

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 09/23/2014
Agenda Item: 2**

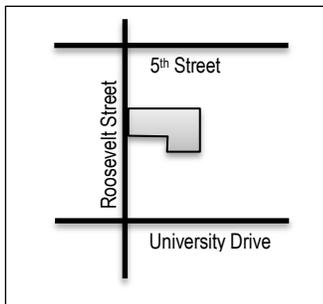
ACTION: Request for Development Plan Review consisting of new paint colors for BURKWOOD APARTMENTS, located at 701 South Roosevelt Street. The applicant is John Hashemi.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: BURKWOOD APARTMENTS (PL140139) is located on the east side of Roosevelt Street, north of University Drive. The applicant is proposing to repaint the three existing apartment buildings and perimeter walls. This case was scheduled for the June 24, 2014 Development Review Commission hearing and was continued at the applicant's request. At that meeting, the DRC requested that the applicant provide the following in preparation of the next hearing: larger color chips; pieces of sample stucco painted with the proposed colors; color photo simulations and/or renderings of the buildings; and that simulations/renderings have colors that more closely match the actual paint colors. The applicant has provided the requested information. The request includes the following:

DPR14096 Development Plan Review including building elevations.



Property Owner/Applicant	John Hashemi
Current Zoning District	R-3 (Multi-Family Residential)
Gross/Net site area	.93 acres
Total Building area	7,965 sq. ft. ground floor
Lot Coverage	20% (50% maximum allowed)
Building Height	Two and one-story existing units (30 ft. maximum allowed)
Building Setbacks	30' front, 10' north side, 10' south side, 9' rear (20', 10', 10', 15' min.)
Vehicle Parking	46 spaces (46 min. required)
Bicycle Parking	25 spaces both inside and outside units (20 spaces required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Karen Stovall, Senior Planner

COMMENTS:

The site is located on the east side of Roosevelt Street, north of University Drive in the Sunset Riverside Neighborhood. The property was developed in 1979 and has three buildings, one single-story and two two-story, which contain 21 apartment units.

The property owner received approval of a Minor Development Plan Review on August 22, 2012. The request consisted of modifications to the buildings, site, and landscaping. The majority of the work approved through that application has been completed. A building color modification for neutral tones was included in the request but never completed.

On July 16, 2013, the owner received approval of a Use Permit to increase the wall height from 4' to 6' in the front yard setback to allow a wrought iron fence and automatic gates at the two driveway entrances. The fence and gates have been installed.

This request includes the following:

Development Plan Review approval for building elevations, including new paint colors for apartment buildings and perimeter walls.

Staff has the authority to complete an administrative review or process the request through a public meeting with the Development Review Commission. Due to the multiple colors proposed for both the buildings and walls, staff has determined that public review of this case is warranted.

PUBLIC INPUT

A neighborhood meeting was not required. Staff received an email from a nearby apartment community, concerned about the proposed color palette matching their own (West 5th, located at the southwest corner of Roosevelt and 5th streets).

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Building Elevations

The proposal involves repainting the three existing buildings and apartment complex perimeter walls. The two-story building adjacent to the north property line is proposed to be painted Mulling Spice, a golden orange. The two-story building along the east property line, labeled "South Building" on the site plan, is proposed to be painted Ryegrass, a light green tone. The single-story building in the northeast corner of the property, labeled "House," is proposed to be painted Waterscape, which is light blue. Metal railing and wood trim on all three buildings are the proposed Evening Hush, which is a dark gray, and matches the existing 6' fence and gates at the entry on Roosevelt Street. The five walls lining the perimeter of the property will each be painted one of the three main building colors, and the low entry wall along Roosevelt Street will be painted Waterscape. The proposed building colors complement each other; the dark gray proposed on the railing, trim, and perimeter fencing will tie the project together.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*)

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape; n/a*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; n/a*

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; other than new paint, no physical modifications to the site or building are proposed. The proposed colors are appropriate and complement the neighborhood.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; n/a*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; n/a*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; no physical modifications to the buildings will occur, but the applicant has proposed to contrast the three main building colors with dark gray on the railing and wood trim to provide detail and interest to the elevations.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; n/a*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; n/a*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; n/a*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; n/a*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; n/a*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. n/a*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions proposed by staff.

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 proposed project meets the approval criteria for a Development Plan Review.

