

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 05/26/2015
Agenda Item: 4

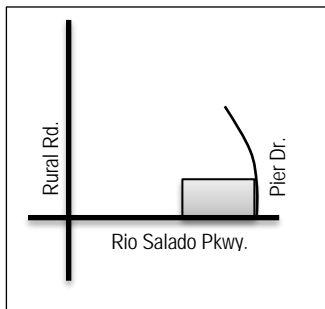
ACTION: Request for an Amended Planned Area Development Overlay and a Development Plan Review consisting of a new mixed-use development containing 273 apartment units, 4,500 square feet of retail space, and 1,130 square feet of office space within four live-work units within a five-story, 69'-6" high building for SOUTHBANK LOT 1, located at 1200 East Rio Salado Parkway. The applicant is Huellmantel & Affiliates.

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: Staff – Continuance to June 9, 2015 at applicant's request.

BACKGROUND INFORMATION: SOUTHBANK LOT 1 (PL150102) is a mixed-use project proposed within the Southbank development formerly known as The Pier at Town Lake. The building is five stories high (six including mezzanine) and 98,441 total square feet in area. The request includes the following:

- PAD15003 Amended Planned Area Development Overlay to modify standards for density, lot coverage, landscape area, building height, setbacks, and vehicle parking.
- DPR15073 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Pier at Town Lake LLC
Future Property Owner	JLB Partners
Applicant	Charles Huellmantel, Huellmantel & Affiliates
Current Zoning District	MU-4 PAD, Rio Salado Overlay District
Gross/Net site area	3.1 acres
Total Building area	98,441 s.f.
Lot Coverage	72.9% (71.6% max allowed)
Building Height	69'-6" (186'-6" max allowed)
Building Setbacks	18' south, 9' north, 9' west, 14' east (31', 31', 15'-4", and 31' min required)
Landscape area at grade	27.1% (28.4% min required)
Upper landscape area	18.5% (deck level)
Landscape area total	45.6%
Vehicle Parking	469 spaces provided with requested parking reduction (512 min. required by code)
Bicycle Parking	267 spaces (267 min. required by code)

ATTACHMENTS: None

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
 Reviewed by Larry Tom, Principal Planner