

Staff Summary Report



City Council Meeting Date: 11/08/07

Agenda Item Number: ____

SUBJECT: Request by Amber Gardens Condominium for a Condominium Plat, located at 625 West 1st Street in the R-3 / R-4, Multi-Family Residential Limited / General District.

DOCUMENT NAME: 20071108dsjc01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request by **AMBER GARDENS CONDOMINIUMS (PL070318)** (WGA First Street L.P., Rebecca Ayyad, property owner / RBF Consulting. Lindsay Groseclose, applicant), located at 625 West 1 Street, in the R-3/R-4, Multi – Family Residential Limited / General District for:

SBD07029 - Condominium Plat, consisting of 164 units, on 5.94 net acres.

PREPARED BY: Jon Christopher, Planner II / (480-350-8436i)

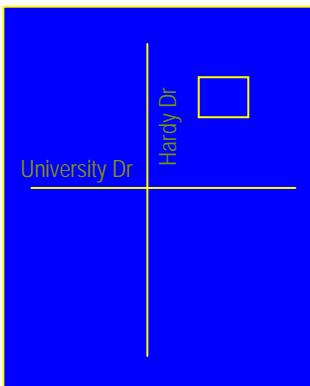
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, with conditions 1 - 9

ADDITIONAL INFO:	Gross site area	5.94 acres
	Total Building area	100,034 s.f.
	Density	27.6 du/ac
	Property area	258,896 s.f.
	Lot coverage	38.64%



The subject site is located on 1st Street, just east of Hardy Drive. The applicant is requesting to convert an existing 164 - unit apartment complex, which was constructed in 1985, into condominiums for the purpose of individual ownership of unit space. The site is zoned R-3 / R-4, Multi-Family Residential Limited / General District for the proposed condominiums.

PAGES:

1. List of Attachments
2. Comments; Reason for Approval/Conditions of Approval
4. History & Facts/Description/Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
- 4-12. Site Plan

COMMENTS:

The subject site is located on 1st Street, just east of Hardy Drive. The applicant is requesting to convert an existing 164-unit apartment complex, which was constructed in 1985, into condominiums for the purpose of individual ownership of unit spaces.

The proposed condominium plat meets the minimum required technical standards of Tempe City Code Chapter 30 Subdivisions. Therefore, staff recommends approval of this request subject to conditions.

REASON(S) FOR APPROVAL:

1. The request meets the technical standards of the City Code Chapter 30, Subdivisions.

CONDITION(S) OF APPROVAL:

1. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and in a form satisfactory to the Development Services Manager and City Attorney, prior to recordation of Condominium Plat.
2. The Condominium 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 Development Services Department on or before **January 18, 2008**. Failure to record the plan within one year of Council approval shall make the plan null and void.
3. The applicant shall complete a full "reserve study" for the site, identifying all common elements life expectancy and future replacement cost, which shall be disclosed to future buyers of the units. Acknowledgement of the reserve study shall be included in the CC&Rs. This study shall be provided to staff for verification, prior to recordation of Condominium Plat.
4. The fire alarm shall be inspected by Fire Prevention prior to recordation of the plat.
5. The building signatures (addresses) shall be upgraded prior to recordation of the plat.
6. The site shall upgrade all lighting levels to comply with the Zoning and Development Code, Part 4, Chapter 8, Lighting, including exterior building entrance lighting from dusk to dawn, parking areas, and mailbox. All non-compliant light fixtures shall be removed. A photometric plan with cut sheets shall be submitted to Building Safety for review. This condition shall be completed prior to recordation of plat.
7. Replace all dead and missing landscape on site. Place a Planning inspection call to Rob Peterson (480) 350-8396, for compliance with this condition. This condition shall be completed prior to recordation of plat.
8. Provide ADA compliant access from parking area to first floor entrances of north eastern building and buildings with a higher grade. Minimize grade changes for accessibility with a wheel chair. This condition shall be completed prior to recordation of Condominium Plat.
9. Provide ADA compliant access from parking area to first floor entrances of western building. Minimize grade changes for accessibility with a wheel chair. This condition shall be completed prior to recordation of Condominium Plat.

HISTORY & FACTS:

May 2, 1984	The Design Review Board approved building elevations site and landscape plans for Gardens Showcase Apartment.
July 7, 1989	In post session the Design Review Board approved a building color change, and reproofing for the Hayden Place Apartments.

DESCRIPTION:

Owner – Rebecca Ayyad
Applicant – Lindsay Groseclose
Existing zoning – R-3/R-4
Total site area – 258,896 s.f.
Total bldg. area – 100,034 s.f.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, lots Splits and adjustments.