



# PROJECT DATA

## ZONING DISTRICT(S) AND OVERLAY(S)

### PHASE I

#### DWELLING QUANTITY

250 dwelling units

#### RETAIL QUANTITY

11,055 SF

#### DENSITY

250 Units / 1.1694 Acres = 213.86 Units/Acre

#### BUILDING HEIGHT

250'-0"

#### BUILDING SETBACK

0'-0" : FRONT SIDE

0'-0" : SIDE YARD

0'-0" : STREET SIDE YARD

0'-0" : REAR YARD

#### BUILDING LOT COVERAGE

Building footprint area / net site area = 75%

#### SITE LANDSCAPE COVERAGE

Landscape area/net site area = 55%

#### VEHICLE PARKING QUANTITY\*

299 Residential parking spaces provided

3 Retail parking spaces provided

#### BICYCLE PARKING QUANTITY

250 in-unit spaces provided

Approximately 13 spaces on grade

### PHASE II

#### DWELLING QUANTITY

233 dwelling units

#### RETAIL QUANTITY

4,489 SF

#### DENSITY

233 Units / .9235 Acres = 252.3 Units/Acre

#### BUILDING HEIGHT

250'-0"

#### BUILDING SETBACK

0'-0" : FRONT SIDE

0'-0" : SIDE YARD

0'-0" : STREET SIDE YARD

0'-0" : REAR YARD

#### BUILDING LOT COVERAGE

Building footprint area / net site area = 71%

#### SITE LANDSCAPE COVERAGE

Landscape area/net site area = 46%

#### VEHICLE PARKING QUANTITY\*

266 Residential parking spaces provided

3 Retail parking spaces provided\*\*

#### BICYCLE PARKING QUANTITY

233 in-unit spaces provided

Approximately 12 spaces on grade

#### \* Proposed Parking Formula

(0.5 spaces /Studio) + (0.5 spaces /Convertible) + (1.0 spaces /1BR) + (1.0 spaces/2BR)  
+ (1.5 spaces /3BR) + (0.1 guest spaces /Unit ) + (1 retail space /4000 SF of retail space)

[\*\* NOTE: Providing (3) retail parking spaces in lieu of (2) for Phase II.]

