at 6101 S Wilson Street in Tempe, Arizona. The site encompasses approximately 3.67 gross acres and is located approximately ¼-mile northeast of the intersection of Kyrene Road and Guadalupe Road. The site is proposed to be developed with approximately 53 townhomes. The proposed site plan is included as an **Attachment** to this statement.

The purpose of this statement is to determine the trip generation impacts of the proposed development on the surrounding street network. The specific objectives of this statement are to:

- Calculate the trip generation for the proposed land use, and
- Evaluate the remaining traffic capacity on selected streets within the vicinity of the site.

**EXISTING CONDITIONS**

The ±3.67 acre site currently exists as a single family residence. Compadre Academy and a bus maintenance and storage facility of the Tempe Union High School District are located directly south of the site. The McKemy Place Townhomes are located directly west of the site. Located to the north and east of the site are single family residences.

McKemy Street is a north-south, 2-lane, unstriped collector roadway with a posted speed limit of 25 mph. Traffic calming speed humps are provided along McKemy Street within the vicinity of the site. Julie Street is an east-west, 2-lane, unstriped local roadway with an assumed speed limit of 25 mph. Traffic calming speed humps are provided along Julie Drive. La Donna Road is an east-west, 2-lane, unstriped local roadway with an assumed speed limit of 25 mph. Traffic calming speed humps are provided along La Donna Road.

**Existing traffic**

Field Data Services of Arizona was retained to perform 24-hour bidirection traffic counts on McKemy Street north of Guadalupe Road, on Julie Drive between McKemy Street and La Donna Road and on La Donna Road west of Kyrene Road. The McKemy Street count was conducted on Thursday, October 9, 2014, while the remaining counts were conducted the previous day. The counts are included as an **Attachment** and are summarized in **Table 1**.

**Table 1: Existing ADT**

Roadway	Location	Type	Number of Lanes (Both Ways)	Speed Limit	ADT
					Existing
McKemy Street	N of Guadalupe Road, S of Julie Drive	Collector	2	25	791
Julie Drive	NE of McKemy Street, SW of La Donna Road	Local	2	25	253
La Donna Road	W of Kyrene Road, E of Roosevelt Street	Local	2	25	649

## FUTURE CONDITIONS

### **Site Location and Land Use/ Intensity**

The proposed Wilson Townhomes development is located at 6101 S Wilson Street in Tempe, Arizona. The developer proposes to build approximately 53 townhomes on the ±3.67 gross acre site for an intensity of approximately 14.4 dwelling units per acre.

### **Site Access**

The main access to the development will be provided at La Donna Road via Wilson Street. Wilson Street is a 125-foot 2-lane roadway segment from the site to the curb return of La Donna Road. A secondary access will be constructed to Julie Drive at an existing curb cut near the northwest corner of the site.

The nearest bus stops are located on Kyrene Road, south of La Donna Road, and on Guadalupe Road, east of McKemy Street.

## NEW TRIPS

### **Trip Generation**

The potential trip generation for the site was estimated utilizing average rates provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9<sup>th</sup> Edition*. **Table 2** summarizes the trip generation potential of the proposed development. Detailed trip generation calculations are included as an **Attachment**.

**Table 2: Proposed Trip Generation**

Land Use	ITE LUC	Size	Units	Weekday Trips Generated						
				Daily Total	AM Peak Hour			PM Peak Hour		
					Enter	Exit	Total	Enter	Exit	Total
Townhomes	230	53	Dwelling Units	308	4	20	24	19	9	28

The results of the trip generation summarized in **Table 1** reveal that the proposed development could generate approximately 308 daily trips, with 24 trips occurring during the AM peak hour and 28 trips occurring during the PM peak hour.

### **Trip Distribution**

It is anticipated that most peak hour trips to/from the development will be to/from areas of employment. Due to the location of the site relative to major routes in the area, the majority of site trips are estimated to use Guadalupe Road to Interstate 10. The full distribution of trips is displayed in **Table 3**.

**Table 3: Trip Distribution**

Roadway	To/From	Percentage
Guadalupe Road	East	5%
Guadalupe Road	West	75%
Kyrene Road	North	10%
Kyrene Road	South	5%
Hardy Drive	North	5%
Total		100%

The drip distribution percentages shown in **Table 3**, were applied to the anticipated trips generated by the site, shown in **Table 4**, to estimate site traffic volumes on the roadway network.

**Table 4: Future ADT**

Roadway	Location	ADT		
		Existing	Site	Total
McKemy Street	N of Guadalupe Road, S of Julie Drive	791	223	1,014
Julie Drive	NE of McKemy Street, SW of La Donna Road	253	262	515
La Donna Road	W of Kyrene Road, E of Roosevelt Street	649	46	695

As seen in **Table 4**, the site is anticipated to add 223, 262 and 46 daily vehicle trips at the specified locations on McKemy Street, Julie Drive and La Donna Road, respectively. This will result in a total ADT of 1,014, 515 and 695 at the specified locations on McKemy Street, Julie Drive and La Donna Road, respectively.

According to the *MCODOT Roadway Design Manual*, Table 2.1, the 2-way ADT range for an urban minor collector is 500-5,000 while the 2-way ADT range for an urban local is 50-1,500. The projected roadway capacity use for each location is demonstrated in **Table 5**.

**Table 5: Roadway Capacity Comparison**

Roadway	Location	ADT			
		Maximum Capacity	Future Total	Capacity Used (Total)	Capacity Used by Site
McKemy Street	N of Guadalupe Road, S of Julie Drive	5,000	1,014	20%	4%
Julie Drive	NE of McKemy Street, SW of La Donna Road	1,500	515	34%	17%
La Donna Road	W of Kyrene Road, E of Roosevelt Street	1,500	695	46%	3%

As described in **Table 5**, all roadway segments considered are projected to operate well under capacity. McKemy Street is anticipated to have 80% excess capacity with only 4% used by projected site traffic. Julie Drive is anticipated to have 66% excess capacity with only 17% used

by projected site traffic. La Donna Road is anticipated to have 54% excess capacity with only 3% used by projected site traffic. Therefore, all existing roadway facilities will operate acceptably with the site.

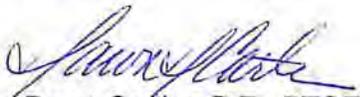
## CONCLUSIONS AND RECOMMENDATIONS

From the above, the following has been concluded.

- The Wilson Townhomes development located at 6101 S Wilson Street in Tempe, Arizona, and is located approximately ¼-mile northeast of the intersection of Kyrene Road and Guadalupe Road.
- The developer proposes to build approximately 53 on the ±3.67 gross acre site for an intensity of approximately 14.4 dwelling units per acre.
- The proposed development could generate approximately 308 daily trips, with 24 trips occurring during the AM peak hour and 28 trips occurring during the PM peak hour.
- All roadway segments considered are projected to operate well under capacity.
  - McKemy Street is anticipated to have 80% excess capacity with only 4% used by projected site traffic.
  - Julie Drive is anticipated to have 66% excess capacity with only 17% used by projected site traffic.
  - La Donna Road is anticipated to have 54% excess capacity with only 3% used by projected site traffic.
- All roadway facilities will operate acceptably with the site. Improvements to the roadway network are not recommended.

In closing, this trip generation and driveway spacing evaluation has been prepared to assess any traffic impacts of the proposed development. Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,

  
Dawn Cartier, P.E., PTOE

### Attachments

Attachment A: Site Plan

Attachment B: Traffic Counts

Attachment C: Trip Generation



# Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745

Volumes for: Thursday, October 09, 2014

City: Tempe

Project #: 14-1301-003

Location: McKemy St. north of Guadalupe Rd.

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB
00:00	2	0			12:00	12	7		
00:15	0	0			12:15	3	4		
00:30	0	0			12:30	7	4		
00:45	0	2	0	0	12:45	4	26	4	19
01:00	1	2			13:00	7	6		
01:15	0	0			13:15	5	3		
01:30	0	0			13:30	4	7		
01:45	0	1	2	4	13:45	6	22	3	19
02:00	0	0			14:00	5	10		
02:15	0	0			14:15	8	9		
02:30	0	1			14:30	2	15		
02:45	0	0	1	2	14:45	4	19	13	47
03:00	0	0			15:00	8	4		
03:15	0	0			15:15	7	9		
03:30	1	0			15:30	7	9		
03:45	0	1	0	0	15:45	10	32	10	32
04:00	0	0			16:00	8	3		
04:15	0	2			16:15	8	5		
04:30	1	4			16:30	3	6		
04:45	3	4	2	8	16:45	9	28	5	19
05:00	1	1			17:00	15	4		
05:15	1	0			17:15	16	5		
05:30	0	1			17:30	8	3		
05:45	5	7	9	11	17:45	3	42	5	17
06:00	2	7			18:00	3	5		
06:15	7	5			18:15	7	10		
06:30	4	7			18:30	0	4		
06:45	3	16	7	26	18:45	9	19	9	28
07:00	1	3			19:00	8	10		
07:15	2	9			19:15	5	3		
07:30	2	12			19:30	10	8		
07:45	4	9	12	36	19:45	5	28	3	24
08:00	9	4			20:00	3	5		
08:15	5	7			20:15	5	0		
08:30	4	4			20:30	5	3		
08:45	3	21	6	21	20:45	1	14	0	8
09:00	5	2			21:00	4	3		
09:15	7	4			21:15	4	3		
09:30	5	4			21:30	1	3		
09:45	6	23	5	15	21:45	1	10	2	11
10:00	10	6			22:00	4	3		
10:15	6	4			22:15	3	0		
10:30	5	13			22:30	2	1		
10:45	2	23	8	31	22:45	1	10	0	4
11:00	2	3			23:00	2	2		
11:15	10	6			23:15	0	1		
11:30	4	9			23:30	1	1		
11:45	2	18	9	27	23:45	0	3	0	4

Total Vol.            125            181            306            253            232            485

GPS Coordinates:

	Daily Totals				Combined	
	NB	SB	EB	WB		
	378	413			791	
	<b>AM</b>		<b>PM</b>			
<b>Split %</b>	40.8%	59.2%	38.7%	52.2%	47.8%	61.3%

<b>Peak Hour</b>	09:15	07:15	11:15	16:45	14:00	14:00
<b>Volume</b>	28	37	59	48	47	66
<b>P.H.F.</b>	0.70	0.77	0.78	0.75	0.78	0.97

# Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745

Volumes for: Wednesday, October 08, 2014

City: Tempe

Project #: 14-1301-002

Location: Julia Rd. east of Mckemy St.

