

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 05/26/2020
Agenda Item: 10**

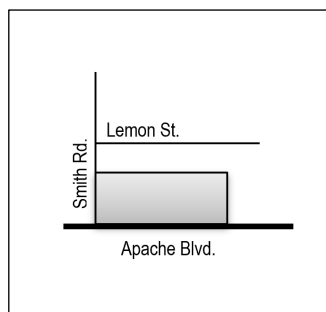
ACTION: Request for a General Plan Density Map Amendment from Medium Density (up to 25 du/ac) to High Density (up to 65 du/ac); a Zoning Map Amendment from CSS TOD and R-4 TOD to MU-4 TOD; a Planned Area Development to establish development standards; and a Development Plan Review for a new four-story, mixed-use development consisting of 187 dwelling units and commercial uses for BLUE AT EASTLINE VILLAGE, located at 2058 East Apache Boulevard. The applicant is Gammage & Burnham P.L.C.

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: Approve, subject to conditions

BACKGROUND INFORMATION: BLUE AT EASTLINE VILLAGE (PL190249) is a proposed mixed-use development located at the northeast corner of Smith Road and Apache Boulevard. The two four-story buildings will contain 187 dwelling units and 4,072 square feet of commercial space. The request includes the following:

- GPA200001 General Plan Density Map Amendment from Medium Density (up to 25 du/ace) to High Density (up to 65 du/ac)
- ZON190005 Zoning Map Amendment CSS TOD (Commercial Shopping and Services, Transportation Overlay District) and R-4 (Multi-Family Residential General) TOD to MU-4 (Mixed-Use, High Density) TOD
- PAD190016 Planned Area Development Overlay to establish development standards for density, building height, lot coverage, landscape coverage, setbacks, and parking ratios.
- DPR190136 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owners	City of Tempe Apache Partners 1, LLC Apache Partners 2, LLC Blue at Eastline, LLC
Applicant	Manjula Vaz, Gammage & Burnham P.L.C.
Zoning District (current/proposed)	CSS TOD, R-4 TOD / MU-4 PAD TOD
Gross / Net site area	4.09 acres / 3.95 acres
Density / Number of Units	46 du/ac / 187 units
Unit Types	123 one-bedroom 47 two-bedroom 17 three-bedroom
Total Bedrooms	268 bedrooms
Total Building Area	203,404 gross s.f. / 198,603 net s.f.
Lot Coverage	44% (no standard)
Building Height	56' (no standard)
Building Setbacks	0' min. / 20' max front (Apache), 0' min. / 20' max west side, 5' east side, 10' rear (north), (20' front maximum)
Landscape area	23% (no standard)
Vehicle Parking	220 spaces (245 min. required, 306 max. allowed)
Bicycle Parking	184 spaces (183 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 project is located at the northeast corner of Smith Road and Apache Boulevard and is located within the Transportation Overlay District. The site is surrounded by vacant, multi- and single-family uses to the north, a U.S. Post Office to the west, and commercial to the east. To the south, across Apache, is the site of the recently approved mixed-use development titled Eastline Village. The Smith-Martin/Apache light rail station is located in the center of Apache, at the west end of the site.

This project includes portions of several properties that are through lots which front both Apache Boulevard and Lemon Street. The north portions of these through lots that are adjacent to Lemon are excluded from this project; however, they are proposed for redevelopment through the associated case Lemon Street Single-Family Residences (PL190232), which proposes seven (7) single-family homes that front Lemon Street.

This request includes the following:

1. General Plan Density Map Amendment from Medium Density (up to 25 du/ace) to High Density (up to 65 du/ac).
2. Zoning Map Amendment CSS TOD (Commercial Shopping and Services, Transportation Overlay District) and R-4 (Multi-Family Residential General) TOD to MU-4 (Mixed-Use, High Density) TOD.
3. Planned Area Development Overlay to establish development standards for density, building height, lot coverage, landscape coverage, setbacks, and parking ratios.
4. Development Plan Review for site plan, building elevations, and landscape plan for a new four-story, mixed-use development containing 187 dwelling units and commercial uses.

For further processing, the applicant will need approval of an Amended Subdivision Plat.