PAD11015

ATTACHMENT 55

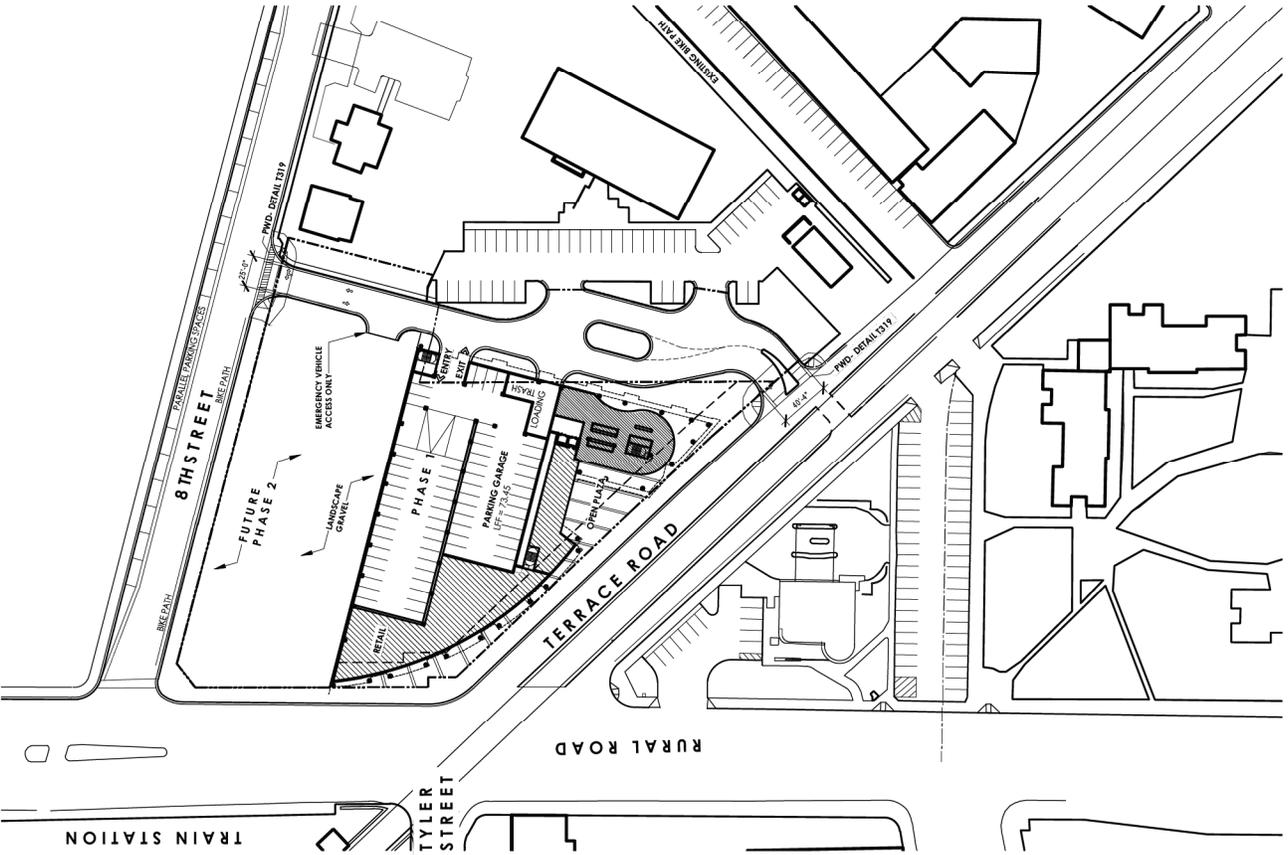
REC



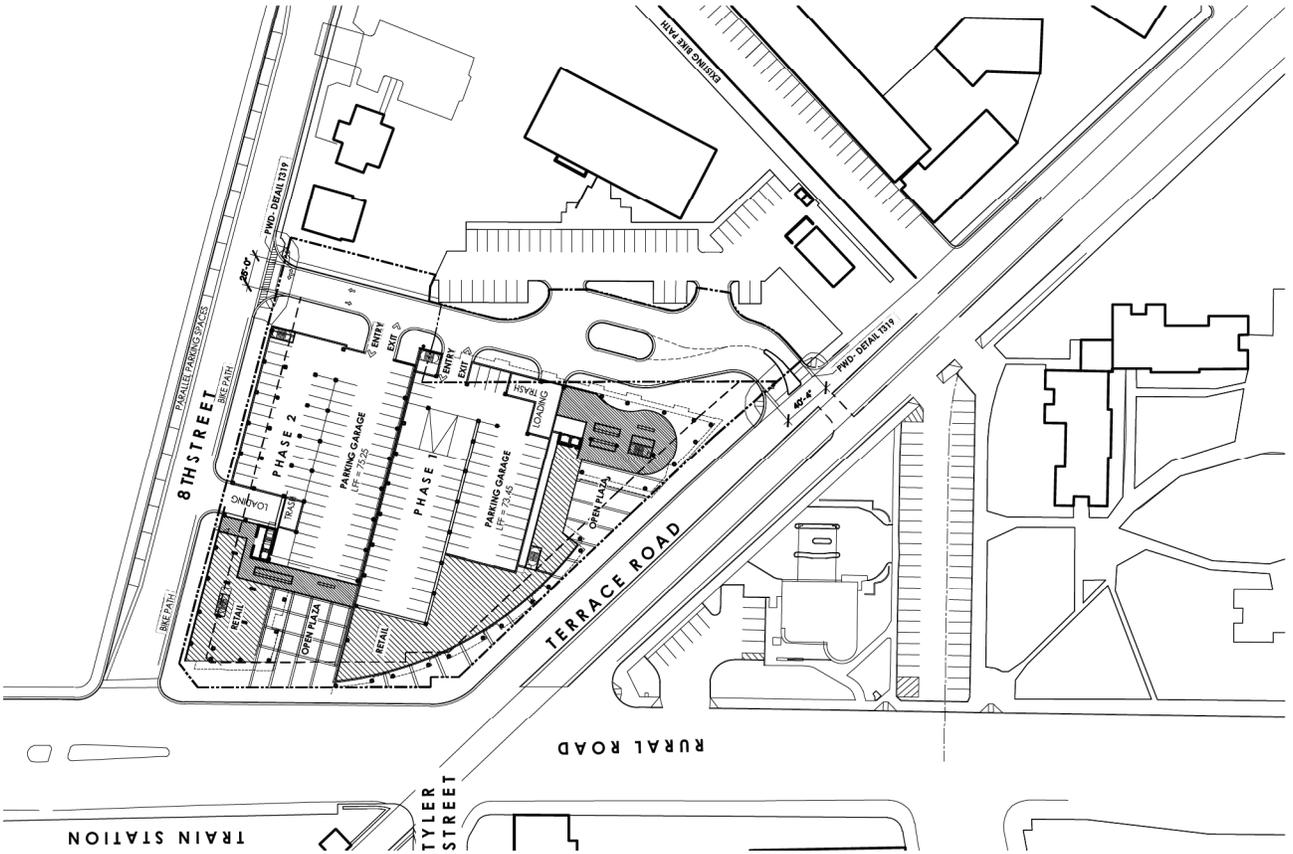
903 SOUTH RURAL ROAD, TEMPE, AZ GOLUB

SCB