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB			
00:00			0	0	12:00			0	1			
00:15			0	0	12:15			2	0			
00:30			0	1	12:30			3	1			
00:45			0	0	12:45	1	1	0	5	2	4	9
01:00			0	1	13:00			3	2			
01:15			0	0	13:15			4	0			
01:30			0	0	13:30			1	2			
01:45			0	0	13:45	1	1	0	8	0	4	12
02:00			2	3	14:00			2	2			
02:15			0	0	14:15			2	1			
02:30			0	0	14:30			3	2			
02:45			0	2	14:45	3	5	1	8	2	7	15
03:00			0	0	15:00			2	1			
03:15			0	0	15:15			0	1			
03:30			1	0	15:30			3	1			
03:45			0	1	15:45	0	1	0	5	0	3	8
04:00			0	0	16:00			2	3			
04:15			0	0	16:15			6	6			
04:30			0	0	16:30			6	5			
04:45			1	1	16:45	1	2	7	21	5	19	40
05:00			2	1	17:00			3	2			
05:15			0	0	17:15			1	1			
05:30			2	1	17:30			2	5			
05:45			1	5	17:45	0	7	4	10	0	8	18
06:00			0	0	18:00			2	2			
06:15			0	0	18:15			5	1			
06:30			1	1	18:30			1	3			
06:45			6	7	18:45	1	9	0	8	1	7	15
07:00			4	4	19:00			0	2			
07:15			2	0	19:15			1	0			
07:30			1	4	19:30			2	2			
07:45			0	7	19:45	2	17	1	4	1	5	9
08:00			3	4	20:00			0	0			
08:15			0	1	20:15			0	1			
08:30			1	0	20:30			0	1			
08:45			1	5	20:45	1	11	1	1	0	2	3
09:00			2	1	21:00			1	2			
09:15			2	1	21:15			2	2			
09:30			4	0	21:30			0	1			
09:45			9	17	21:45	2	21	0	3	1	6	9
10:00			2	1	22:00			0	3			
10:15			4	0	22:15			0	0			
10:30			3	0	22:30			0	1			
10:45			1	10	22:45	2	13	1	1	0	4	5
11:00			3	1	23:00			0	2			
11:15			2	2	23:15			0	0			
11:30			2	5	23:30			0	0			
11:45			1	8	23:45	3	19	0	0	1	3	3

Total Vol. 63 44 107 74 72 146

GPS Coordinates:

Daily Totals				
NB	SB	EB	WB	Combined
		137	116	253

Split %	AM			PM		
	58.9%	41.1%	42.3%	50.7%	49.3%	57.7%

Peak Hour	09:30	07:30	06:45	16:15	16:00	16:00
Volume	19	11	22	22	19	40
P.H.F.	0.53	0.69	0.69	0.79	0.79	0.83

# Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745

Volumes for: Wednesday, October 08, 2014

City: Tempe

Project #: 14-1301-001

Location: La Donna Rd. west of Kyrene Rd.

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB			
00:00			0	1	12:00			3	3			
00:15			0	1	12:15			2	1			
00:30			0	0	12:30			6	5			
00:45			1	1	0	2	3	2	13	2	11	24
01:00			0	2	13:00			3	2			
01:15			0	0	13:15			3	3			
01:30			0	1	13:30			3	5			
01:45			1	1	1	4	5	4	13	4	14	27
02:00			1	0	14:00			4	6			
02:15			0	0	14:15			2	2			
02:30			0	1	14:30			5	7			
02:45			0	1	0	1	2	4	15	3	18	33
03:00			0	1	15:00			5	6			
03:15			0	0	15:15			7	7			
03:30			0	0	15:30			6	8			
03:45			0	0	0	1	1	4	22	9	30	52
04:00			0	0	16:00			7	5			
04:15			2	0	16:15			11	6			
04:30			1	1	16:30			3	4			
04:45			3	6	1	2	8	12	33	9	24	57
05:00			4	0	17:00			12	5			
05:15			2	3	17:15			8	7			
05:30			5	1	17:30			6	10			
05:45			3	14	1	5	19	11	37	4	26	63
06:00			1	1	18:00			9	9			
06:15			6	1	18:15			6	5			
06:30			11	1	18:30			6	5			
06:45			4	22	1	4	26	7	28	7	26	54
07:00			6	3	19:00			3	12			
07:15			5	3	19:15			5	7			
07:30			9	3	19:30			2	7			
07:45			5	25	1	10	35	3	13	8	34	47
08:00			10	2	20:00			3	2			
08:15			2	1	20:15			6	9			
08:30			1	4	20:30			4	2			
08:45			3	16	1	8	24	3	16	3	16	32
09:00			2	3	21:00			3	4			
09:15			3	4	21:15			1	0			
09:30			4	5	21:30			2	2			
09:45			4	13	4	16	29	3	9	2	8	17
10:00			7	8	22:00			2	1			
10:15			4	4	22:15			0	2			
10:30			1	2	22:30			1	2			
10:45			2	14	7	21	35	3	6	1	6	12
11:00			5	1	23:00			1	1			
11:15			4	3	23:15			0	1			
11:30			10	4	23:30			0	0			
11:45			4	23	5	13	36	4	5	1	3	8

Total Vol. 136 87 223 210 216 426

GPS Coordinates:

Daily Totals

NB	SB	EB	WB	Combined
		346	303	649

AM

PM

Split %	61.0%	39.0%	34.4%	49.3%	50.7%	65.6%
---------	-------	-------	-------	-------	-------	-------

Peak Hour	07:15	09:15	09:30	16:15	19:00	16:45
Volume	29	21	40	38	34	69
P.H.F.	0.73	0.66	0.67	0.79	0.71	0.82





Left Side Elevation



Front Elevation



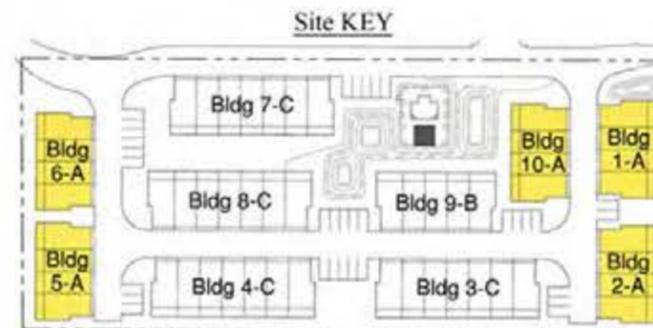
Rear Elevation



Right Side Elevation

Conceptual Elevations - Building 'A'  
**Wilson Townhomes**

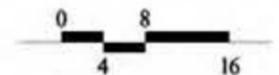
Tempe, Arizona

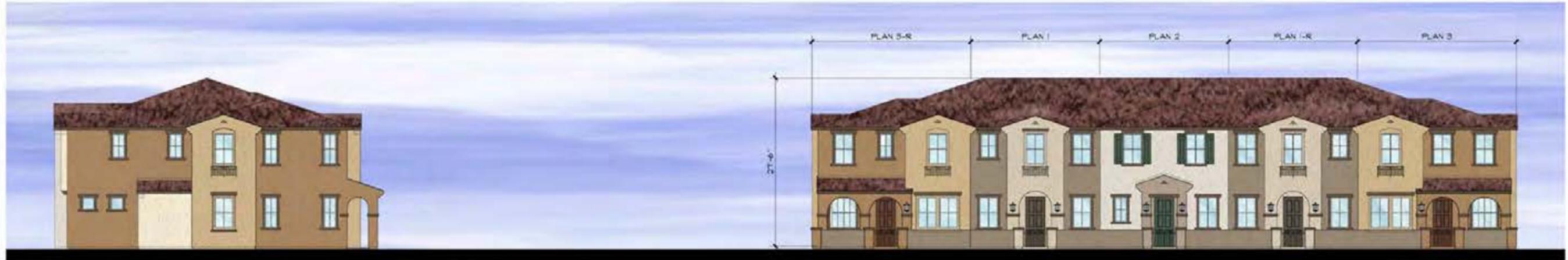


\*NOTE - Bldg 1-A & 2-A WEST facing 2nd story windows shall be frosted

**Elevation Legend**

- Concrete S-tile roof
- Stucco exterior
- Stucco columns
- Decorative steel accents
- Stucco over foam trim/pop-outs
- Decorative faux half-pipe details
- Decorative stucco over foam corbels
- Wood-like shutters
- Roll-up garage doors
- Carriage lights





Left Side Elevation

Front Elevation

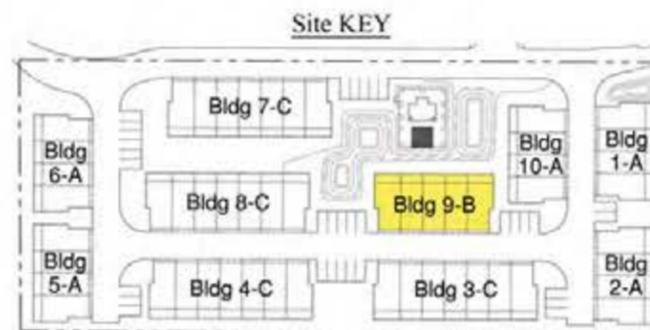


Rear Elevation

Right Side Elevation

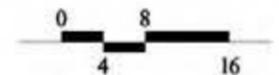
Conceptual Elevations - Building 'B'  
**Wilson Townhomes**

