

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/13/2018
Agenda Item: 5**

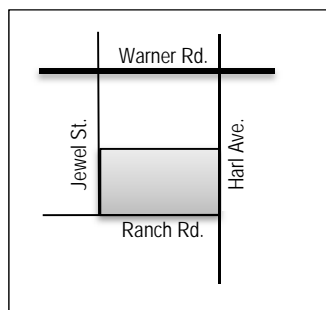
ACTION: Request for a Use Permit to exceed 125% of the minimum required parking and a Development Plan review consisting of two, two-story office buildings totaling 20,000 square feet for SUPIMA AGAVE, located at 1710 West Ranch Road. The applicant is RSP Architects.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: SUPIMA AGAVE (PL170360) is a proposed 20,000 s.f. office development within the Agave Center. The site is currently vacant and has shared access with the two adjoining lots to the north, which contain restaurants with drive-through lanes. The request includes the following:

1. Use Permit to exceed 125% of the minimum required parking.
2. Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Supima
Applicant	Mike Duffy, RSP Architects
Zoning District	PCC-1 SWOD (Planned Commercial Center Neighborhood, Southwest Overlay District)
Net site area	1.46 acres
Total Building Area	20,000 gross s.f. / 18,000 net s.f.
Lot Coverage	17% (50% maximum allowed)
Building Height	31'-4" (35' + 25' with overlay = 60' max. allowed)
Building Setbacks	9'-6" front of through lot (west), 17' front of through lot (east), 9'-6" street side (south), 31'-8" side (north) (0', 0', 0', 30' min.)
Landscape area	28% (15% minimum required)
Parking lot landscape area	25% (22% min. required)
Vehicle Parking	92 spaces, subject to use permit approval (60 min. required, 75 max. allowed)
Bicycle Parking	4 spaces (2 min. required)

ATTACHMENTS: Development Project File

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

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Karen Stovall, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located approximately 160 feet south of Warner Road, is on the north side of Ranch Road, and extends from Jewel Street to Harl Avenue. The site is within the Agave Business Center. The site is currently vacant with a 40' wide gas easement that runs diagonally through the site. This easement prevents trees and structures from being constructed within its extents.

Directly north of the site are Carl's Jr. and Panera Bread restaurants, both with drive-through lanes. West and south of the site, across Jewel Street and Ranch Road, are vacant lots. To the east, across Harl Avenue, is an office building.

This request includes the following:

1. Use Permit to allow parking in excess of the allowed maximum 75 spaces (125% of required) in order to provide 92 spaces total.
2. Development Plan Review which includes a site plan, landscape plan, and building elevations for a new office development containing two, two-story office buildings totaling 20,000 gross s.f. (18,000 net s.f.).

The applicant is requesting the Development Review Commission act on the two items listed above.

For further processing, the applicant will need approval for an Amended Subdivision Plat, to combine the two lots into one.

SITE PLAN REVIEW

Two site plan reviews were conducted in September and November 2017. Staff expressed concern regarding the designs of the rear of each building, which face the perimeter of the project. Suggestions for modifications to the elevations included: addition of openings on the south elevation of Building 2 (along Ranch Road) that could include vision glass, clerestory glass, glass blocks, or semi-translucent glass; provide a base to the buildings with CMU of a different texture/shade or slightly different wall plane (6" projection); add plant trellises to the south elevation of Building 2 and vining plants near the base; and reduce the width of the wing walls to allow a narrow portion of the windows to be visible from Ranch Road if viewed from south or west of the site.

The material board included with the first formal submittal (November 2017) included ground-face masonry for the primary building material and integrally colored (beige and gray) cement board cladding on the walls of buildings 1 and 2 where they face the interior of the project (courtyard). A revised material board was provided with the second submittal. The ground face masonry was changed to integrally colored masonry, and the cement board was changed to copper siding. The applicant replaced the ground face masonry with integrally colored, smooth face masonry due to the cost and difficulty of designing a building that would have up to three sides of some of the blocks exposed (due to the "wing wall" design) but without the same ground face finish. Staff asked the applicant to attempt to incorporate another material/color (such as the previously provided ground face CMU) into the building design, especially along the south elevation of the building adjacent to Ranch Road. The applicant attempted to address staff's concern but was unable to find a good location on the building wall to start and stop another type of CMU. Staff supports the proposed elevations as submitted. Although most of the elevations that face the exterior of the project are a single color of CMU, the design includes high quality materials with articulation that creates visual interest.

PUBLIC INPUT

A neighborhood meeting was not required for these requests. At the time of completion of the staff report, no public input was received.

PROJECT ANALYSIS**USE PERMIT**

The proposed use requires a use permit, to exceed the parking maximum (125%): the 18,000-net square-foot building requires a minimum of 60 parking spaces. The ZDC permits a maximum of 125% of the required parking spaces or 75 spaces. The proposed plan includes a total of 92 surface parking spaces, which exceeds the maximum by 17.

The ZDC requires both a minimum percentage of on-site landscape area and a minimum area of surface parking lots to be landscaped. When a use permit is granted to exceed the parking maximum, projects must provide either landscaping that totals a minimum of 12% of the surface area of all surface parking lots or an overall shade canopy above surface parking areas that is not less than 22% of the parking area, as demonstrated by a shadow study. The applicant has provided a shadow study that demonstrates an overall shade canopy of 25% of the parking area based the combination of parking canopies and the expected size of trees within five years of planting.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The current property is vacant, so construction of an office development will cause an increase in traffic; however, the 17 additional vehicle parking spaces requested through the Use Permit will not result in a significant increase in traffic beyond what is expected of buildings of the proposed size. The site is within Agave Center, which is a planned employment and commercial development. The existing roadways and on-site circulation can support the increased traffic generated by the proposed use.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The additional parking spaces should not create a nuisance from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions. While parking spaces in excess of those required by the ZDC will create an increased paved surface area, and therefore an increase in heat absorption, the proposed plan exceeds the ZDC requirement for shade canopy within the parking lot.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The use should not contribute to a deterioration of the neighborhood or to the downgrading of property values. The streets within the center are signed for no parking, and the provision of parking in excess of the ZDC requirement should ensure adequate parking for the businesses and prevent spillover onto adjacent lots. Three-quarters of the building area will be leased to tenants that are unknown at this time, and the additional parking will allow the owner flexibility with the allowed tenant types.
4. *Compatibility with existing surrounding structures and uses.* Several of the properties surrounding the site are currently vacant; however, the proposed plan is generally compatible with existing development. The parking near the north property line is adjacent to surface parking lots of the two existing restaurants. The building is located adjacent to Harl and Ranch, with parking only adjacent to two of the site's three street frontages.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The surface parking spaces are not expected to have issues related to disruptive behavior.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