**LEGEND**  
 - - - - - PROPERTY LINE  
 - - - - - 20'-0" SETBACK



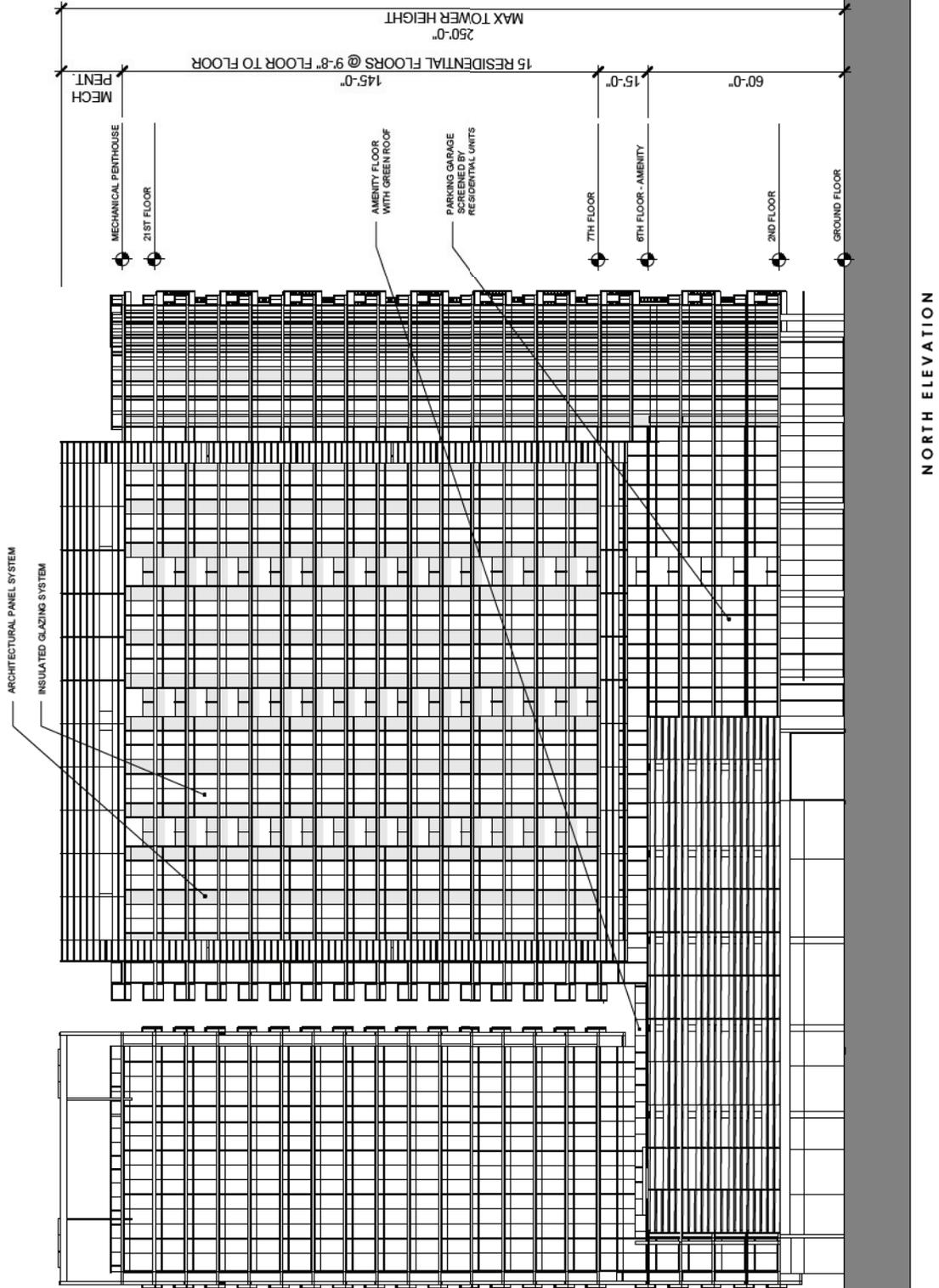
**LEGEND**  
 - - - - - PROPERTY LINE  
 - - - - - 20'-0" SETBACK