CONDITIONS OF APPROVAL:

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

Building Elevations

1. The colors are approved as presented:
 - North building stucco – Behr Mulling Spice #280D-6 (golden orange)
 - South building stucco – Behr Ryegrass #390F-5 (light green)
 - House building stucco – Behr Waterscape #530F-5 (light blue)
 - Railing and trim – Behr Evening Hush #770F-6 (dark gray)
 - Perimeter walls – Mulling Spice, Ryegrass, and Waterscape, as shown on site plan

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved. Submit any additions or modifications for review by planning staff.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- SECURITY REQUIREMENTS:
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principals listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

April 19, 1978	Design Review Board approved the building, landscaping, site and sign for Burkwood Apartments.
August 22, 2012	Administrative Development Plan Review approved for building, site, and landscape modifications (DPR12097).
July 17, 2013	Hearing Officer approved a Use Permit request to increase the wall height from 4' to 6' in the front yard (ZUP13075).
June 24, 2014	Development Review Commission granted the applicant's request for a continuance of this case to the July 8, 2014 hearing. (Note: The July 8, 2014 notice was pulled from the agenda.)

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE
for
BURKWOOD APARTMENTS
(PL140139)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
- 5-8. Color Elevations
9. Color Rendering
- 10-15. Photographs



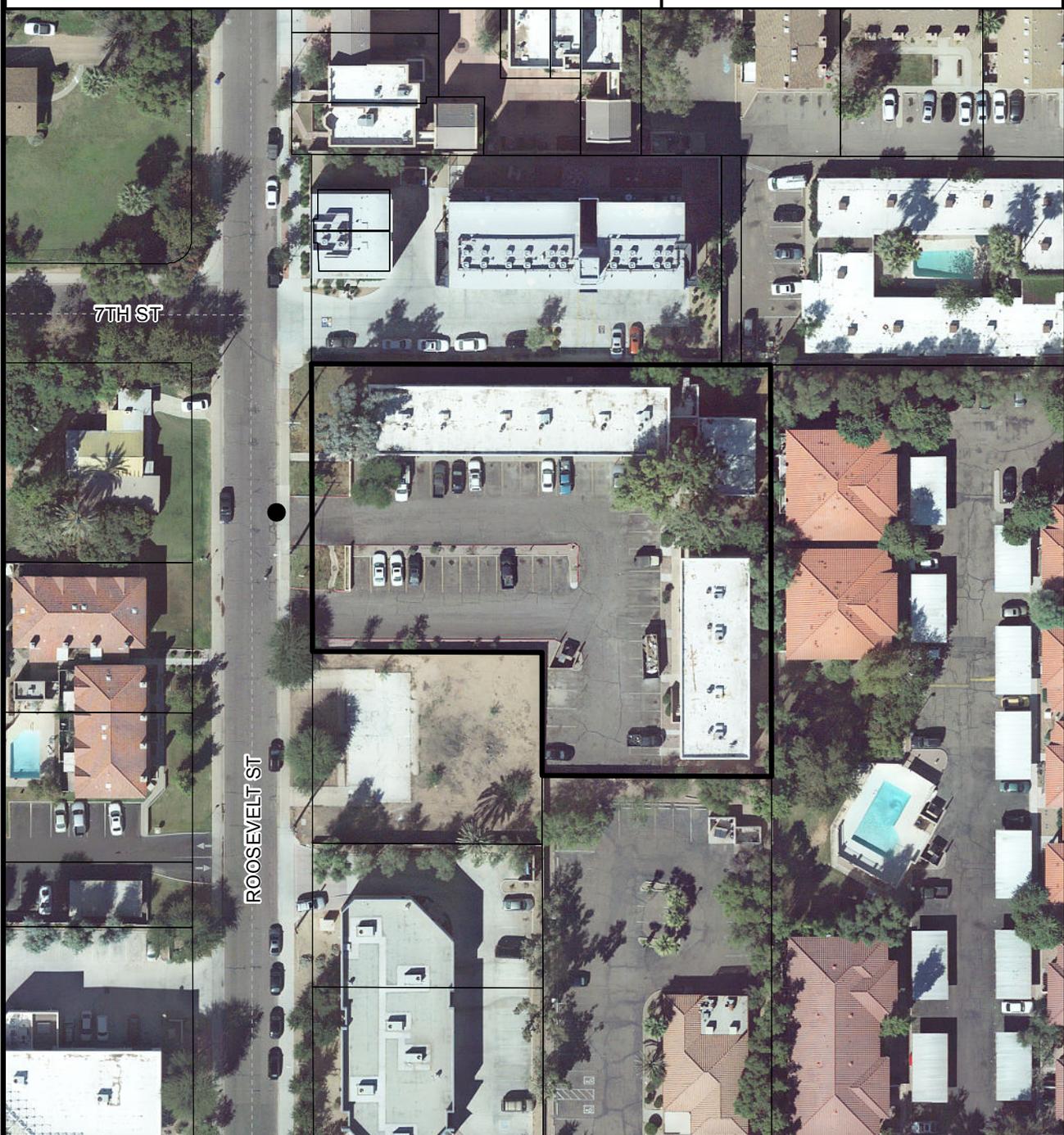
BURKWOOD APARTMENTS

PL140139

Location Map

BURKWOOD APARTMENTS

PL140139



Aerial Map

April 24, 2014

Re: Burkwood Apartments Changing Paint

To: City of Tempe Plan Review

Dear Sir,

We are proposing to change the paint of Burkwood Apartment buildings and it's walls according to the submitted elevation and paint samples.

Thank You

Burkwood LLC

233'-10"

Property line

Perimeter Wall Behr Paint #390F-5 m (Ryegrass)

North Building

House Building

Sidewalk

Property line

Sliding Gate

S. Roosevelt St.

Sidewalk

Wall Behr Paint #530F-5 m (Waterscape)

Sliding Gate

Perimeter Wall Behr Paint #280D-6 d (Mulling Spice)

194'-2 1/8"

South Building

Property line

Perimeter Wall Behr Paint #390F-5 m (Ryegrass)

10'

17'

Perimeter Wall Behr Paint #280D-6 d (Mulling Spice)

5'

Property line Perimeter Wall Behr Paint #530F-5 m (Waterscape)

116'-10"

Bicycle Rack

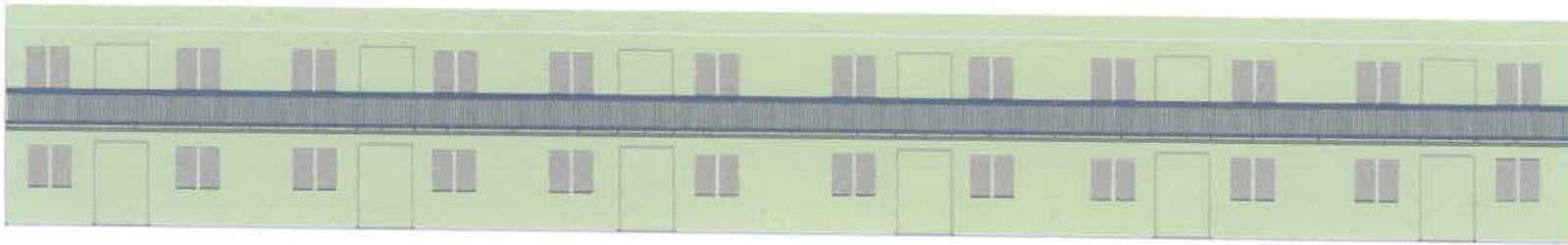


Project
Burkwood Apartments

Address
 701 S. Roosevelt St.
 Tempe AZ 85281

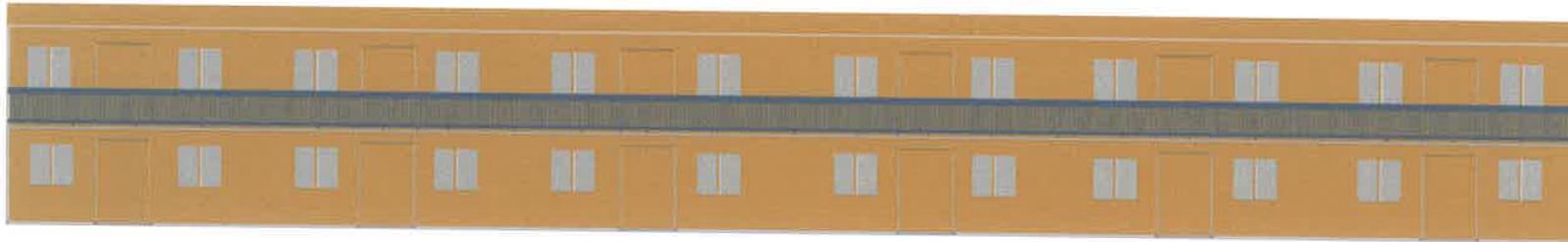
Scale
 0'-3/32" = 1'-0"

1. Existing tree: Eucalyptus
2. Existing tree: Mesquite
3. Existing tree: Jacaranda
4. Proposed New Trees: Ficus 36" box
5. Proposed New Trees: Oak 36" box
6. Proposed New Shrubs: Rosemary
7. Proposed New Lightings
8. Proposed New Metal Fence and Sliding Gate