The proposed development consists of two, two-story buildings on two lots totaling 1.46 acres. The two lots have frontages on three streets, and once combined into a single lot, will be considered a through lot with fronts on both Jewel and Harl. The developer, Supima, will have an office occupying 5,000 gross square-feet of the 20,000 square-foot building area. Future tenants for the remaining 15,000 square feet are unknown at this time. The site has shared driveways on Jewel and Harl with the adjacent restaurants. A third driveway will be constructed on Ranch. The site design, placing the front of both buildings to face one another, creates a landscaped courtyard between the two.

Building Elevations

The north and south building elevations, visible from the perimeter of the site, are made of CMU block that creates “wing walls”, projecting in front of full-height windows. Each wing wall has patterned holes in it that are consistent with the other walls. This design shades the windows while allowing natural light to enter the tenant spaces. On the north elevation of Building 1, facing the north property line, plans identify vertical cables attached to the building by wire anchors. Three cables are shown along each wing wall. The cables serve as supports for the Star Jasmine plants identified adjacent to the building to grow vertically up the sides. The interior elevations that face the courtyard incorporate CMU walls with storefront glazing and copper siding. Rooftop mechanical is screened by parapet walls finished with metal flashing.

Landscape Plan

The landscape palette along all three streets follows the Agave Center Design Guidelines, using Evergreen Elms between the curb and detached sidewalk. Trees within the parking lot include Desert Museum Palo Verde. In the courtyard, Red Push Pistache, Texas Mountain Laurel, and Rio Red Grapefruit are proposed.

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*; buildings are located adjacent to two of the three street frontages, with their form and design addressing their location and function. Elevations on each side are unique, with changes in wall planes and forms that provide variety in the streetscapes.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; buildings are oriented with the fronts facing each other, creating a landscaped courtyard between the two. The wing walls on the north and south exterior elevations, as well as shade trellises over windows and doors facing the courtyard, serve to mitigate heat gain.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the primary building material is integrally colored block that will not require painting. The secondary material of polished copper siding is used in appropriate locations and complements the surroundings.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the two-story buildings and off- and on-site landscaping are appropriately scaled to the site and surroundings.
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*; both buildings are sufficiently articulated to relieve monotony and create a sense of movement. Variation is provided in winged wall planes that create a sense of movement around the perimeter of the project.
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*; architectural details are appropriate to the scale and context of the development. The courtyard between the two buildings and wing walls the project in front of the full-height windows respond to varying climatic and contextual conditions.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the plan provides for convenient vehicular and pedestrian access from the public way to building entrances. Bicycle racks are also located in the courtyard, providing a safe and shaded location for storage.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; vehicle and pedestrian circulation routes are identified and delineated from each other.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; the design complies with CPTED principles.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; areas are delineated with the required landscape for the project, identifying and shading pedestrian paths to and between the buildings.*
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. Lighting will comply with code requirements.*

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use 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 Use Permit and Development Plan Review.

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

USE PERMIT CONDITIONS OF APPROVAL:

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

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed, and a Final Inspection has been passed.
2. Any intensification or expansion of the use shall require new Use Permits.

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.

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan dated December 18, 2017 (received January 25, 2018), building elevations dated December 18, 2017 (received December 18, 2017 and January 25, 2018), and landscape plan dated December 15, 2017 (received December 18, 2017). Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

Site Plan

3. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
4. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.

5. As indicated on the plans, provide upgraded paving at the new driveway that consists of the Agave Center logo in stamped concrete. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
6. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

8. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.

Building Elevations

9. The materials and colors are approved as presented:
 - Primary building - Superlite – smooth face integrally colored CMU, Mojave Brown
 - Copper siding – 12" tall x ¼" deep, 32 oz. flat, self-flashing
 - Windows – Arcadia – dark bronze anodized
 - Glazing – Arcadia – 1" tinted
 - Shade trellis, guardrail, screen, and exposed structural steel – tube steel, painted black
 - Overhead coiling door – Dunn Edwards – Charcoal Smudge DE6370
10. Shade canopies for parking areas:
 - a. Provide an 8" fascia for the canopy structure.
 - b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
 - c. Relate canopy in color and architectural detailing to the buildings.
 - d. Conceal lighting conduit in the canopy structure and finish conduit to match.
11. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
12. Conceal roof drainage system within the interior of the building.
13. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
14. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
15. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

16. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

17. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.

- c. Locate valve controller in a vandal resistant housing.
- d. Hardwire power source to controller (a receptacle connection is not allowed).
- e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
- f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape in street frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.

18. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

19. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Building Address Numerals

20. Provide address sign(s) on the building elevation facing the street to which the property is identified.

- a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
- b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

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.

SITE PLAN REVIEW: Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE 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.

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- 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 principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).

- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ZONING AND DEVELOPMENT CODE:

- 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.

LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm. Follow the link to

“applications to move a native plant” to “notice of intent to clear land”.

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

None relevant to this application

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

Section 6-308, Use Permit

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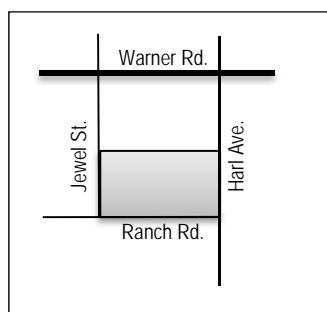
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STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Chad Weaver, Community Development Director
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 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located approximately 160 feet south of Warner Road, is on the north side of Ranch Road, and extends from Jewel Street to Harl Avenue. The site is within the Agave Business Center. The site is currently vacant with a 40' wide gas easement that runs diagonally through the site. This easement prevents trees and structures from being constructed within its extents.

Directly north of the site are Carl's Jr. and Panera Bread restaurants, both with drive-through lanes. West and south of the site, across Jewel Street and Ranch Road, are vacant lots. To the east, across Harl Avenue, is an office building.