SITE PLAN REVIEW

Two preliminary and two formal site plan reviews were conducted in August 2018, April and September 2019, and February 2020. Comments provided by staff included: provide a pedestrian crossing to the light rail station; provide a land use buffer adjacent to single-family uses to the north; recommend an east-west pedestrian path through the project; recommend different tree species along Apache besides Southern Live Oak; shift building away from streets to allow adequate room for trees and tree canopies; show SRP and other easements along streets that impact tree locations; increase amount of glazing at coworking space; incorporate more interesting storefront design at co-work and leasing office; provide more shade a ground level; recommend use of a different material at blue columns and better materials throughout the project; provide more visual interest/emphasis at building corner of Smith and Apache; break up 330-foot long buildings by varying parapet heights; and provide a more prominent entrance to building II.

The applicant modified plans to address staff's comments. Conditions are included for right-of-way dedication and construction or funding of the pedestrian/light rail signal on Apache Boulevard.

PUBLIC INPUT

- Neighborhood meeting required.
- Neighborhood meeting held: March 3, 2020 at 6:00 p.m. Escalante Multi-Generational Center, 2150 East Orange Street.
- See attached summary of meeting provided by the applicant.
- Community Development staff attended the meeting. One individual from the public attended and expressed support for the project.
- As of completion of this report, staff has not directly received any public input.

PROJECT ANALYSIS

GENERAL PLAN

The General Plan Projected Land Use for this site is Mixed-Use, and the proposed MU-4 zoning is an implementing zoning district for that land use category.

The current General Plan Projected Density for this site is Medium to High Density (up to 25 du/ac), and the applicant is requesting a Density Map Amendment to High Density (up to 65 du/ac). The General Plan typically encourages densities higher than 25 du/ac for properties along the light rail; however, several parcels on this block are through lots, fronting on both Apache and Lemon. With single-family homes on the north side of Lemon, properties on this block were designated as Medium to High Density to protect the character of the existing Escalante neighborhood. Since the proposed development does not extend to Lemon, the north portions of the through lots are excluded from the subject development and are proposed to be developed with single-family homes that face Lemon. With the creation of these new, two-story homes as a buffer for the neighborhood to the north, the requested amendment to High Density for this mixed-use project directly adjacent to Apache is appropriate.

Additionally, the proposed Urban Core Master Plan includes a General Plan Density Map Amendment that covers the subject site. This amendment also proposes a density increase from Medium to High Density (up to 25 du/ac) to High Density (up to 65 du/ac) for this project area.

The applicant has submitted a written justification for the proposed General Plan Projected Density amendment, which is provided as an attachment.

Section 6-303 D. Approval criteria for General Plan amendment (*in italics*):

1. *Appropriate short and long term public benefits*; this proposal will redevelop underutilized and vacant properties on the north side of Apache, near the Smith-Martin / Apache light rail station. The project will revitalize the area and provide a higher-density development within the light rail corridor, as envisioned by the General Plan 2040.
2. *Mitigates impacts on land use, water infrastructure or transportation*; the development will intensify land uses and increase demand on water and transportation infrastructure. However, an increased demand is expected within this corridor and the intensification is within the limits planned for the area.
3. *Helps the city attain applicable objectives of the General Plan*; this development will help attain several objectives of the General Plan, including: establishing the development of multiple hubs with higher density cores; promoting land use patterns that encourage long-term sustainability; seeking balance and compatibility of new land use development with established neighborhoods; and promoting compact, efficient infill development.
4. *Provides rights-of-way, transit facilities, open space, recreational amenities or public art*; the development is required to dedicate rights-of-way along both Apache and Smith. The design provides a pedestrian crossing on Apache Boulevard to connect to the existing light rail station and a wider sidewalk and bicycle lane on Smith. Although public art is not required, murals are proposed on the south street-facing elevations of both buildings.
5. *Potentially negative influences are mitigated and deemed acceptable by the City Council*; adequate setbacks are provided to mitigate the height difference between the proposed project and nearby single-family residential. A traffic Impact Analysis (TIA), which considers the impacts of the project on the transportation infrastructure, was submitted by the applicant and approved by the Transportation Division. The TIA proposes increased right-of-way widths, new sidewalks, bicycle lanes, and a signalized light rail pedestrian crossing to support the increased transportation needs of the area.
6. *Judgment of the appropriateness of the amendment with regard to market demands, and impacts on surrounding area, service, fiscal, traffic, historic properties, utilities and public facilities*. The request meets the city's desire and market

demand for increased density and mixed-use development along the light rail corridor. Properties included in the proposed development have been vacant and/or underutilized for many years, and the project is an investment in the community. With the proposed Lemon Street Single-Family Residences project to the north, an appropriate buffer is provided between this development and the single-family neighborhoods on the north side of Lemon Street. The applicant has been made aware of the need to increase infrastructure capacity adjacent to the site, and all costs related to such increases will be paid for by the developer.