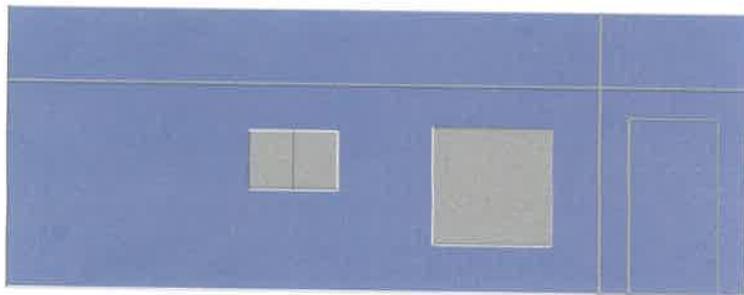
SR-21 Apartments
701 S. Roosevelt
Tempe AZ, 85281
Proposed New Paint

South Building
Stucco Behr Paint #: 390F-5 m (Ryegrass)
Railing Behr Paint #: 770F-6 d (Evening Hush)



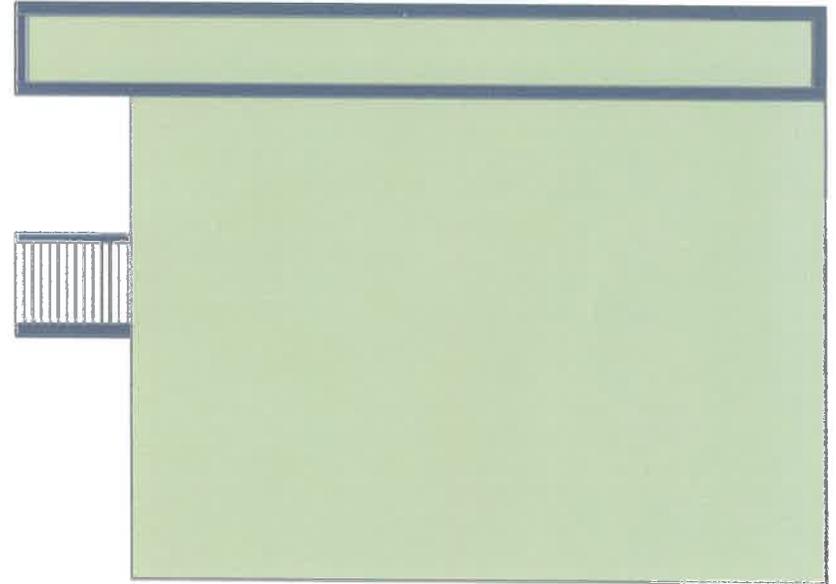
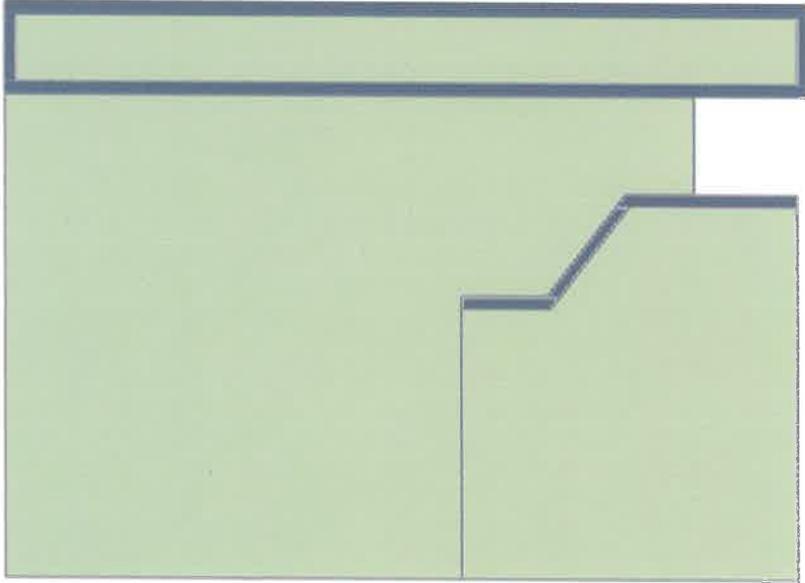
SR-21 Apartments
701 S. Roosevelt
Tempe AZ, 85281
Proposed New Paint

North Building
Stucco Behr Paint #: 280D-6 d (Mulling Spice)
Railing Behr Paint #: 770F-6 d (Evening Hush)



House
Stucco Behr Paint #: 530F-5 m (Waterscape)