This request includes the following:

1. Use Permit to allow parking in excess of the allowed maximum 75 spaces (125% of required) in order to provide 92 spaces total.
2. Development Plan Review which includes a site plan, landscape plan, and building elevations for a new office development containing two, two-story office buildings totaling 20,000 gross s.f. (18,000 net s.f.).

The applicant is requesting the Development Review Commission act on the two items listed above.

For further processing, the applicant will need approval for an Amended Subdivision Plat, to combine the two lots into one.

SITE PLAN REVIEW

Two site plan reviews were conducted in September and November 2017. Staff expressed concern regarding the designs of the rear of each building, which face the perimeter of the project. Suggestions for modifications to the elevations included: addition of openings on the south elevation of Building 2 (along Ranch Road) that could include vision glass, clerestory glass, glass blocks, or semi-translucent glass; provide a base to the buildings with CMU of a different texture/shade or slightly different wall plane (6" projection); add plant trellises to the south elevation of Building 2 and vining plants near the base; and reduce the width of the wing walls to allow a narrow portion of the windows to be visible from Ranch Road if viewed from south or west of the site.

The material board included with the first formal submittal (November 2017) included ground-face masonry for the primary building material and integrally colored (beige and gray) cement board cladding on the walls of buildings 1 and 2 where they face the interior of the project (courtyard). A revised material board was provided with the second submittal. The ground face masonry was changed to integrally colored masonry, and the cement board was changed to copper siding. The applicant replaced the ground face masonry with integrally colored, smooth face masonry due to the cost and difficulty of designing a building that would have up to three sides of some of the blocks exposed (due to the "wing wall" design) but without the same ground face finish. Staff asked the applicant to attempt to incorporate another material/color (such as the previously provided ground face CMU) into the building design, especially along the south elevation of the building adjacent to Ranch Road. The applicant attempted to address staff's concern but was unable to find a good location on the building wall to start and stop another type of CMU. Staff supports the proposed elevations as submitted. Although most of the elevations that face the exterior of the project are a single color of CMU, the design includes high quality materials with articulation that creates visual interest.

PUBLIC INPUT

A neighborhood meeting was not required for these requests. At the time of completion of the staff report, no public input was received.

PROJECT ANALYSIS

USE PERMIT

The proposed use requires a use permit, to exceed the parking maximum (125%): the 18,000-net square-foot building requires a minimum of 60 parking spaces. The ZDC permits a maximum of 125% of the required parking spaces or 75 spaces. The proposed plan includes a total of 92 surface parking spaces, which exceeds the maximum by 17.

The ZDC requires both a minimum percentage of on-site landscape area and a minimum area of surface parking lots to be landscaped. When a use permit is granted to exceed the parking maximum, projects must provide either landscaping that totals a minimum of 12% of the surface area of all surface parking lots or an overall shade canopy above surface parking areas that is not less than 22% of the parking area, as demonstrated by a shadow study. The applicant has provided a shadow study that demonstrates an overall shade canopy of 25% of the parking area based the combination of parking canopies and the expected size of trees within five years of planting.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The current property is vacant, so construction of an office development will cause an increase in traffic; however, the 17 additional vehicle parking spaces requested through the Use Permit will not result in a significant increase in traffic beyond what is expected of buildings of the proposed size. The site is within Agave Center, which is a planned employment and commercial development. The existing roadways and on-site circulation can support the increased traffic generated by the proposed use.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The additional parking spaces should not create a nuisance from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions. While parking spaces in excess of those required by the ZDC will create an increased paved surface area, and therefore an increase in heat absorption, the proposed plan exceeds the ZDC requirement for shade canopy within the parking lot.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The use should not contribute to a deterioration of the neighborhood or to the downgrading of property values. The streets within the center are signed for no parking, and the provision of parking in excess of the ZDC requirement should ensure adequate parking for the businesses and prevent spillover onto adjacent lots. Three-quarters of the building area will be leased to tenants that are unknown at this time, and the additional parking will allow the owner flexibility with the allowed tenant types.
4. *Compatibility with existing surrounding structures and uses.* Several of the properties surrounding the site are currently vacant; however, the proposed plan is generally compatible with existing development. The parking near the north property line is adjacent to surface parking lots of the two existing restaurants. The building is located adjacent to Harl and Ranch, with parking only adjacent to two of the site's three street frontages.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The surface parking spaces are not expected to have issues related to disruptive behavior.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

The proposed development consists of two, two-story buildings on two lots totaling 1.46 acres. The two lots have frontages on three streets, and once combined into a single lot, will be considered a through lot with fronts on both Jewel and Harl. The developer, Supima, will have an office occupying 5,000 gross square-feet of the 20,000 square-foot building area. Future tenants for the remaining 15,000 square feet are unknown at this time. The site has shared driveways on Jewel and Harl with the adjacent restaurants. A third driveway will be constructed on Ranch. The site design, placing the front of both buildings to face one another, creates a landscaped courtyard between the two.

Building Elevations

The north and south building elevations, visible from the perimeter of the site, are made of CMU block that creates “wing walls”, projecting in front of full-height windows. Each wing wall has patterned holes in it that are consistent with the other walls. This design shades the windows while allowing natural light to enter the tenant spaces. On the north elevation of Building 1, facing the north property line, plans identify vertical cables attached to the building by wire anchors. Three cables are shown along each wing wall. The cables serve as supports for the Star Jasmine plants identified adjacent to the building to grow vertically up the sides. The interior elevations that face the courtyard incorporate CMU walls with storefront glazing and copper siding. Rooftop mechanical is screened by parapet walls finished with metal flashing.

Landscape Plan

The landscape palette along all three streets follows the Agave Center Design Guidelines, using Evergreen Elms between the curb and detached sidewalk. Trees within the parking lot include Desert Museum Palo Verde. In the courtyard, Red Push Pistache, Texas Mountain Laurel, and Rio Red Grapefruit are proposed.