CHARACTER AREA PLAN

This site is in the Apache Character Area Plan. The plan encourages preservation of existing buildings, landscape treatments that respect the Sonoran Desert, natural and structure shade, complete streets for all transportation modes, adaptive reuse, streets as open space, design transitions, safe and convenient crossings, collaborative work spaces and live-work options, human-scaled design along Apache Boulevard, green infrastructure, walkable commercial, creation of public spaces for people, and outdoor art. This proposal incorporates many principles and guidelines of the plan:

- *Landscape Treatments*: the project incorporates several plants from the character area's plant palette along with drought tolerant plants to be compatible with the City of Tempe design guidelines. Landscape along the Apache Boulevard frontage is severely limited by the existing underground utilities, but the applicant is proposing a mix of potted and in-ground plants to comply with the street tree requirement of the code.
- *Shade*: shade is achieved with trees and building/architectural elements. Projecting balconies are shaded by the balcony floors above one another and roof overhangs. The minimum percentage of shade required on public sidewalks is achieved on both street frontages.
- *Mobility and Crossings*: the site is situated adjacent to a light rail station, and the project proposes a new mid-block pedestrian connection to the light rail station for safe connection to other parts of the city through sustainable forms of transportation.
- *Streetscapes*: Apache right-of-way provides for pedestrian, bicyclist, transit, and motorist use; much of the sidewalks along both streets are separated from travel lanes by landscape and on-street parking buffers; and sidewalks comply with the minimum eight-foot clear path requirement.
- *Live / Work / Innovate*: nine live-work units are planned for the project, allowing opportunities for start-up businesses and neighborhood services to be offered in close proximity to the residential units. Coworking space is also provided along Apache to create space for business owners to occupy shared work areas.
- *Pedestrian Scale*: the ground floor commercial opportunities promote street activity. The project incorporates on-street parking, ground floor activity along Apache, and provides shade at building entrances, patios, and sidewalks.
- *Connectivity*: delineated pathways are provided throughout the development.
- *Walkable Commercial*: the commercial components of the project are designed with walkable connections that eliminate the need for driving.
- *Public / Private Art*: murals will be provided on the building elevations.

ZONING

The properties are currently zoned CSS TOD and R-4 TOD, which permit maximum densities of 40 du/ac and 25 du/ac respectively. The proposed zoning district, MU-4 TOD, has no maximum density; the density is established by the associated PAD, which will allow up to 46 du/ac.

The current General Plan land use category of Mixed-Use indicates that this area of Apache is expected to develop with a mix of land uses within individual projects. If approved, the requested General Plan Density Map Amendment to High Density (up to 65 du/ac) would support the requested MU-4 zoning district.

Section 6-304 C.2. Approval criteria for Zoning amendment (*in italics*):

1. *The proposed zoning amendment is in the public interest*, as it will permit a mixed-use development with an increased residential density along a public transit corridor.
2. *The proposed zoning amendment conforms with and facilitates implementation of the General Plan*. If the requested Density Map Amendment is approved, the requested zoning district would be supported by the new density.

PLANNED AREA DEVELOPMENT

The applicant requests a PAD Overlay consisting of 187 apartment units, nine live-work units, and 2,144 square feet of commercial (cowork) space with a maximum building height of 60 feet to top of top. The combined building area is 198,603 net square feet. The table below shows a comparison of the development standards for the CSS TOD district and the proposed MU-4 PAD.

BLUE AT EASTLINE VILLAGE – PAD Overlay			
Standard	CSS TOD (Corridor)	PROPOSED MU-4 PAD TOD	Change
Residential Density (du/ac)	25	46	Increase
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	45'	60'	Increase
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Yes	--
Maximum Lot Coverage (% of net site area)	75%	44%	Decrease
Minimum Landscape Area (% of net site area)	25%	23%	Decrease
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Front (Apache Blvd).	0' min. / 6' max	0' min / 20' max	--
Parking	20'	20 ft	--
Side	0'	10'	Increase
Rear	10'	10'	--
Street Side (Smith Rd.)	0' ft	0' min / 20' max	--
Parking	20'	20 ft	--

The proposed density, building height, lot coverage, and landscape area are appropriate for the site. The proposed 60-foot building height will exceed the heights of existing buildings on adjacent properties but should be expected for higher density developments along the light rail corridor. Adequate setbacks are provided, and adequate ground-level open space is designed into the project.