Tempe, Arizona



**Elevation Legend**

- Concrete S-tile roof
- Stucco exterior
- Stucco columns
- Decorative steel accents
- Stucco over foam trim/pop-outs
- Decorative faux half-pipe details
- Decorative stucco over foam corbels
- Wood-like shutters
- Roll-up garage doors
- Carriage lights





Left Side Elevation

Front Elevation



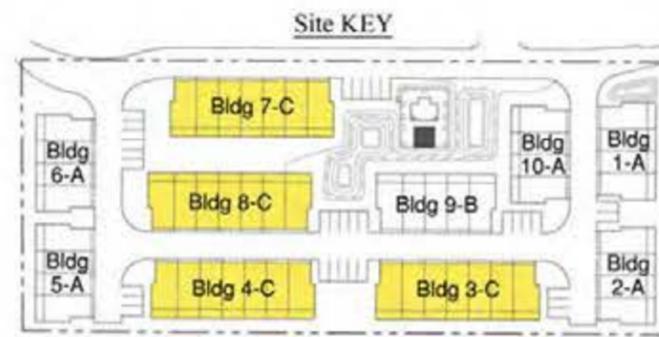
Rear Elevation

Right Side Elevation

Conceptual Elevations - Building 'C'

# Wilson Townhomes

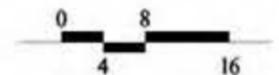
Tempe, Arizona



\*NOTE - Bldg 7-C NORTH facing 2nd story windows shall be frosted

**Elevation Legend**

- Concrete S-tile roof
- Stucco exterior
- Stucco columns
- Decorative steel accents
- Stucco over foam trim/pop-outs
- Decorative faux half-pipe details
- Decorative stucco over foam corbels
- Wood-like shutters
- Roll-up garage doors
- Carriage lights

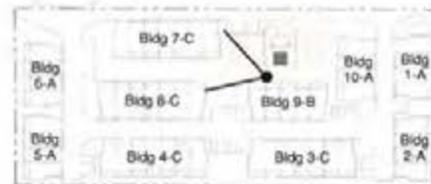




Greenbelt Perspective

# Wilson Townhomes

Tempe, Arizona



PROJECT NO. 20130080  
11-04-2014



Private Drive Perspective

# Wilson Townhomes

Tempe, Arizona



PROJECT NO. 20130080  
11-04-2014

## Kaminski, Diana

---

**From:** Branom, Mike  
**Sent:** Tuesday, November 04, 2014 10:28 AM  
**To:** 'Ed & Lady & Neutron'  
**Cc:** Arredondo-Savage, Robin; Branom, Mike; Ching, Andrew; Ellis, Shana; Granville, Kolby; Hearn, Shelley; Higgins, Elizabeth; Kuby, Lauren; Methvin, Steven; Mitchell, Mark; Navarro, Joel; Ripley, Nikki; Schapira, David; Shekerjian, Onnie; Spisz, Parrish; Taaffe, Sue; Warner, Shauna; Woods, Corey; CC - City Clerk Agenda Postings; Kuiper, Brigitta  
**Subject:** RE: Wilson Street Project

Mr. Karsten,

On behalf of the Mayor and Council, thank you very much for writing. Please be assured that city staff and the Council received your remarks and are copied on this reply.

To ensure your comments are taken into consideration, I am forwarding your email to the City Clerk's office so it can be included in the official record.

If you have any additional questions or concerns, please do not hesitate to contact the Council again.

mb

-----

Mike Branom

Council Aide

City of Tempe

480-350-8916

[mike\\_branom@tempe.gov](mailto:mike_branom@tempe.gov)

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---

**From:** Ed & Lady & Neutron [REDACTED]  
**Sent:** Monday, November 03, 2014 6:47 PM  
**To:** CM - Council Communicator  
**Subject:** Wilson Street Project

Greetings,

I'm hoping to have a wee bit of your time. I'll keep this brief because I don't really have a lot to say. I was recently made aware of the Wilson Street Project to develop the vacant lot at 6101 S. Wilson St. in Tempe. I have long wished that someone would develop the land in question, but I'm not so sure that what is proposed

is good for the neighborhood. I would much rather see single-family homes built, but I understand that may not be reasonable, but it wasn't reasonable when the development on Brittany Lane was proposed (Cornell/Brittany Ln). That ended up being a development of single-family homes in a similar neighborhood to that of the proposed Wilson Street Project.

I have nothing technical to base my comments on, except that I am a resident in this area, and would like very much to see this neighborhood remain what it currently is. High density residential development is inconsistent with our neighborhood. Please do what you can to keep my neighborhood what it is today.

Ed Karsten

Savard, Kay RECEIVED

---

**From:** Branom, Mike  
**Sent:** 2014 NOV 10 AM 11:32  
**To:** 'Ron and Judy Tapscott'  
**Cc:** CITY OF TEMPE  
CITY CLERK'S OFFICE  
**Subject:** CM - Council Communicator; CC - City Clerk Agenda Postings; Kuiper, Brigitta  
RE: Wilson Street Project

Mr. Tapscott,

On behalf of the Mayor and Council, thank you very much for writing.

To ensure your comments are taken into consideration, I am forwarding your email to the City Clerk's office so it can be included in the official record.

If you have any additional questions or concerns, please do not hesitate to contact the Council again.

mb

**From:** Ron and Judy Tapscott [REDACTED]  
**Sent:** Monday, November 10, 2014 10:33 AM  
**To:** CM - Council Communicator; Spisz, Parrish; Branom, Mike  
**Subject:** Wilson Street Project

Dear Mayor and Council,

On your agenda this Thursday, Nov. 13th 2014, at 7:30 pm will be the first hearing to rezone the last 3.6 agricultural acres in the area (at 6101 S. Wilson, south of La Donna). The developer proposes to construct 53 new two-story townhouses on the site. This proposal **is not** supported in the Pepperwood Estates community nor by the Pepperwood Estates Neighborhood Association.

The proposed development project presents two concerns and issues:

1. It is not in keeping with the character of the existing community. We are a neighborhood of single-story, single-family homes. We wish to maintain this architecture feature of our community.
2. Additionally, the occupants of these proposed 53 townhomes when going north or west (e.g., to Phoenix or the majority of area jobs) would likely drive in and out from La Donna to Julie, McKerny, Roosevelt, and Farmer streets, or cutting over to Hardy, often driving past the Wood and Getz schools. This is too much additional traffic for our residential streets. The traffic egress from our community is already difficult particularly during rush hour. Also, many in our community are young couples with children. The safety issue is further compounded by traffic congestion near our existing schools.

We request that you deny this re-zoning request, and keep the area's character of single-family ground-floor homes.

**We propose that the project be no larger than 8 units per acre. At 3.67 acres, we would expect 29 homes to be built in this area.**

Thank you for your consideration in this matter.

Ron Tapscott  
Pepperwood Neighborhood Association CoChair

**RECEIVED****Savard, Kay**

**From:** Branom, Mike  
**Sent:** Wednesday, November 12, 2014 9:54 AM  
**To:** 'Genny Boyle'; CM - Council Communicator  
**Cc:** CC - City Clerk Agenda Postings; Kuiper, Brigitta  
**Subject:** RE: Wilson Street Development Project

2014 NOV 12 AM 10:37

CITY OF TEMPE  
CITY CLERK'S OFFICE

Virginia,

On behalf of the Mayor and Council, thank you very much for writing.

To ensure your comments are taken into consideration, I am forwarding your email to the City Clerk's office so it can be included in the official record.

If you have any additional questions or concerns, please do not hesitate to contact the Council again.

mb

Mike Branom

Council Aide

City of Tempe

480-350-8916

[mike\\_branom@tempe.gov](mailto:mike_branom@tempe.gov)

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Pursuant to A.R.S. 39-121, this e-mail and any attachments may be considered a public record subject to public inspection. Please be advised that the public, including news media, may request access to e-mail sent and received pursuant to the Arizona Public Records law and the Freedom of Information Act.

**From:** Genny Boyle [REDACTED]  
**Sent:** Tuesday, November 11, 2014 12:44 PM  
**To:** CM - Council Communicator  
**Subject:** Wilson Street Development Project

Dear Mayor and Council Members:

**Subject:** First Hearing to rezone 3.6 agricultural acres at 1601 S. Wilson Street just south of La Donna Drive.

**Request:** Please deny this request by the developer.

We homeowners in this community would like to see the parcel developed in keeping with the single-family homes in our community.

Related issues are the following:

1. Safety for children and adults.
2. Traffic—heavy traffic on neighborhood streets and near the schools. Insufficient entry and exit from this **landlocked** parcel. (Will add an additional 200 to 500 car trips a day on La Donna Drive which is a small residential street.)
3. Density issues
4. Water runoff and flooding (which was caused by the Julie Dr. development handled by this same developer on the east side of this same piece of property).
5. Environmental Protection Issues—Such as pollution, density, and waste management.

We request further study and that an Environmental Impact Study be initiated at this time as a precaution and prevention of problems that will arise without sufficient planning for the impact on our community by adding 53 townhouses on a **landlocked** 3.6 acre parcel.

My family and I have owned five(5) properties in Pepperwood over the years, and currently own three properties. We have lived in this neighborhood since 1980.

We ask for your consideration of our concerns. We look forward to a beautiful development which will maintain the single family home character of our neighborhood.

Sincerely,  
Virginia Boyle, Ph.D.



Savard, Kay

RECEIVED

**From:** Branom, Mike  
**Sent:** Wednesday, November 12, 2014 9:55 AM  
**To:** 'Hughes, Nancy'; CM - Council Communicator  
**Cc:** CC - City Clerk Agenda Postings; Kuiper, Brigitta  
**Subject:** RE: Pepperwood re-zoning Opposed

2014 NOV 12 AM 10:37  
CITY OF TEMPE  
CITY CLERK'S OFFICE

Nancy,

On behalf of the Mayor and Council, thank you very much for writing.