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*; buildings are located adjacent to two of the three street frontages, with their form and design addressing their location and function. Elevations on each side are unique, with changes in wall planes and forms that provide variety in the streetscapes.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; buildings are oriented with the fronts facing each other, creating a landscaped courtyard between the two. The wing walls on the north and south exterior elevations, as well as shade trellises over windows and doors facing the courtyard, serve to mitigate heat gain.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the primary building material is integrally colored block that will not require painting. The secondary material of polished copper siding is used in appropriate locations and complements the surroundings.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the two-story buildings and off- and on-site landscaping are appropriately scaled to the site and surroundings.
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*; both buildings are sufficiently articulated to relieve monotony and create a sense of movement. Variation is provided in winged wall planes that create a sense of movement around the perimeter of the project.
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*; architectural details are appropriate to the scale and context of the development. The courtyard between the two buildings and wing walls the project in front of the full-height windows respond to varying climatic and contextual conditions.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the plan provides for convenient vehicular and pedestrian access from the public way to building entrances. Bicycle racks are also located in the courtyard, providing a safe and shaded location for storage.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; vehicle and pedestrian circulation routes are identified and delineated from each other.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; the design complies with CPTED principles.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; areas are delineated with the required landscape for the project, identifying and shading pedestrian paths to and between the buildings.*
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.* Lighting will comply with code requirements.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use 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 Use Permit and Development Plan Review.

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

USE PERMIT CONDITIONS OF APPROVAL:

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

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed, and a Final Inspection has been passed.
2. Any intensification or expansion of the use shall require new Use Permits.

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.

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan dated December 18, 2017 (received January 25, 2018), building elevations dated December 18, 2017 (received December 18, 2017 and January 25, 2018), and landscape plan dated December 15, 2017 (received December 18, 2017). Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

Site Plan

3. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
4. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.

5. As indicated on the plans, provide upgraded paving at the new driveway that consists of the Agave Center logo in stamped concrete. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
6. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

8. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.

Building Elevations

9. The materials and colors are approved as presented:
Primary building - Superlite – smooth face integrally colored CMU, Mojave Brown
Copper siding – 12" tall x ¼" deep, 32 oz. flat, self-flashing
Windows – Arcadia – dark bronze anodized
Glazing – Arcadia – 1" tinted
Shade trellis, guardrail, screen, and exposed structural steel – tube steel, painted black
Overhead coiling door – Dunn Edwards – Charcoal Smudge DE6370
10. Shade canopies for parking areas:
 - a. Provide an 8" fascia for the canopy structure.
 - b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
 - c. Relate canopy in color and architectural detailing to the buildings.
 - d. Conceal lighting conduit in the canopy structure and finish conduit to match.
11. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
12. Conceal roof drainage system within the interior of the building.
13. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
14. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
15. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

16. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

17. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.

- c. Locate valve controller in a vandal resistant housing.
- d. Hardwire power source to controller (a receptacle connection is not allowed).
- e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
- f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape in street frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.

18. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

19. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Building Address Numerals

20. Provide address sign(s) on the building elevation facing the street to which the property is identified.

- a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
- b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

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.

SITE PLAN REVIEW: Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE 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.

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- 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 principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).

- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ZONING AND DEVELOPMENT CODE:

- 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.

LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm. Follow the link to

"applications to move a native plant" to "notice of intent to clear land".

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

None relevant to this application

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

Section 6-308, Use Permit

DEVELOPMENT PROJECT FILE

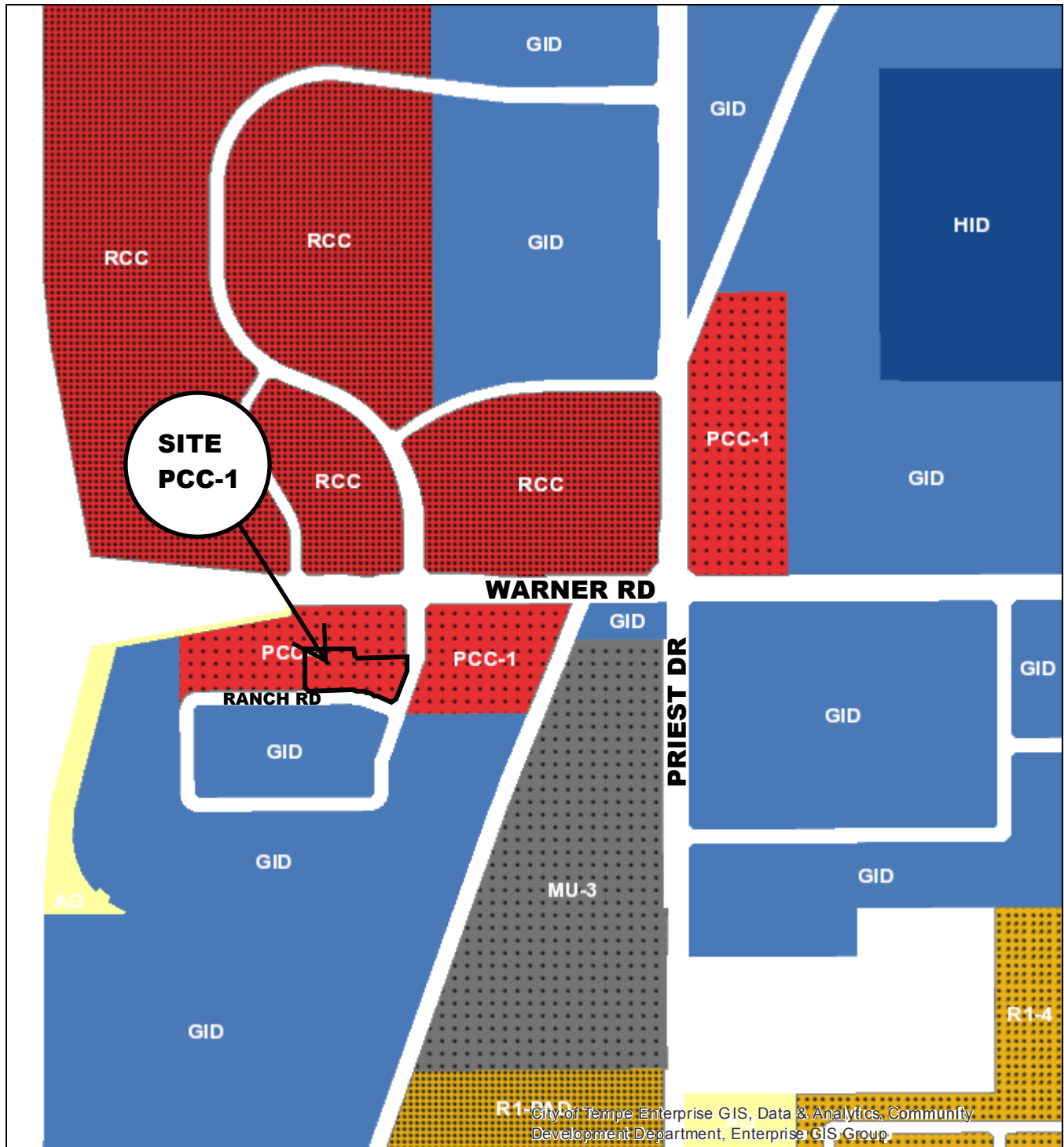
for
SUPIMA AGAVE
(PL170360)