The applicant has submitted a letter requesting Option B to conform to the requirements of the Transportation Overlay District chapter of the ZDC (see attached). Option B permits a project that generally conforms to the intent of the TOD, while not meeting the literal standards of the TOD chapter. The surface parking along both Apache and Smith does not comply with the following design standard:

- Section 5-612D.2: Parking shall be provided behind buildings, as indicated in Figure 5-612B preferred parking and access.

The purpose of this section is to reduce the distance that pedestrians must walk to access buildings and create opportunities for pedestrian amenities and variation in building façade. The site layout places both buildings adjacent to the street frontages, and the only parking not entirely behind the buildings is located along the two driveways at the northwest corner and southeast corner of the properties, which are also necessary for ingress and egress to the site. While this standard is not met, all other TOD requirements are met.

Parking

The proposed PAD includes a reduction in the minimum required vehicle parking spaces through modification of the required parking ratios. The applicant has provided a parking study for justification of the alternative parking ratios, and this is included in the attachments. The table below summarizes the required and proposed *vehicle* parking for the project.

Vehicle Parking Required and Provided		
Use	ZDC TOD Standards	Proposed MU-4 PAD TOD (with Parking Analysis)
1-bedroom: 123 units	92.25 (.75 / bedroom)	19.38 (.5 / unit)
2-bedroom: 47 units	70.5 (.75 / bedroom)	74.67 (.5 / unit)
3-bedroom: 17 units	38.25 (.75 / bedroom)	18.24 (.5 / unit)
Guest: 187 total units	37.4 (.2 / unit)	0 (none required)
Commercial (office): 4,072 s.f.	6.79 (50% waived, then 1/300 s.f.)	0 (none required)
TOTAL	245 spaces	134 spaces (220 provided)

Traffic

A traffic impact analysis (TIA) was provided by the applicant and approved by the Engineering and Transportation department. The executive summary is included as an attachment.

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.* If the associated General Plan Projected Density Amendment is approved, the development will fulfill the goals of the General Plan by providing a mixed-use project with increased residential density along a transit corridor.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* The requested development standards take the site context into consideration. While not all TOD requirements are met, the project encourages a pedestrian-friendly atmosphere along both street frontages. A parking reduction is requested and can be supported, accounting for the projects anticipated residents and location on a public transit corridor and proximity to a light rail station.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* Significant setbacks and required landscape buffers are provided where the project is adjacent to existing and proposed single-family uses.

DEVELOPMENT PLAN REVIEW

Site Plan

The 3.95-acre site is located at the northeast corner of Smith Road and Apache Boulevard. Plans identify two four-story buildings adjacent to Apache with a pool between the two buildings. Vehicular access is provided by one driveway off of Apache and one off of Smith. All vehicle parking is within a surface lot on the north side of the buildings, and majority of the spaces are covered by canopies. Gates restrict access to the resident parking. On-street parking and drop-off/deliver spaces are provided on both street frontages.

Building Elevations

The building design is contemporary with flat roofs and parapets that screen rooftop mechanical equipment. The majority of the building is finished with stucco in varying shades of gray. Walls on the first floor, where the leasing office, live-work units, and co-work spaces are located, are finished with gray wall tile. Wood grain metal siding is used to signify building entrances on Apache and is carried up the corner of the building above the leasing off. Balconies on the first floor are screened with breeze block, and balcony railing on upper floors is comprised of blue painted steel panels. Bright yellow stucco pop-outs that surround some of the balconies are used as building accents. Two murals are proposed on the south building elevations on either side of the pool. Additionally, building walls near the pool are covered with gray masonry, and the pool itself is screened with breeze block and blue plexiglass panels.

Landscape Plan

On-site landscaping totals 23 percent. To the extent possible, the design incorporates a pedestrian-oriented environment along both streets, as required by the TOD. Landscaping along both frontages is severely limited by water and sewer lines within the right-of-way along Smith and sewer and a Salt River Project irrigation line along Apache. For this reason, only two trees are proposed within the Smith Road right-of-way; all other trees adjacent to Smith are on the east side of the property line. Along Apache, all trees within the right-of-way are proposed to be in pots instead of in the ground, and all in-ground trees are on the north side of the public sidewalk. Ghost Gum Eucalyptus is the primary tree along both frontages with Red Push Pistache trees at both driveways. Date Palms are used in front of the drop-off area south of the pool on Apache.