To ensure your comments are taken into consideration, I am forwarding your email to the City Clerk's office so it can be included in the official record.

If you have any additional questions or concerns, please do not hesitate to contact the Council again.

mb

Mike Branom

Council Aide

City of Tempe

480-350-8916

[mike\\_branom@tempe.gov](mailto:mike_branom@tempe.gov)

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**From:** Hughes, Nancy [REDACTED]  
**Sent:** Tuesday, November 11, 2014 9:26 PM  
**To:** CM - Council Communicator  
**Subject:** Pepperwood re-zoning Opposed

Dear Mayor, Vice Mayor and Council,

I live in the Pepperwood neighborhood and I'm Opposed to the High Density Development on Wilson.

Nancy Hughes  
[REDACTED]

\*\*\*\*\*

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Henry Schein Animal Health

\*\*\*\*\*

Savard, Kay

RECEIVED

**From:** Branom, Mike  
**Sent:** Wednesday, November 12, 2014 9:55 AM  
**To:** 'msnodgra'; CM - Council Communicator  
**Cc:** CC - City Clerk Agenda Postings; Kuiper, Brigitta  
**Subject:** RE: Opposed to Proposed Pepperwood High Density Development

2014 NOV 12 AM 10: 37  
CITY OF TEMPE  
CITY CLERK'S OFFICE

Mike,

On behalf of the Mayor and Council, thank you very much for writing.

To ensure your comments are taken into consideration, I am forwarding your email to the City Clerk's office so it can be included in the official record.

If you have any additional questions or concerns, please do not hesitate to contact the Council again.

mb

Mike Branom

Council Aide

City of Tempe

480-350-8916

[mike\\_branom@tempe.gov](mailto:mike_branom@tempe.gov)

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**From:** msnodgra [REDACTED]  
**Sent:** Tuesday, November 11, 2014 5:13 PM  
**To:** CM - Council Communicator  
**Subject:** Opposed to Proposed Pepperwood High Density Development

Mayor Mitchell, Vice Mayor Shekerjian, Council Members Arrendondo-Savage, Ellis, Granville, Navarro Woods,

I have lived in the Pepperwood neighborhood since 1988 and am **Opposed** to the high density project.

I agree with the Pepperwood Neighborhood Association's proposal that the project be eight units per acre (or less). This neighborhood has a certain quality and character and I feel that it would be damaged by high density housing.

The increased traffic, noise, light pollution, etc. would greatly affect those of us that call this neighborhood home.

Thank you for your attention to this matter.

Mike Snodgrass



Sent from Windows Mail

Savard, Kay

RECEIVED

**From:** Branom, Mike  
**Sent:** Wednesday, November 12, 2014 9:56 AM  
**To:** 'Jami Peterson'; CM - Council Communicator  
**Cc:** CC - City Clerk Agenda Postings; Kuiper, Brigitta  
**Subject:** RE: Wilson Street Project

2014 NOV 12 AM 10:37

CITY OF TEMPE  
CITY CLERK'S OFFICE

Jami,  
On behalf of the Mayor and Council, thank you very much for writing.  
To ensure your comments are taken into consideration, I am forwarding your email to the City Clerk's office so it can be included in the official record.  
If you have any additional questions or concerns, please do not hesitate to contact the Council again.  
mb

Mike Branom

Council Aide

City of Tempe

480-350-8916

[mike\\_branom@tempe.gov](mailto:mike_branom@tempe.gov)

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**From:** Jami Peterson [REDACTED]  
**Sent:** Tuesday, November 11, 2014 10:18 PM  
**To:** CM - Council Communicator  
**Cc:** Ron and Judy Tapscott; Bruce Martin; Neighbor Genny; Carolyn Martins  
**Subject:** Wilson Street Project

To: Mayor Mitchell and Council Members  
From: Jami Peterson  
[REDACTED]

Re: Rezoning of 6101 S. Wilson

The rezoning of the Vance family property is of great concern. Our Pepperwood neighborhood is NOT opposed to its development. However, the proposed 53 townhomes by The Hogan Group is unacceptable as it would change the character of our neighborhood. As a fair compromise to preserve our neighborhood; we are suggesting a Phase II of Julie Lane with 23 single family homes.

Thank you for your time. Looking forward to further dialogue at the November 13th city council meeting.

NOTE: At the September 4th Tempe Development Commission Review meeting, I attempted to present the attached letter within this public forum. Being permanently disabled prevented me from accessing the lectern due to the steepness of the city council chambers. I formally requested the attached letter be read aloud. However, I was denied by the Commissioner.

To: Tempe Development Review Commission  
From: Jami Peterson

Re: Wilson Street project

As both a homeowner and resident of La Donna Drive for 21 years; the proposed Wilson Street project has brought much thought to how it will affect my daily life and that of our Pepperwood neighborhood. With the proposed Wilson Street project of 53 townhomes and a projected 2.4 occupancy; an estimation of 127 new residents will impact our neighborhood one way or another. Most concerning is the possibility of 106-212 additional vehicular trips each day onto La Donna Drive and its surrounding streets.

La Donna Drive is unique to the Pepperwood subdivision as it is one of two streets with direct access to Kyrene Road; Cornell Drive being the other. Cornell was designed to be a feeder street linking Kyrene and Hardy. It is a broad street with only 3 homes at its west end. On the other hand, my neighborhood on La Donna is a residential street flanked with 30 homes. The proposed Wilson Street project will exit all these vehicles on to my block of La Donna Drive. Note: Neither La Donna nor Cornell access to Kyrene Road is regulated by a traffic signal.

With the rezoning of the property at 6101 S. Wilson from agriculture to residential; might the City of Tempe be mindful of the impact to the adjacent La Donna Drive neighborhood and its citizen's quality of life?

## Kaminski, Diana

---

**From:** Branom, Mike  
**Sent:** Thursday, November 13, 2014 2:08 PM  
**To:** 'joe falinski'; Arredondo-Savage, Robin; Branom, Mike; Ching, Andrew; Ellis, Shana; Granville, Kolby; Hearn, Shelley; Higgins, Elizabeth; Kuby, Lauren; Methvin, Steven; Mitchell, Mark; Navarro, Joel; Ripley, Nikki; Schapira, David; Shekerjian, Onnie; Spisz, Parrish; Taaffe, Sue; Warner, Shauna; Woods, Corey  
**Cc:** CC - City Clerk Agenda Postings; Kuiper, Brigitta; Nakagawara, David; Levesque, Ryan; Kamienski, Eric; Kaminski, Diana  
**Subject:** RE: proposed Wilson Townhome project

Teri and Joe,

On behalf of the Mayor and Council, thank you very much for writing.

To ensure your comments are taken into consideration, I am forwarding your email to the City Clerk's office so it can be included in the official record.

If you have any additional questions or concerns, please do not hesitate to contact the Council again.

mb

-----

Mike Branom

Council Aide

City of Tempe

480-350-8916

[mike\\_branom@tempe.gov](mailto:mike_branom@tempe.gov)

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---

**From:** joe falinski [REDACTED]  
**Sent:** Wednesday, November 12, 2014 5:59 PM  
**To:** CM - Council Communicator  
**Cc:** [REDACTED]  
**Subject:** proposed Wilson Townhome project

Mayor Mark Mitchell, Vice Mayor Onnie Shekerjian, and all Councilmembers:

Regarding the proposed Wilson Townhomes project, we are strongly opposed to this development as currently proposed. We are homeowners in Pepperwood Unit 6 since 1986, and our neighborhood is comprised of single family homes on quiet streets, which drew us and our neighbors to this area, and is what keeps us here. For years we have watched the few empty lots get developed (which we did not oppose), but sadly watched our neighborhood Pepperwood Golf Course turn into a large apartment complex, losing a strong community asset and greatly appreciated open space. Our concerns are mainly that this proposed development is too dense for such a small property, and that these small units will not be sold for the high asking price, and ultimately will end up as apartments, de-valuing our homes. This development should be greatly reduced in the number of units to more closely match the existing neighborhood, and help assure it of becoming an asset to our community. Traffic is also a concern, as the egress for these units will be north on the short stretch of Wilson Street, and then enter onto LaDonna Drive. As you should already know, La Donna Drive already has speed bumps in place to slow the speed of existing traffic, and the secondary access to Julie Drive is through an existing 16' wide alley. Julie Drive also has speed bumps in place as traffic has a history of speeding through our streets in efforts to avoid either Hardy Drive or Kyrene Road as north or south traffic routes. There simply is not a primary street for ingress-egress to this property, with proposed 53 units. Prior to the Spring Meadows development to the east, the existing farm house used an existing driveway with access to Kyrene Road. In the Capacity analysis provided, it is stated: ***“Due to the location of the site relative to major routes in the area, the majority of site trips are estimated to use Guadalupe Road to Interstate 10.”*** This statement is just not true, as there is no existing interchange at I-10 and Guadalupe Road, so traffic will NOT be driving east to west on Guadalupe Road to I-10. Traffic counts as stated in the Capacity analysis show existing morning traffic northbound on Kyrene Road to be about 2000 vehicles per hour from 7-9am. This amounts to over 30 vehicles per minute northbound on Kyrene Road for 2 hours in morning rush hour – traffic exiting LaDonna to the east to attempt to enter northbound Kyrene Road will be backing up more than current morning traffic does – safety is a paramount issue here. Alternatives will have the additional traffic travelling through neighborhood streets to avoid the backups.

To sum it up – we are not opposed to development, just the density of this proposed townhome complex. Re-design and reduce the number of units, making them on larger lots – and this will make the new development consistent with our 35-year old neighborhood, and also will reduce the traffic concerns of ingress-egress and also the safety of our citizens.