ATTACHMENTS:









1. Location map
2. Aerial
- 3-7. Letters of explanation
8. Context site plan with aerial overlay
9. Site plan
10. Landscape plan
11. Development plan shadow study
- 12-13. Blackline building elevations
- 14-16. Color building elevations
- 17-18. Enlarged building details
19. Building Sections
- 20-22. Floor plans and roof plan
23. Photo metric plan
24. Lighting cut sheets
- 25-26. Renderings Section
27. Site Context Photos

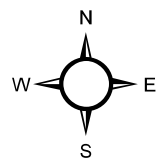
SUPIMA AGAVE

PL 170360



City of Tempe Enterprise GIS, Data & Analytics, Community Development Department, Enterprise GIS Group

- | | |
|--|---|
|  General Industrial District (GID) |  Regional Commercial Center (RCC) |
|  Heavy Industrial District (HID) |  Agricultural (AG) |
|  Mixed Use Med-High (MU-3) |  Single-Family Residential (R1-4) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Single-Family Residential Planned Area Dev (R1-PAD) |





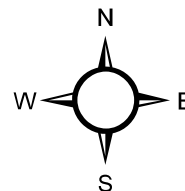
Tempe

PL 170360

SUPIMA AGAVE



Aerial Map





18 December 2017

City of Tempe Planning Division
31 East Fifth Street
Tempe, AZ 85281

RE: Supima Agave Center – Use Permit Letter of Explanation
1700 W Ranch Rd
Tempe, AZ 85284
RSP Project No.: 2877.001.00

Dear Karen Stoval & Team:

This project consists of a new ~20,000 sf office building on a site of 1.56 acres located in Tempe near the intersection of Warner Rd and Harl Ave. The project will provide high end office space for the owner as well as space for lease. Current zoning supports the intended use.

In addition to the standard application for Development Plan Review approval, the owner would like to apply for a use permit to allow an increase in parking to provide more than 125% of the code requirement. By code, 70 spaces are required (20,943sf / 300sf per space = 69.8 spaces) and we are providing 92 spaces representing a 131% increase. This is being requested for several reasons. The site is encumbered on the west side by a 40' wide gas easement that cannot be built over making vertical development challenging. The additional parking will provide the owner with more flexibility for leasing by satisfying the parking demands of various office tenants. While multi-modal transportation is on the rise in Tempe, office users in this general location are still requesting more parking to be provided.

In addition to the comments made in conjunction with the standard application for Development Plan Review and our response as to how we've addressed the approval for criteria per ZDC Section 6-306.D, we have accommodated this parking increase on the site in the following ways. We have mitigated this additional parking with additional landscape to provide more shade canopy lot coverage percentage per the zoning ordinance. When applying for a use permit to increase parking above 125% of the code requirement 22% of the parking area shall be covered by shade canopy from trees. We have provided 23% shade coverage. Overall, our landscape concept is based around a central courtyard that extends out from between the two building and provides ample landscaping throughout the site. Our lot coverage is lower than the allowable (17% proposed vs 50% allowed) with much of the remainder dedicated to landscaping (33.9% of the site is landscape area).

RSP Architects, Ltd.

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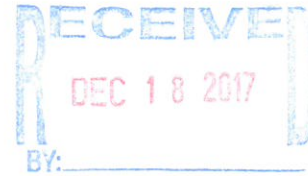
For the above reasons, we feel strongly that our project is a great candidate for this use permit to allow additional parking.

Thank you,
Mike Duffy, AIA



18 December 2017

City of Tempe Planning Division
31 East Fifth Street
Tempe, AZ 85281



RE: Supima Agave Center – Development Plan Review Application Letter of Explanation
1700 W Ranch Rd
Tempe, AZ 85284
RSP Project No.: 2877.001.00

Dear Karen Stoval & Team:

This project consists of a new 20,000sf office building on a site of 1.56 acres located in Tempe near the intersection of Warner Rd and Harl Ave. The project will provide high end office space for the owner as well as space for lease. Current zoning supports the intended use.

The design of the project takes inspiration directly from the owner, SUPIMA, who grows extra long staple cotton for use in everything from household goods to clothing for premier fashion brands. This special cotton, originally conceived in 1911 in Sacaton, Arizona and first produced in large quantities in 1916 in Goodyear, AZ, is now known as the 'World's Finest Cottons.' Its humble utilitarian beginnings and its elegant final product, has a rich contrast from start to finish. We've used a similar contrast to inform the building massing – utilitarian on exterior while maintaining an elegance at the interior. The exterior most elevations are treated with folded planes of woven CMU block that screen full height windows. The interior courtyard elevations are lined with piers of storefront glazing, copper siding, and CMU piers. Painted steel overhangs and shade trellises provide relief from the elements.

The project is conceived of as two volumes with landscaped outdoor amenity areas in between. The two volumes are two levels each with a bridge connector in the center. These two volumes are sized based on an economical structural span as well as a flexible floor plate for leasing. The site is served by a surface parking lot. The site is accessed via a drive at the north of the site, shared with adjacent parcels, as well as a new entrance drive located at the south.

Below is a summary of the ZDC Development Plan Review Approval Criteria and a brief description of how we've addressed each item.