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 designed with variation in materials, colors, fenestration, and wall planes. The design provides variety in the streetscape.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; canopies and balcony overhangs provide shade for windows and balconies. Landscaping adjacent to the sidewalks and buildings will provide the minimum amount of shade required code.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; materials provide detail appropriate with their location and function.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; although higher than other buildings directly adjacent to the site, new developments in this area of the light rail corridor are encouraged to incorporate increased building heights to accomplish increased density. Significant setbacks are provided from the adjacent developments to the north and east. The building design and landscaping along Apache and Smith are appropriate relative to the expected pedestrian use of Apache and the restrictions placed on in-ground landscaping due to the existing underground utilities.*
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; building design consists of a well-defined base and top with enhanced details at the pedestrian level. Variation is provided in wall planes, materials, and building heights to relieve monotony. A variety of materials are used, including stucco, tile, wood grain siding, masonry, and breeze block.*
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. Design elements include shade canopies, variation in wall planes, and a variety of materials.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; except for the requested deviation, the project conforms to the pedestrian oriented design standards of the Transportation Overlay District, including maximum/minimum building setbacks, location of building entrances, ground floor windows, street-facing facades, pedestrian amenities, and sidewalk, open space, and shade standards. The design supports transit patronage, and construction of the pedestrian crossing to the light rail station will encourage its use.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicular access is provided by two entrances, cars are directed into a single parking lot, and pedestrian routes are separate from vehicular circulation.*

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the plat has been reviewed by the Police Department and 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 usable pedestrian areas and paths.*
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; not applicable.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will comply with the code requirements to meet the minimum illumination levels and be non-intrusive to adjacent properties.*

REASONS FOR APPROVAL:

1. If the General Plan Projected Residential Density map amendment is approved, the project will comply with the Projected Land Use and meet the desired Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for alternate setbacks, building height, and parking ratios, where appropriate.
4. The proposed project meets the approval criteria for a General Plan Amendment Zoning Map Amendment, Planned Area Development, and Development Plan Review.

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

ZONING AMENDMENT AND PLANNED AREA DEVELOPMENT CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

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

General

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the General Plan Amendment, Zoning Map Amendment, and Planned Area Development approvals shall be null and void.
3. The Planned Area Development Overlay for Blue at Eastline Village shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval and prior to issuance of building permits.
4. **Dedication of additional right-of-way on Apache Boulevard to provide for a minimum half-street width of 55 feet or, if additional width is needed, the minimum necessary to include the public sidewalk, shall be made prior to issuance of the first building permit.**

5. **Dedication of additional right-of-way on Smith Road to provide for a minimum half-street width of 30 feet or, if additional width is needed, the minimum necessary to include the public sidewalk, shall be made prior to issuance of the first building permit.**
6. **Prior to issuance of the first certificate of occupancy, the developer shall construct the pedestrian/light rail crossing on Apache Boulevard or money for the crossing shall be placed in escrow. The escrow dollar amount shall be determined by a third-party engineer's estimate. The pedestrian/light rail crossing design plan shall be submitted to and approved by the Engineering and Transportation Department.**

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

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 and building elevations dated March 13, 2020 and landscape plan issued March 28, 2019 (received March 17, 2020). Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. **Development is subject to the Blue at Eastline Village Traffic Impact Analysis, dated February 2020, as approved by the Engineering and Transportation Department.**
3. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits. Alternatively, the Owner's execution of a Covenant and Agreement to Hold Property as One Parcel may be permitted in lieu of recording the subdivision plat while the plat is being finalized. If this occurs, the plat must be recorded prior to issuance of the first Certificate of Occupancy.
4. The development shall prepare, at the time of initial building permits, gray shell commercial space for tenant leasing. The permit submittal shall include the following: adequate roof space, evidence of roof structural support, and internal set lines for future adequate commercial space air conditioning (HVAC).