Thank you.

Teri and Joe Falinski

[REDACTED]

[REDACTED]

## Kaminski, Diana

---

**From:** Branom, Mike  
**Sent:** Thursday, November 13, 2014 2:09 PM  
**To:** 'k boyle'; CM - Council Communicator  
**Cc:** CC - City Clerk Agenda Postings; Kuiper, Brigitta; Kaminski, Diana; Nakagawara, David; Levesque, Ryan  
**Subject:** RE: Traffic and Property Values in Pepperwood Neighborhood

Kim,  
On behalf of the Mayor and Council, thank you very much for writing.  
To ensure your comments are taken into consideration, I am forwarding your email to the City Clerk's office so it can be included in the official record.  
If you have any additional questions or concerns, please do not hesitate to contact the Council again.  
mb

-----  
Mike Branom  
Council Aide  
City of Tempe  
480-350-8916

[mike\\_branom@tempe.gov](mailto:mike_branom@tempe.gov)

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

From: k boyle [REDACTED]  
Sent: Wednesday, November 12, 2014 6:25 PM  
To: CM - Council Communicator  
Subject: Traffic and Property Values in Pepperwood Neighborhood

Dear Mayor and Council Members,

RE: Proposed Re-zoning of the agricultural parcel at 6101 S. Wilson

Please refuse the request to rezone this parcel for 53 townhomes.

This will cause a substantial increase in traffic and will decrease property values of existing homes.

The developer built single family homes on the east side of the property, Julie Drive, and built a wall at the west end of the development, separating it from the remaining farmer's property. Julie Drive has direct access to Kyrene Rd. The residents of Julie Drive do not want the developer to take down the wall and extend that street onto the other half of the yet-to-be developed property.

His development (Julie Drive) doesn't want the traffic going down their street, so they are trying to route it through La Donna Drive.

For either Julie Drive or La Donna Drive, it will be an exponential increase in traffic through single-family-home residential streets.

It's a landlocked parcel.

It is logical to remove the wall and continue Julie Drive, extending the development with additional single family homes. This will stay with the character of the neighborhood. The houses can exit Julie Drive, or what they call "Wilson Street" which is one-house deep before it reaches La Donna Drive. (This one-house deep road is only an entrance to the farmer's property.) They may also be able to exit on the west side of the landlocked property just north of the school.

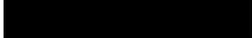
Some mention has been made that they want to turn the alley behind the homes into a street. It is only one vehicle wide so that doesn't even seem logical, and will affect trash pickup, brush pickup, etc to be put in front of the residents' homes on La Donna Drive. This alley also exits onto La Donna between two homes and those homes will be heavily impacted, not only by traffic, but also a drop in their property values.

Even with single family homes, it will be a lot of additional traffic on the residential streets, but 23 homes is far different than 53 townhomes. And sharing the traffic with Julie Drive and the possible exit onto Roosevelt would be a better solution than routing all the traffic through La Donna Drive, which will affect all of our property values.

If the agricultural parcel could be sold to Compadre School or Benedict Park it would be the best solution for the current neighborhood.

Thank you for protecting our neighborhood and our property values.

Sincerely,

Kim Boyle  


## Kaminski, Diana

---

**From:** Branom, Mike  
**Sent:** Monday, November 17, 2014 3:50 PM  
**To:** Kaminski, Diana; Savard, Kay; CC - City Clerk Agenda Postings  
**Subject:** FW: Pepperwood Neighborhood and Bowman Consulting re Wilson Townhomes

One more.

**From:** Lori Coulter [REDACTED]  
**Sent:** Thursday, November 13, 2014 4:34 PM  
**To:** CM - Council Communicator  
**Cc:** [REDACTED]  
**Subject:** Pepperwood Neighborhood and Bowman Consulting re Wilson Townhomes

Hello,

I cannot make the meeting tonight, but wish to address my concerns.

1. I own [REDACTED] and live on the property. I have had issues with people in the alley late at night and people driving through the ally at high rates of speed, people parking in the alley to do things that they should not do. I am concerned with the amount of traffic in the alley that this project would promote.
2. The project is not in accordance with the neighborhood. There are mostly single family homes in this area and the streets are developed accordingly. The neighborhood is not designed for a large amount of traffic. If the development were off Hardy or had direct access to Hardy or Guadalupe, the design would be more fitting for the neighborhood. Again, this development would drive more traffic through the alley.
3. The property would be better suited with single family homes and not a multi level, planned area development. Also, the amount of home is too great for the small space. A smaller amount of homes, about half the size would be more suitable. I suggest no more that 25 homes, single level. The school is next to the property and the view of the fields should not be obstructed by this development.
4. Safety and traffic. The development opens the door to a considerable amount of additional traffic from proposed renters and students. Renters do not take care of properties the way that owners do. For example, see my neighbors at 549 W La Donna with trash everywhere and roaches coming out at night. Further, students have parties. Again, my point with this whole development is too much traffic in the ally and off La Donna.

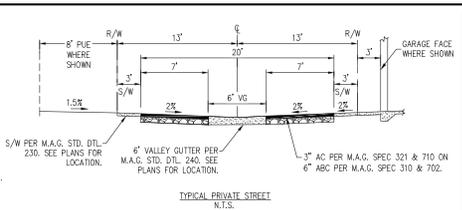
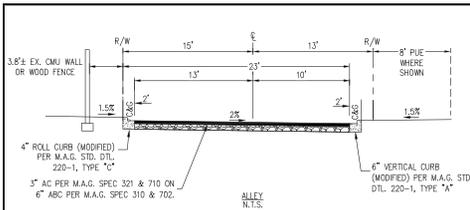
Please consider these points of concern.

Thank you.

Lori Coulter  
[REDACTED]

[REDACTED]

*Lori Coulter*  
[REDACTED]



SITE DATA	
GROSS AREA	159,684.45 SF 3.67 AC
LOT SUMMARY	
LOT TOTAL	44
TOTAL LOT AREA	54,445.26 SF 1.25 AC
AVG. LOT AREA	1,237.39 SF 0.03 AC
MIN. LOT AREA	1,184.98 SF 0.03 AC
MAX. LOT AREA	1,312.66 SF 0.03 AC
LOT %	34.10%
OPEN SPACE SUMMARY	
TOTAL OPEN SPACE AREA	64,735.33 SF 1.49 AC
OPEN SPACE %	40.54%
RIGHT-OF-WAY SUMMARY	
RIGHT-OF-WAY AREA	40,503.86 SF 0.93 AC
RIGHT-OF-WAY %	25.36%