City of Tempe ZDC Section 6-306 D: Approval Criteria. Development plan approval shall be based on consideration of the following criteria:

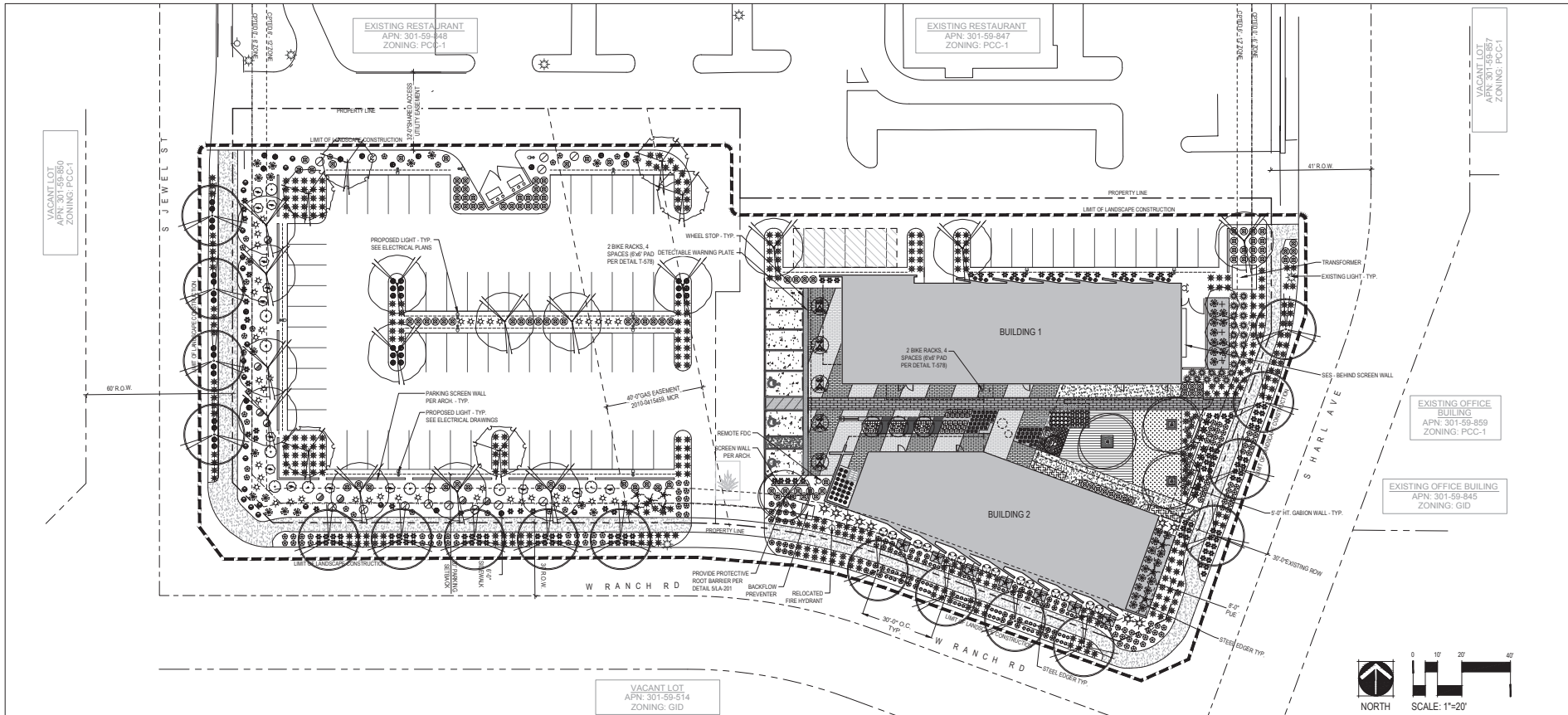
1. Placement, form, and articulation of buildings and structures provide variety in the streetscape;

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- a. Response: The folded planes of woven CMU provide a dynamic streetscape along Ranch Rd with an ever-changing elevation throughout the day. The CMU lattice casts a pattern of filtered light onto the elevations and into the interior space. The interior courtyard opens to the east along Harl Ave providing a views into the landscaped courtyards lined with storefront glazing and copper siding.
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;
 - a. Response: The building is sited to respond to existing conditions, take advantage of views, and responsibly address solar orientation. The woven CMU screens provide filtered natural light to control interior glare and heat gain. The larger expanses of storefront glazing are orient around the interior courtyard to minimize direct sunlight. Internal shades
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;
 - a. Response: High quality CMU block, efficient glazing systems, and copper cladding are used throughout. We feel we are
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;
 - a. Response: There are larger, taller buildings to the west, and smaller shorter buildings to the north and east. We feel our project finds an appropriate middle ground between the two.
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;
 - a. Response: While a larger, more massive building would fit just as easily on this site, the massing has been broken down with the introduction of the center courtyard and the composition of two building masses. The woven CMU screens, and different treatment of the exterior and courtyard facades, creates a sense of movement as a pedestrian circulates around the building. These dynamic façades, along with their complimentary landscape components, enhance the pedestrian experience.
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;
 - a. Response: Streetscape windows are treated with the woven CMU panels to
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;
 - a. Response: The project is located within 0.25 miles of a bus stop and 0.25 miles from the I-10 making a prime location for public transportation or automobile. Immediately adjacent streets have bike lanes for bicycle commuters.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;
 - a. Response: The site is organized to consolidate parking at the east and pedestrian traffic at the west adjacent to the courtyard.
9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;
 - a. Response: Integration of CPTED elements are used throughout. All outdoor spaces are adjacent to windows with few exceptions. Entry points are clearly identifiable. Gates are used a 'backyard' entrances.
10. Landscape accents and provides delineation from parking, buildings, driveways and pathways;
 - a. Response: Landscape provides clear delineation with varying planting palette and paving materials.
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; and
 - a. Response: Signage will be under separate permit.
12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
 - a. Response: Lighting is complimentary to the building architecture and site design.