Site Plan

5. Provide service locations, as shown on the site plan, for both refuse and recycling collection and pick-up on the property.
6. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade or 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.
7. 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.
8. Provide upgraded paving at each driveway, as indicated on the site plan. 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.
9. 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.
10. 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

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

Building Elevations

12. The materials and colors are approved as presented:

STUCCO:

STUCCO SYSTEM TO BE 'WESTERN 1-KOTE (CRS) OVER 1" INSULATION BOARD, WITH 'FINE' TEXTURE INTEGRAL COLORED FINISH TO MATCH PAINT COLOR SPECIFIED (U.N.O.). SYSTEM TO BE INSTALLED OVER TYVEK WATER RESISTIVE BARRIER, PER THE THE FOLLOWING REPORTS: UES - 382 WESTERN 1-KOTE STUCCO SYSTEM
ESR-2375 DUPONT TYVEK 'STUCCOWRAP'

- A1 STUCCO SYSTEM O/1" FOAM - MAIN FIELD (LIGHT GRAY)
DE6373 PORPOISE (LRV 65)
- A2 STUCCO SYSTEM O/1" FOAM - ACCENT (MEDIUM GRAY)
DE 6375 CASTLEROCK (LRV 37)
- A3 STUCCO SYSTEM O/PAPER BACKED METAL LATH (NO FOAM) - ACCENT (DARK GRAY)
DE6384 IRON FIXTURE (LRV 10)
- A4 STUCCO SYSTEM O/1" FOAM - SMOOTH FINISH TEXTURE - ACCENT (YELLOW)
MODERN MASTERS THEME PAINT - SEMI GLOSS FINISH
DE5504 HIGHLIGHTER (LRV37)
- A5 STUCCO SYSTEM O/PAPER BACKED METAL LATH (NO FOAM) - SMOOTH FINISH TEXTURE
MODERN MASTERS THEME PAINT - SEMI GLOSS FINISH - ACCENT (BLUE)
DE5843 SANCTUARY SPA (LRV 37)
- A6 BALCONY FACIA - POWDERCATED T-BAR AND STUCCO SYSTEM (NO FOAM)
ACCENT (MEDIUM GRAY)
DE 6375 CASTLEROCK (LRV 37)
- A7 BALCONY FACIA - POWDERCATED T-BAR AND STUCCO SYSTEM O/1" FOAM
SMOOTH FINISH TEXTURE - ACCENT (YELLOW)
MODERN MASTERS THEME PAINT - SEMI-GLOSS FINISH
DE5504 HIGHLIGHTER (LRV37)

ALUMINUM DOORS AND WINDOWS:

- B1 RESIDENTIAL ALUMINUM WINDOW AND/OR SLIDING GLASS PATIO DOOR
MILGARD 'DARK BRONZE' ANODIZED
WINDOWS TO HAVE DUAL INSULATED GLAZING WITH SUNCOAT LOW-E
MIN U-FACTOR: 0.52 MIN. SHGC: .25
- B2 STOREFRONT DOOR/WINDOW SYSTEM
ARCADIA AB-7 'STD. DARK BRONZE' ANODIZED
STOREFRONT GLAZING TO BE 1" DUAL INSULATED CLEAR GLAZING
MIN. U-FACTOR: 0.50 FIXED / .83 ENTRANCE DOOR MIN. SHGC: 0.25

MASONRY: SMOOTH FACE, INTEGRALLY COLORED, RUNNING BOND, RAKED JOINTS

- C1 4X8X16 CMU SUPERLITE - MW GRAY
- C2 8X8X16 CMU SUPERLITE - MW GRAY
- C3 4X8X16 CMU SUPERLITE - BLACK
- C4 8X8X16 CMU SUPERLITE - BLACK
- C5 4X10X16 CMU OFFSET CORE SHADOW BLOCK SUPERLITE - MW GRAY
FACE PAINTED (ACCENT YELLOW) DE5504 HIGHLIGHTER (LRV 73)
MODERN MASTERS THEME PAINT - SEMI-GLOSS FINISH
- C6 4X10X16 CMU OFFSET CORE SHADOW BLOCK SUPERLITE - MW GRAY
FACE PAINTED (ACCENT BLUE) DE5843 SANCTUARY SPA (LRV 37)
MODERN MASTERS THEME PAINT - SEMI-GLOSS FINISH
- C7 4X12X12 CMU DECORATIVE BREEZE BLOCK ORCO - MW GRAY

METAL PANEL SIDING AND ROOFING: (RMP ROLLFAB METAL PRODUCTS)