**RETENTION/ DRAINAGE NOTES:**  
SITE VOLUME REQUIRED = 32,337 cf

RETENTION BASIN 1:  
TOP = 1199.0  
BOTTOM = 1194.0  
HW = 1197.0  
VOLUME PROVIDED = 31,656.43 cf

RETENTION BASIN 2:  
TOP = 1200.0  
BOTTOM = 1198.0  
HW = 1199.0  
VOLUME PROVIDED = 838.09 cf

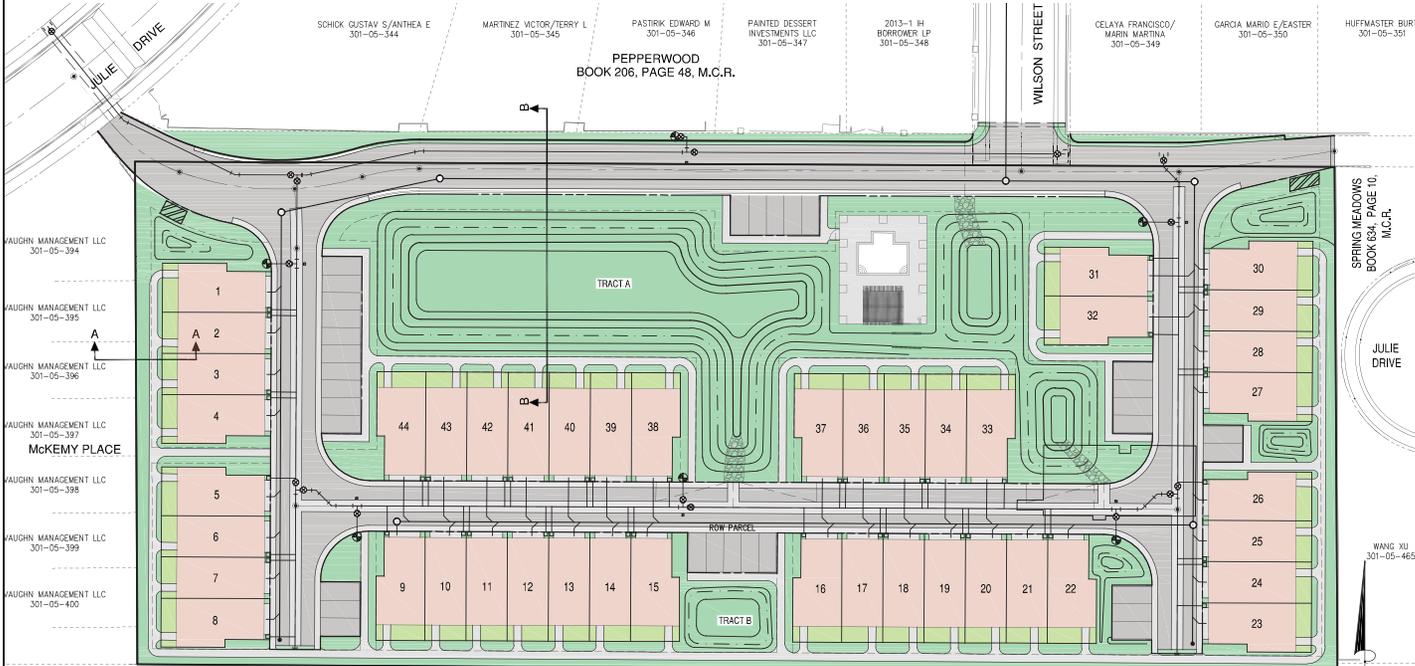
TOTAL RETENTION PROVIDED = 32,494.52 cf

**PARKING SUMMARY**

GARAGE PARKING = 88  
OPEN PARKING = 32  
TOTAL PARKING = 120  
PARKING RATIO = 2.7 SPACES/UNIT

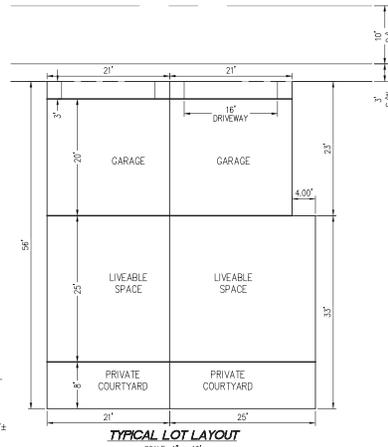
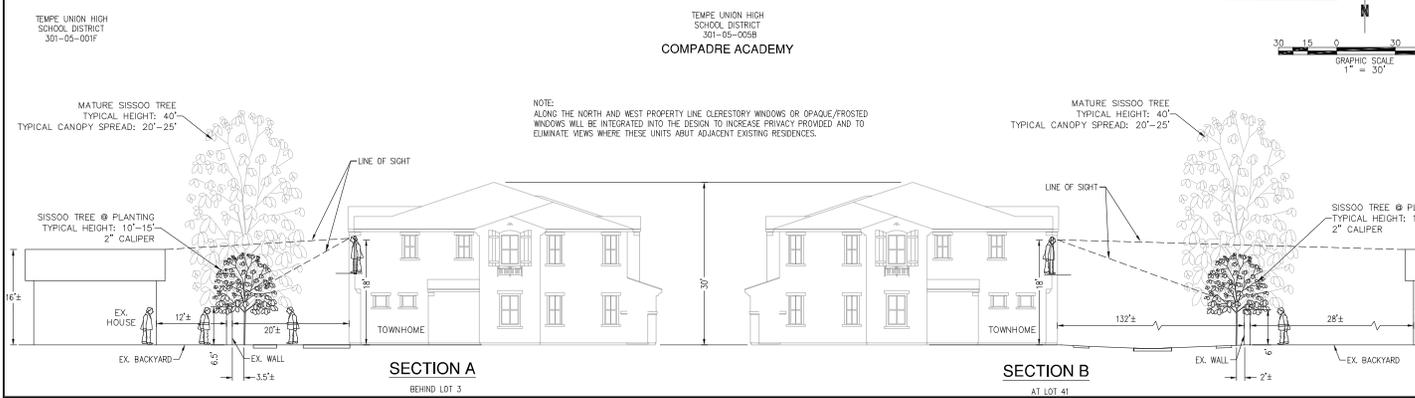
**CIVIL ENGINEER**  
BOWMAN CONSULTING  
14100 NORTH 83RD AVENUE  
SUITE 250  
SCOTTSDALE, ARIZONA 85251  
PHONE: 602.679.4438  
CONTACT: SHELLEY DUPLESSIS

**OWNER/DEVELOPER**  
THE HOGAN GROUP, LLC  
7114 EAST STETSON DRIVE  
SUITE 400  
SCOTTSDALE, ARIZONA 85251  
PHONE: 602.927.6211  
CONTACT: JOE HOGAN



**PROJECT DATA**

CURRENT/PROPOSED ZONING	AG AGRICULTURAL	R1-PAD SINGLE FAMILY
GROSS/NET SITE AREA	3.67 ACRES OR 159,684 S.F.	3.67 AC/2.74 AC
DENSITY	1 PER ACRE	11.99 PER ACRE
NUMBER OF DWELLING UNITS	3	44
TOTAL BUILDING AREA	3,848 S.F.	67,672 S.F.
TOTAL DEVELOPMENT LOT COVERAGE		25% MAXIMUM
INDIVIDUAL LOT COVERAGE	N/A	85% / 1,007.23 S.F.
BUILDING HEIGHT	30 FT.	30 FT.
BUILDING SETBACKS:		
NORTH PROPERTY SETBACK	40' FRONT	16' TO PROPERTY LOT LINE
WEST PROPERTY SETBACK	20' SIDE	11' TO PROPERTY LOT LINE
SOUTH PROPERTY SETBACK	35' REAR	10' TO PROPERTY LOT LINE
EAST PROPERTY SETBACK	20' SIDE	11' TO PROPERTY LOT LINE
INTERIOR LOT SETBACKS	N/A	0' FRONT, 0' SIDE, 3' REAR
LANDSCAPE AREA	N/A	40.54% / 64,735.33 S.F.
VEHICLE PARKING	2 PER UNIT	88 (TWO PER GARAGE) + 32 GUEST = 120 IN UNITS
BICYCLE PARKING	N/A	



**Bowman CONSULTING**

Bowman Consulting Group, Inc.  
14100 North 83rd Avenue, Suite 250  
Scottsdale, Arizona 85251  
Phone: (480) 626-8800  
www.bowmanconsulting.com

**PRELIMINARY SITE PLAN**  
**WILSON TOWNHOMES**  
MARICOPA COUNTY  
TEMPE, ARIZONA

9890-01  
PROJECT NUMBER

36639  
SHELLEY M. DUPLESSIS  
SEAL  
LICENSED PROFESSIONAL ENGINEER  
EXPIRES 12/31/2024

PLAN STATUS

DATE	DESCRIPTION	DESIGN	DRAWN	CHKD
11/20/2014				

DATE: 11.18.14  
JOB No. 9890-01  
SHEET 1 OF 1

Call us at least two full working days before you begin construction!  
**ARIZONA 811**  
Dig Safe for ARIZONA 811  
In Maricopa County: 800.283.1100



November 19, 2014

Mrs. Shelby Duplessis  
Bowman Consulting  
14100 N 83<sup>rd</sup> Ave Suite 250, Peoria, AZ 85381  
3010 South Priest Drive, Suite 103, Tempe, AZ 85282  
office: 623.299.8981  
direct: 602.679.4438  
fax: 602.800.5103  
Email: [sduplessis@bowmanconsulting.com](mailto:sduplessis@bowmanconsulting.com)



Expires 12-31-2015

**RE: Trip Generation Statement for Wilson Townhomes development- Tempe, Arizona**

Dear Mrs. Duplessis:

CivTech Inc. has prepared a trip generation comparison statement for the proposed Wilson Townhomes development located at 6101 S. Wilson Street in Tempe, Arizona. The parcel is located within a residential area just north of Compadre High School and west of Kyrene Road. Access to the development will be via Wilson Street to La Donna Street, and a second access is proposed to Julie Drive. The original site plan was based on a density of 14.5 dwelling units (DU) per acre resulting in a total of 53 dwelling units. A new density of 12 dwelling units (DU) per acre is being proposed resulting in a total of 44 dwelling units. This letter documents the original trip generation, the new trip generation based on 12 dwelling units (DU) per acre and a trip estimation for the Spring Meadows development.

### **TRIP GENERATION COMPARISON**

The trip generation was estimated utilizing the Institute of Transportation Engineers (ITE) *Trip Generation, 9<sup>th</sup> Edition*. *Trip Generation* contains data collected by various transportation professionals for a wide range of different land uses. The data summarized in the report includes average rates and equations that have been established correlating the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The report provides information for daily and peak hour trips.

The original trip generation based on 14.5 dwelling units (DU) per acre is summarized in **Table 1**.

**Table 1: Trip Generation – Wilson Townhomes (Original at 14.5 DU/acre)**

Land Use	ITE Code	Size	Daily Total	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Wilson Townhomes (14.5 DU/acre)	254	53 DU	308	4	20	24	19	9	28

Table 2 compares the trip generation based on the new density of 12 dwelling units (DU) per acre and the trip generation estimated for the single family Spring Meadows development.

**Table 2: Trip Generation Comparison – Wilson Townhomes (12 DU/acre) vs Spring Meadows (single family at 6 DU/acres)**

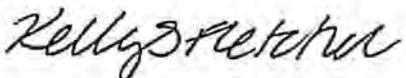
Land Use	ITE Code	Size	Daily Total	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Wilson Townhomes (12 DU/acre)	230	44 DU	256	3	17	20	15	8	23
Spring Meadows (Single Family, 6 DU/acre)	210	23 DU	220	5	13	18	14	9	23
Difference			+36	-2	+4	+2	+1	-1	0

With the reduced density (12 DU/acre), the Wilson Townhomes development will generate similar trip numbers to the single family Spring Meadows development. According to the Institute of Transportation Engineers (ITE) *Trip Generation, 9<sup>th</sup> Edition*, single family homes on average generate more trips per household than townhomes/multi-family developments. These conclusions are based on data collected by various transportation professionals for a wide range of different land uses.