Thank you,
Mike Duffy, AIA



PLANT SCHEDULE

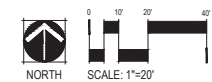
SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W	QTY
TREES				
⊙	Chilopsis linearis 'Art's Seedless' Art's Seedless Desert Willow	36" BOX MULTI	1.75" CAL. 8' HT & 6' W	6
⊕	Citrus paradisi 'Rio Red' Rio Red Grapefruit	36" BOX SINGLE	3.5" CAL. 8' HT & 7' W	3
⊙	Olneya tesota Ironwood	36" BOX MULTI	3" CAL. 9' HT & 7' W	1
⊕	Manocosa willardiana Palo blanco	36" BOX SINGLE	2" CALIPER 9' HT & 6' W	3
⊙	Parkinsonia 'Desert Museum' Desert Museum Palo Verde	24" BOX MULTI	1.5" CALIPER 7' HT & 4' W	15
⊕	Pistacia chinensis x 'Red Push' Red Push Pistache	48" BOX SINGLE	4" CALIPER 14' HT & 6' W	3
⊙	Sophora secundiflora Texas Mountain Laurel	36" BOX MULTI	1.75" CALIPER 6' HT & 4' W	1
⊕	Tecoma stans 'Yellow Bells' Yellow Bells	24" BOX STAKED	1" CALIPER 5' H & 3' W	5
⊙	Ulmus parvifolia Evergreen Elm	36" BOX SINGLE	2" CALIPER 10' H & 6' W	17

SHRUBS				
⊙	Caesalpinia pulcherrima Red Bird of Paradise	5 GALLON		9
⊕	Calliandra eriophylla Fairy Duster	5 GALLON		8
⊕	Ericameria laricifolia 'Aguirre' Turquoise Bush	5 GALLON		13
⊕	Leucophyllum frutescens 'White Cloud' White Cloud Texas Ranger	5 GALLON		14
⊕	Leucophyllum leucanthera 'Rio Bravo' Rio Bravo Texas Ranger	5 GALLON		15
⊕	Ruellia paniculata Blue Butterfly	5 GALLON		116
GROUNDCOVERS/VINES				
⊕	Lantana montevideensis 'Momma' White Lightning Trailing Lantana	1 GALLON		50
⊕	Lantana x 'New Gold' Yellow Lantana	1 GALLON		20
⊕	Ruellia brittoniana 'Katie's White' White Katie Ruellia	3 GALLON		16
⊕	Trachelospermum jasminoides Star Jasmine	15 GALLON STAKED		18
⊕	Tradescantia pallida Purple Heart	1 GALLON		40
GRASSES				
⊕	Dianella bicolor African Iris	5 GALLON		49
⊕	Muhlenbergia dubia Pine Muhly	5 GALLON		20
⊕	Muhlenbergia rigens Deer Grass	5 GALLON		373
⊕	Muhlenbergia capillaris 'White Cloud' White Avon Muhly	5 GALLON		24

ACCENTS				
⊕	Agave desmetiana Smooth Agave	5 GALLON		6
⊕	Agave havardiana Harvard Agave	5 GALLON		44
⊕	Agave parryi v. truncata Artichoke Agave	5 GALLON		116
⊕	Agave schottiana 'Durango Delight' Durango Delight Agave	5 GALLON		67
⊕	Aloe barbadensis Aloe vera	5 GALLON		146
⊕	Aloe 'Blue Elf' Blue Elf Aloe	5 GALLON		56
⊕	Echinocactus grusonii Golden Barrel Cactus	5 GALLON		57
⊕	Fouquieria splendens Ocotillo	24" BOX		15
⊕	Hesperaloe funifera Giant Hesperaloe	15 GALLON		9
⊕	Hesperaloe parviflora 'Yellow' Yellow Hesperaloe	5 GALLON		44
⊕	Pachycereus marginatus Mexican Fencepost Cactus	25 GALLON		9
⊕	Pedilanthus macrocarpus Slipper Plant	5 GALLON		9
⊕	Sansevieria Snake Skin Plant	5 GALLON		24

PAVING SCHEDULE	
⊕	EXPOSED AGGREGATE INTEGRAL COLOR CONCRETE DAVIS COLOR T.B.D.
⊕	CONCRETE SIDEWALK - COLOR AND FINISH TO MATCH EXISTING
⊕	PRECAST CONCRETE PAVERS
⊕	PORCELAIN PAVERS
⊕	ARTIFICIAL TURF

TOPDRESS SCHEDULE	
⊕	DECOMPOSED GRANITE - 2" MIN. DEPTH SIZE: 3" SCREENED COLOR: PAINTED DESERT SOURCE: GRANITE EXPRESS CONTACT: KELLY SHEPHERD PH: 480.354.6899
⊕	ROLLED MARBLE POLISHED WHITE PEBBLE SIZE: 2" - 3" SOURCE: GRANITE EXPRESS CONTACT: KELLY SHEPHERD PH: 480.354.6899
⊕	RIP RAP COLOR: COPPER PATINA SIZE: 3" - 5" SOURCE: GRANITE EXPRESS CONTACT: KELLY SHEPHERD PH: 480.354.6899





NORRIS DESIGN
Landscape Architecture & Planning

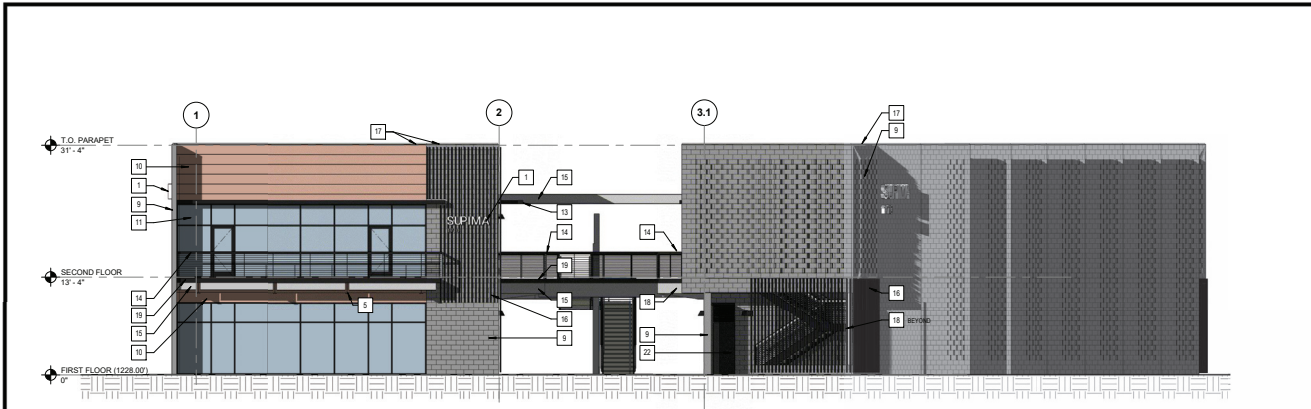
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Phone: 602-782-6002
Email: marc@supima.com