- D1 WOOD GRAIN SIDING ALUMABOARD 6" PLANK HAZELNUT BROWN
- D2 STANDING SEAM ROOF SL-175 (18" O.C.) REGAL WHITE

PLEXIGLASS PANEL (RIDOUT PLASTICS)

E1 1/2" THICK ACRYLIC 2069 BLUE

TILE: (CACTUS TILE)

F1 12X24 MARK TOBACCO MATTE

STEEL:

G1	STEEL BALCONY RAILING PAINTED (MEDIUM GRAY) W/STEEL PANELS PAINTED (ACCENT BLUE) MODERN MASTERS THEME PAINT - SEMI-GLOSS FINISH	DE6375 CASTLEROCK (LRV 37) DE5843 SANCTUARY SPA (LRV 37)
G2	STEEL COLUMN - PAINTED (MEDIUM GRAY)	DE6375 CASTLEROCK (LRV 37)
G3	STEEL CANOPY - PAINTED (DARK GRAY)	DE6384 IRON FIXTURE (LRV 10)
G4	STEEL GATE/FENCE PAINTED (MEDIUM GRAY) W/STEEL PANELS PAINTED (ACCENT BLUE) MODERN MASTERS THEME PAINT - SEMI-GLOSS FINISH	DE6375 CASTLEROCK (LRV 37) DE5843 SANCTUARY SPA (LRV 37)
G5	STEEL PLATE (1/4"TH) PAINTED (ACCENT BLUE) MODERN MASTERS THEME PAINT - SEMI-GLOSS FINISH	DE5843 SANCTUARY SPA (LRV 37)
G6	STEEL GATE PAINTED (MEDIUM GRAY) W/SYNTHETIC WOOD PANELS	DE6375 CASTLEROCK (LRV 37)

DOORS:

H1	HALLOW METAL DOOR - PAINTED (DARK GRAY) DE6384 IRON FIXTURE (LRV 10)
H2	HALLOW METAL DOOR - PAINTED (TO MATCH WOOD GRAIN SIDING) DE6112 IRON CEDAR CREST (LRV 15)

13. Shade canopies for parking areas:
 - a. Provide an 8" fascia for the canopy structure.
 - b. The top of canopies shall have a maximum 75% light reflectance value.
 - c. Relate canopy in color and architectural detailing to the buildings.
 - d. Conceal lighting conduit in the canopy structure and finish conduit to match.
14. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
15. Conceal roof drainage system within the interior of the building.
16. 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.
17. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

18. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.

Landscape

19. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 1/2" caliper trunk.
20. 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 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". 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.

21. 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.
22. 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

23. Verify property address and submit a PDF copy of the site plan with unit floor plans for permanent addressing to permitcenter@tempe.gov prior to submittal of construction documents.
24. Provide address signs on the building elevations 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.
 - c. Provide one address number on the roof of each building. Orient numbers to be read from the south.
 - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
 - 3) Do not illuminate roof address.

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.

COMMUNICATIONS:

- Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: <http://www.tempe.gov/home/showdocument?id=30871>. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.

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: <http://www.tempe.gov/home/showdocument?id=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 method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- 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 or DS-118.

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 <https://agriculture.az.gov/plantsproduce/native-plants>. 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:

2010 E. Apache Boulevard

- May 24, 1979 Board of Adjustment approved the request for the following for the M&M Motel (A-79-5.7), located at 2010 E. Apache Blvd.:
- a. Use per to allow parking for an adjacent commercial use in the R-4 zoning district.
 - b. Variance to allow parking in the required 25-foot frontage (along Lemon Street).
 - c. Variance to increase the allowable fence height in the required front yard setback from 3' to 6' (along Lemon Street).
 - d. Variance to reduce the required side yard setback along the west property line from 7' to 3' for existing buildings.
 - e. Variance to waive the required screen trees along the west property line.
 - f. Variance to waive the required five recreational vehicle parking spaces.

Current Project

- March 3, 2020 Applicant held a neighborhood meeting at the Escalante Community / Multi-Generational Center.
- May 26, 2020 This request is scheduled for the Development Review Commission public hearing.
- June 11, 2020 This request is scheduled for the introductory and first City Council public hearing.
- June 25, 2020 This request is scheduled for the second City Council public hearing.

ZONING AND DEVELOPMENT CODE REFERENCE:

- Section 6-302, General Plan Amendment
Section 6-304, Zoning Map Amendment
Section 6-305, Planned Area Development (PAD) Overlay districts
Section 6-306, Development Plan Review