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,

**CivTech**



Kelly S. Fletcher, P.E.  
 Project Engineer

## REVISED COLOR PALETTE

### Wilson Street - *The Hogan Group*

Color Scheme	Stucco #1	Stucco #2	Stucco #3	Trim	Accent	Garage Door	Roof Tile
Spanish - 1	SW 7035 Aesthetic White	SW 7038 Tony Taupe	SW 7039 Virtual Taupe	SW 7026 Griffin	SW 6195 Rock Garden	SW 7027 Well-Bred Brown	3606 - Vallejo Range Capistrano
Spanish - 2	SW 6119 Antique White	SW 6122 Camelback	SW 6124 Cardboard	SW 6083 Sable	SW 6048 Terra Brown	SW 6082 Cobble Brown	3606 - Vallejo Range Capistrano
Spanish - 3	SW 6063 Nice White	SW 6066 Sand Trip	SW 6067 Mocha	SW 6069 French Roast	SW 6279 Black Swan	SW 6069 French Roast	3606 - Vallejo Range Capistrano

PAINT MANUFACTURER: Sherwin Williams

ROOFING MANUFACTURER: Eagle Roofing

12.09.14

# *Wilson Street*

## *Spanish - 1*

*Stucco #1*



*Stucco #2*



*Stucco #3*



*Trim*



*Accent*



*Garage Door*



*Roof*

*Printed colors may not be 100% accurate*

# *Wilson Street*

## *Spanish - 2*

*Stucco #1*



*Stucco #2*



*Stucco #3*



*Trim*



*Accent*



*Garage Door*



*Roof*

*Printed colors may not be 100% accurate*

# *Wilson Street*

## *Spanish - 3*

*Stucco #1*



*Stucco #2*



*Trim*



*Accent*



*Stucco #3*



*Garage Door*



*Roof*

*Printed colors may not be 100% accurate*



Front Elevation



Left Side Elevation

Front Elevation

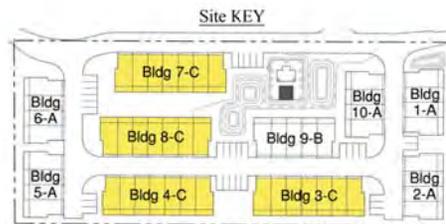


Rear Elevation

Right Side Elevation

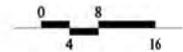
Conceptual Elevations - Building 'C'  
**Wilson Townhomes**

Tempe, Arizona

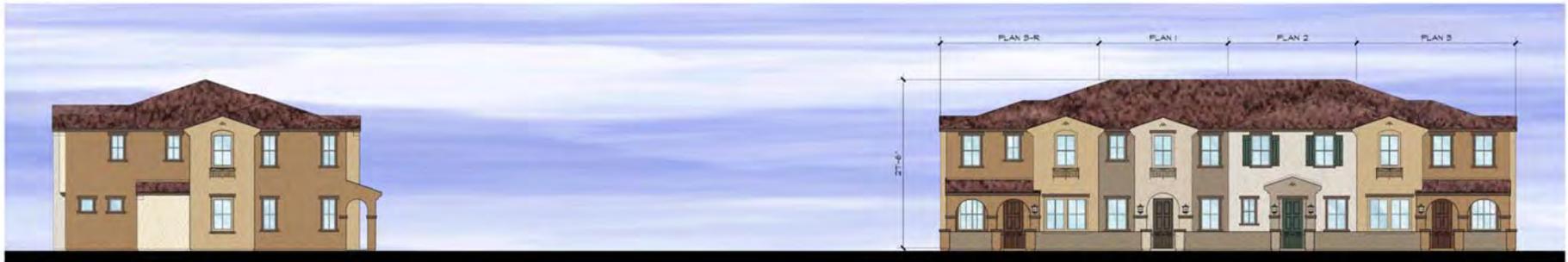


\*NOTE - Bldg 7-C NORTH facing 2nd story windows shall be frosted

- Elevation Legend**
- Concrete S-tile roof
  - Stucco exterior
  - Stucco columns
  - Decorative steel accents
  - Stucco over foam trim/pop-outs
  - Decorative faux half-pipe details
  - Decorative stucco over foam corbels
  - Wood-like shutters
  - Roll-up garage doors
  - Carriage lights



PROJECT NO. 20130080  
 12-10-2014



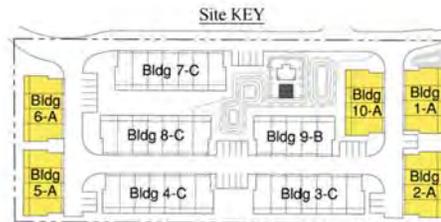
Left Side Elevation

Front Elevation



Rear Elevation

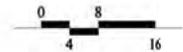
Right Side Elevation



\*NOTE - Bldg 1-A & 2-A WEST facing 2nd story windows shall be frosted

Elevation Legend

- Concrete S-tile roof
- Stucco exterior
- Stucco columns
- Decorative steel accents
- Stucco over foam trim/pop-outs
- Decorative faux half-pipe details
- Decorative stucco over foam corbels
- Wood-like shutters
- Roll-up garage doors
- Carriage lights

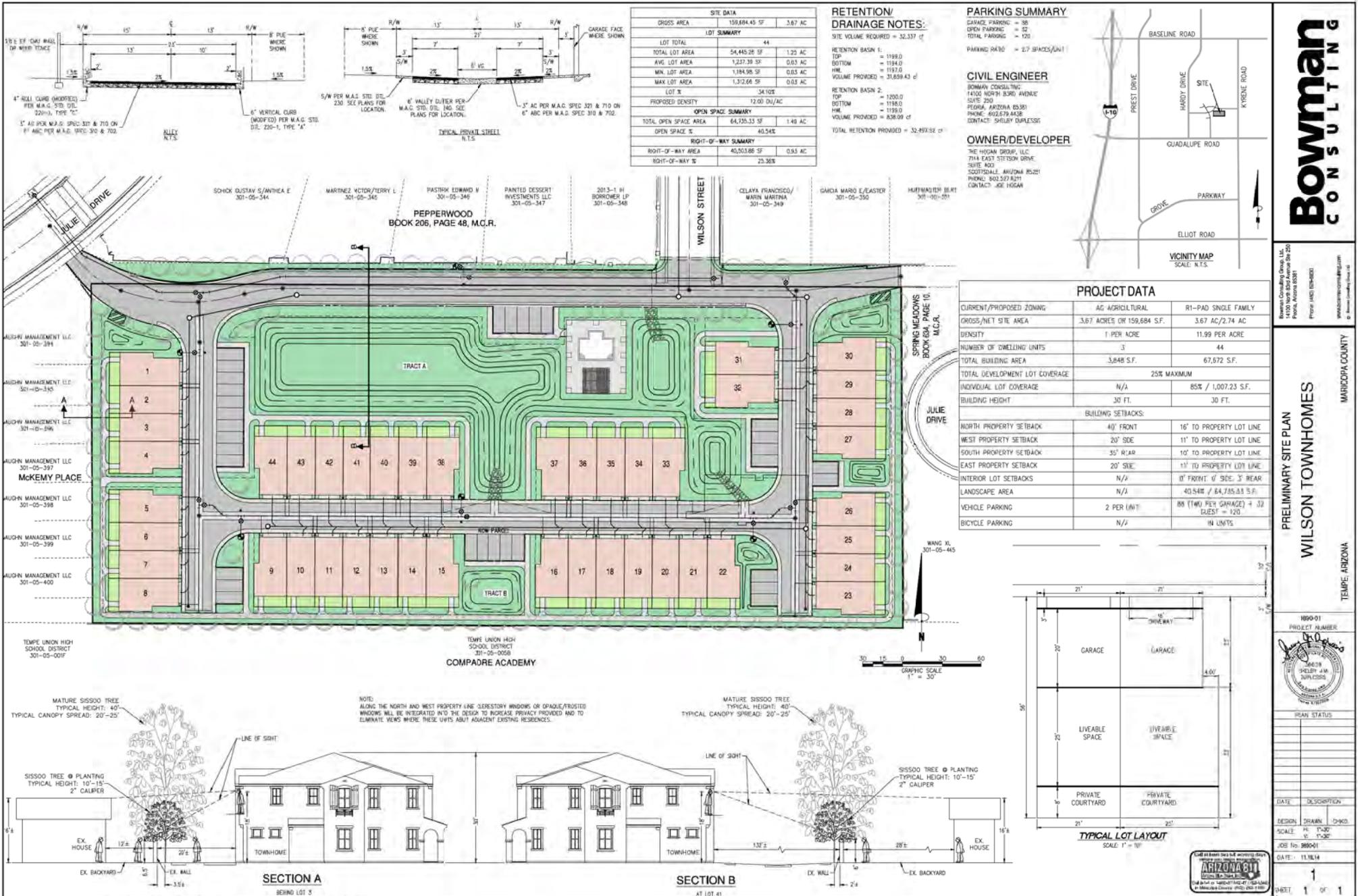


Conceptual Elevations - Building 'A'