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

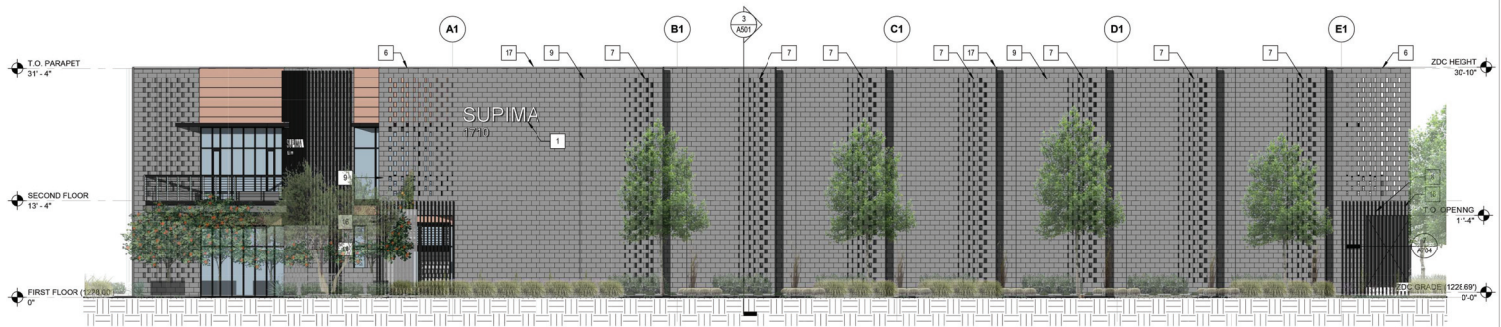
LA-101



3 WEST BUILDING ELEVATION
1/8" = 1'-0"



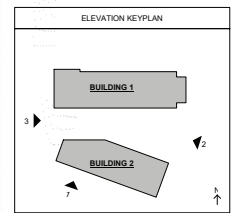
2 STREETSCAPE EAST ELEVATION
1/8" = 1'-0"



1 SOUTH STREETSCAPE ELEVATION
1/8" = 1'-0"

KEYNOTES - EXTERIOR ELEVATION	
NO.	DESCRIPTION
1	BUILDING SIGNAGE, COORDINATE LOCATION WITH BUILDING OWNER (SIGNAGE UNDER SEPARATE PERMIT)
2	BUTT GLAZED WINDOW
3	TOP COURSE TO BE 8" SOLID OR INVERTED FILLED BOND BEAM
4	EXTERIOR LIGHTING - SEE ELECTRICAL (FST LED WALL SCONCE)
5	CENTER RAIL VERTICAL ON THIS BEAM AND INSTALL 4'-0" O.C. IN BOTH DIRECTIONS THEREAFTER, U.N.O.
6	AT KING WALLS, HOLD CAP FLASHING OFF THE VERTICAL FACE OF THE BLOCK ON ALL FACES
7	FULL HEIGHT WINDOWS (SP-16, KEYNOTE 12) BEHIND PERFORATED KING WALLS, REFER TO PLANS AND SHEET A310
8	THIS SCREEN PANEL IS INVERSE FROM THE OTHERS. THIS PANEL IS HUNG FROM THE TOP AND EXPANSION FINN ARE AT THE BOTTOM. IT IS THE INTENT THAT THE BOTTOM RAIL BE ANCHORED WHERE IT LAPS OVER THE CMU AND CAN/LEVERS AT THE WEST END
9	CMU BLOCK - INTEGRALLY COLORED CONCRETE MASONRY UNIT, EXCEPT UNLESS NOTED OTHERWISE - RUNNING BOND, SUPERLITE SMOOTH FACE, MOJAVE BROWN
10	COPPER SIGNAGE - 1/2" TALL BY 1/4" DEEP 30XZ FLAT COPPER SIGNAGE, SELF FLASHING
11	STOREFRONT GLAZING SYSTEM - ARCADIA AFG451 GLAZING SYSTEM, CLASS 2 DARK BRONZE ANNOXIDIZED MULLIONS, 1" GUL (TINTED 1/8" BRUCLT HS, 1/2" AIR SPACE, 1/4" CLEAR ANNEALED, TEMPERED WHERE REQUIRED)
12	WINDOW WALL GLAZING SYSTEM - ARCADIA T500, CLASS 2 DARK BRONZE ANNOXIDIZED MULLIONS, 1" GUL (TINTED 1/8" BRUCLT HS, 1/2" AIR SPACE, 1/4" CLEAR ANNEALED, TEMPERED WHERE REQUIRED, INSULATED SPANREL WHERE REQUIRED)
13	TUBE STEEL SHADE TRELLIS - PAINTED BLACK (DE637)
14	STEEL GUARDRAIL ASSEMBLY - PAINTED BLACK (DE637)
15	EXPOSED STRUCTURAL STEEL - PAINTED BLACK (DE637)
16	TUBE STEEL SCREEN - PAINTED BLACK (DE637)
17	METAL CAP FLASHING - COPPER FLASHING ADJACENT TO COPPER SIDING, PAINTED FLASHING ADJACENT TO CMU (DE638)
18	STEEL STAIR - PAINTED BLACK (DE637)
19	CONTINUOUS STEEL ANGLE POUR STOP - PAINTED BLACK (DE637)
20	ROOF OVERFLOW DRAIN
21	METAL CAP FLASHING - COPPER FLASHING ADJACENT TO COPPER SIDING, PAINTED FLASHING ADJACENT TO CMU (DE638)
22	EXTERIOR METAL DOOR - PAINTED DARK GREY (DE637)
23	OVERHEAD COILING DOOR - PAINTED DARK GREY (DE637)

GENERAL NOTES - ELEVATIONS	
1.	'GRADE' IS MEASURED FROM THE TOP OF CURB AT MIDPOINT OF PROPERTY LINE ALONG JEWEL STREET (GRADE = 1228.00). BUILDING FINISHED FLOOR IS SET AT 1228.00' FINISHED FLOOR = 1228.00'. TOTAL BUILDING HEIGHT ABOVE FINISHED FLOOR IS 31'-0". TOTAL BUILDING HEIGHT ABOVE 'GRADE' IS 30'-10".



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Consultants

Project Name: **SUPIMA**
AGAVE CENTER

1710 W Ranch Rd Tempe, AZ 85284

Project No. 2877.001.00
Drawn By: Author
Checked By: Checker

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Revisions		
No.	Date	Description

STREETSCAPE ELEVATIONS

A400