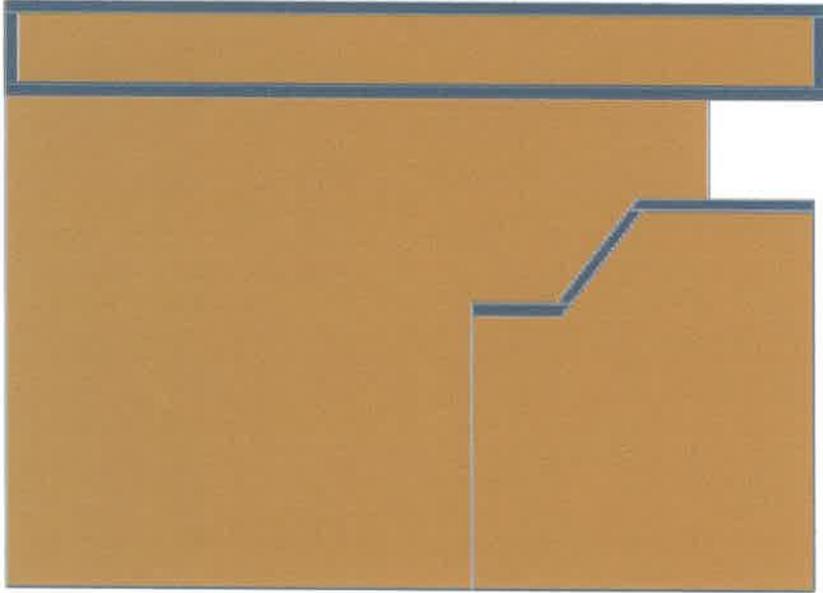




South Building Side Elevations

Stucco Behr Paint #: 390F-5 m (Ryegrass)

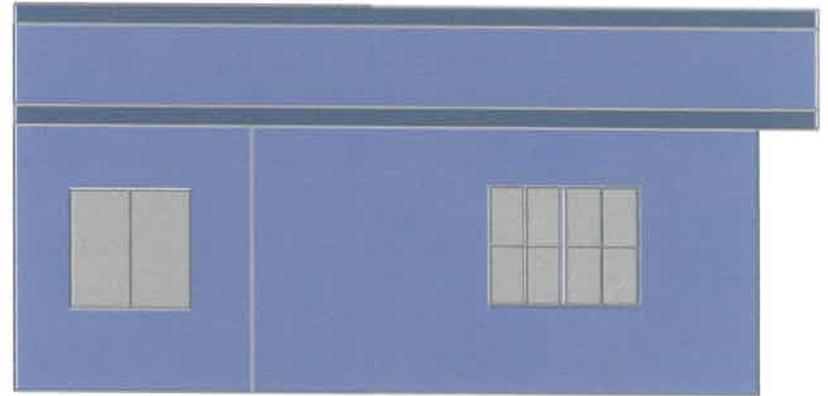
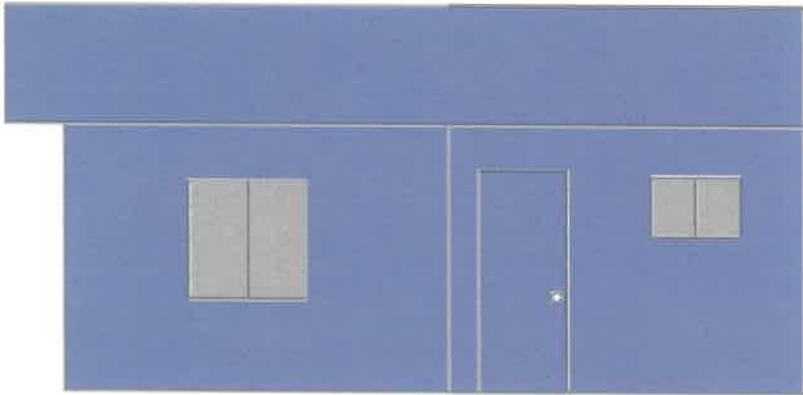
Railing and Trim Behr Paint #: 770F-6 d (Evening Hush)



North Building Side Elevations

Stucco Behr Paint #: 280D-6 d (Mulling Spice)

Railing and Trim Behr Paint #: 770F-6 d (Evening Hush)



House Side Elevations

Stucco Behr Paint #: 530F-5 m (Waterscape)

Trim Behr Paint #: 770F-6 d (Evening Hush)







REVISION 1

REVISION 2



REVISION 1

REVISION 2



ATTACHMENT 12

House





ATTACHMENT 14