# Wilson Townhomes

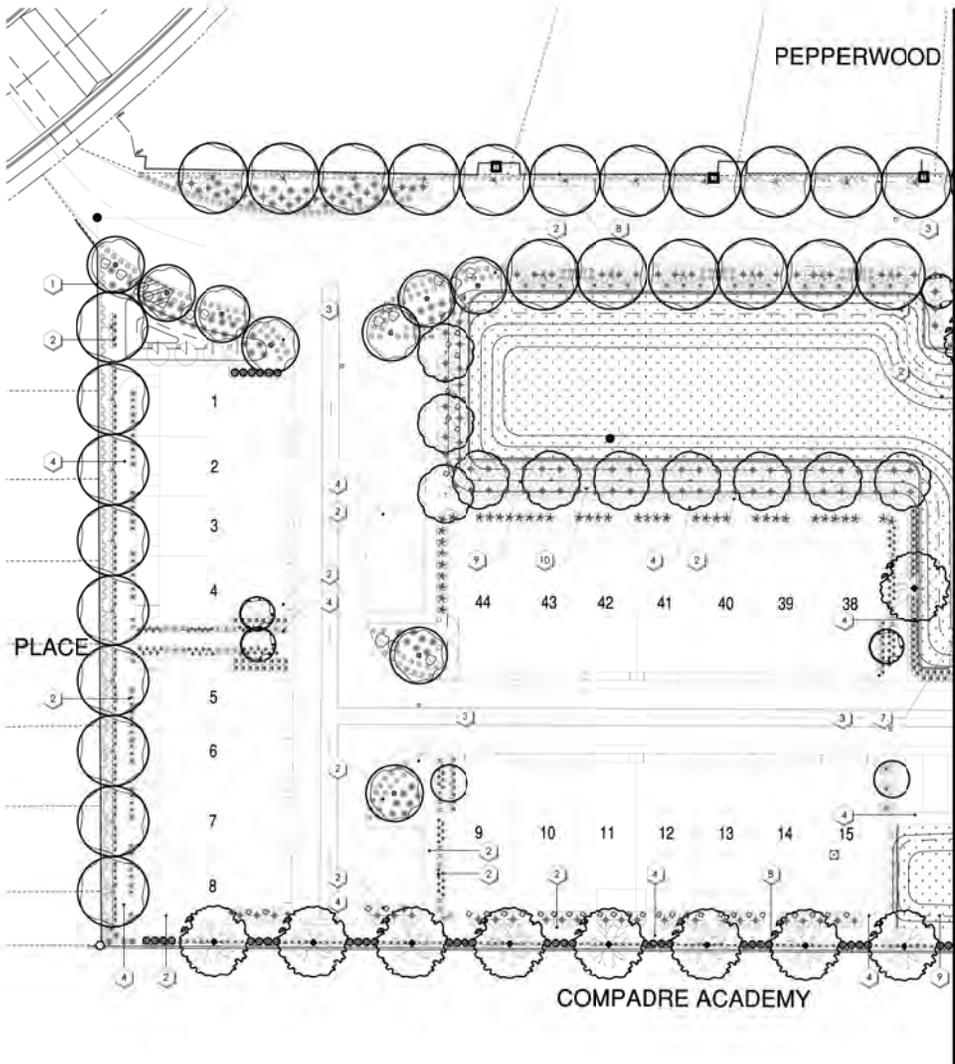
Tempe, Arizona

PROJECT NO. 20130080  
10-29-2014





PEPPERWOOD



planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
- 4 SIDEWALK.
- 5 CONCRETE HEADER. SEE SHEET L. DETAIL.
- 6 CURB. SEE CIVIL ENG. PLANS.
- 7 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 8 EXISTING SITE WALL
- 9 TURF
- 10 6" CONCRETE HEADER
- 11 RAMADA

\*PATHWAYS:  
GROUNDCOVERS AND SHRUBS WITHIN SIX (6) FEET OF PATHWAYS SHALL NOT EXCEED TWO (2) FEET IN HEIGHT AT MATURITY. BETWEEN SIX (6) FEET AND TWELVE (12) FEET OF THE EDGE OF PATHWAYS, GROUNDCOVERS AND SHRUBS SHALL NOT EXCEED THREE (3) FEET IN HEIGHT AT MATURITY.

plant legend

	botanical name	common name
<b>trees</b>		
	CAEALPALMA CASCALACO	'SMOOTHIE' THORNLESS CASCALOTE
	DALBERGIA SISSOO	SISSOO TREE
	PARKINSONIA X. 'DESERT MUSEUM'	'DESERT MUSEUM'
	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA
	SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL
	ULMUS PARVIFOLIA	EVERGREEN ELM
<b>palms</b>		
	PHOENIX DACTYLIFERA	DATE PALM
<b>vines</b>		
	FICUS PUMILA	CREeping FIG
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE
<b>shrubs</b>		
	BOUGAINVILLEA ROYAL PURPLE	ROYAL PURPLE BOUGAINVILLEA
	JUSTITIA SPICIGERA	MEXICAN HONEYSUCKLE
	MYRTUS COMMUNIS	COMMON MYRTLE
	TECOMA ALATA	ORANGE JUBILEE
	TECOMA STANS	YELLOW BELLS
<b>accents</b>		
	AGAVE AMERICANA	CENTURY PLANT
	AGAVE DESMETIANA VARIEGATA	VARIEGATED AGAVE DISMETIANA
	ALOE BARBADENSIS	ALOE VERA
	ALOE X. BLUE ELF	BLUE ELF 'ALOE'
	ASCLEPIAS SUBULATA	DESERT MILKWEED
	EUPHORBIA ANTISYPHURICA	CANDELILLA
	EUPHORBIA RIGIDA	GOPHER PLANT
	HESPERALOE FUNIFERA	GIANT HESPERALOE
	ACACIA REDOLENS	DESERT CARPET
	LANTANA MONTEVIDENSIS	PURPLE LANTANA
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	SETCREASEA PALLIDA	PURPLE HEART PLANT
	THYMOPHYLLA PENTACHAETA	GOLDEN DYSSODIA
	YELLOW DOT SPHAGNETICOLA TRILOBATA	
<b>inerts</b>		
	TURF	
	EZ-TURF	
	DECOMPOSED GRANITE	
	EXPRESS BROWN	
	CONCRETE HEADER	
	EXTRUDED CONCRETE	



WILSON TOWNHOMES  
6101 SOUTH WILSON  
TEMPE, ARIZONA  
preliminary landscape plan

PROJECT:  
JOB NO: 14-010  
DATE:  
DRAWN BY: B. PAUL  
SUBMITTED: 09.08.2014  
REVISED:

SHEET

PL.02 of PL.03

CALL TOWNHOMES DAVIS  
BEFORE YOU BUY  
602-263-1100  
1-800-STAKE-IT  
(SUTHERLAND MARICOPA COUNTY)



**planting key notes**

- 1 PROPERTY LINE / RIGHT OF WAY LINE
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common name

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- SOPHORA SECUNDFLORA  
TEXAS MOUNTAIN LAUREL
- ULMUS PARVIFOLIA  
EVERGREEN ELM

**palms**

- PHOENIX DACTYLIFERA  
DATE PALM

**vines**

- FICUS PUMILA  
CREEPING FIG
- MACFADYENA UNGUIS-CATI  
CAT'S CLAW VINE

**shrubs**

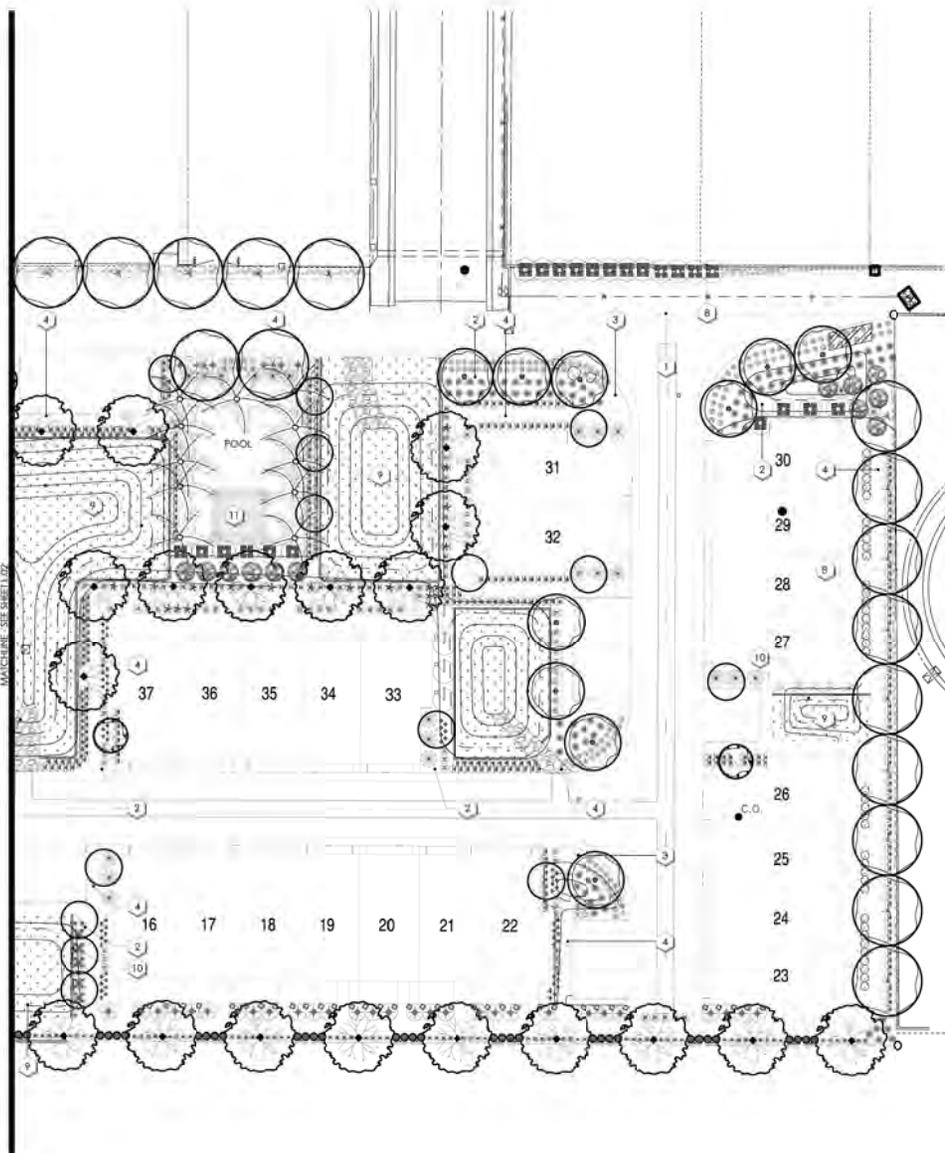
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EXTRUDED CONCRETE



**WILSON TOWNHOMES**  
**6101 SOUTH WILSON**  
**TEMPE, ARIZONA**  
preliminary landscape plan

PROJECT: WILSON TOWNHOMES  
JOB NO: 14-010  
DATE: 08.2014  
DRAWN BY: B. PAUL  
SUBMITTED: 09.08.2014  
REVISED:

SHEET

PL.03 of PL.03

CALL TOWNHOMES/DRAW  
REVISED 10/15/14  
602-263-1100  
1-800-STAKE-IT  
(SUNSHINE MARIPOSA COUNTY)





WILSON TOWNHOMES 6101 SOUTH WILSON  
 SITE PLAN



Greenbelt Perspective

# Wilson Townhomes

Tempe, Arizona



PROJECT NO. 20130080  
11.24.2014