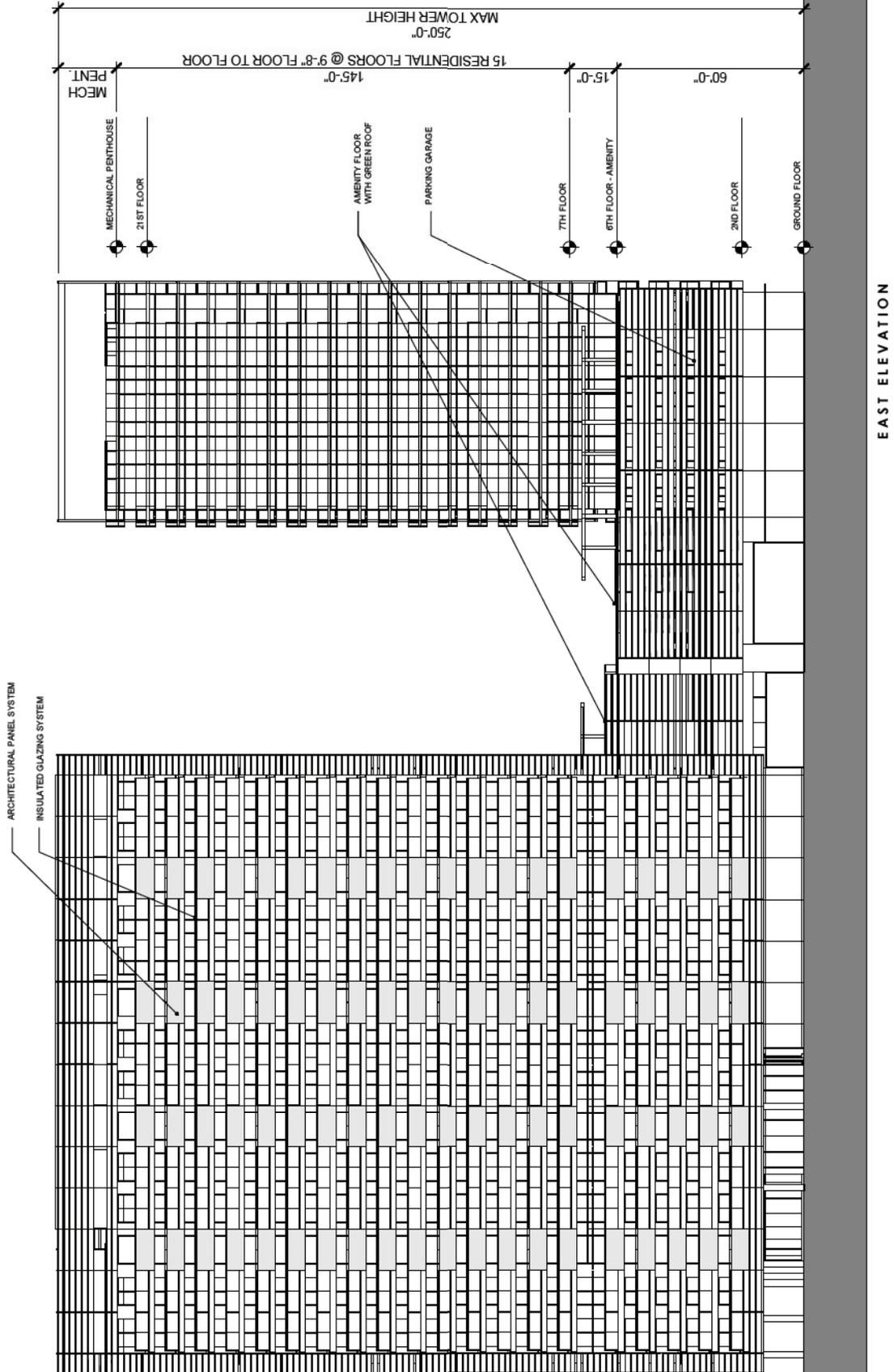


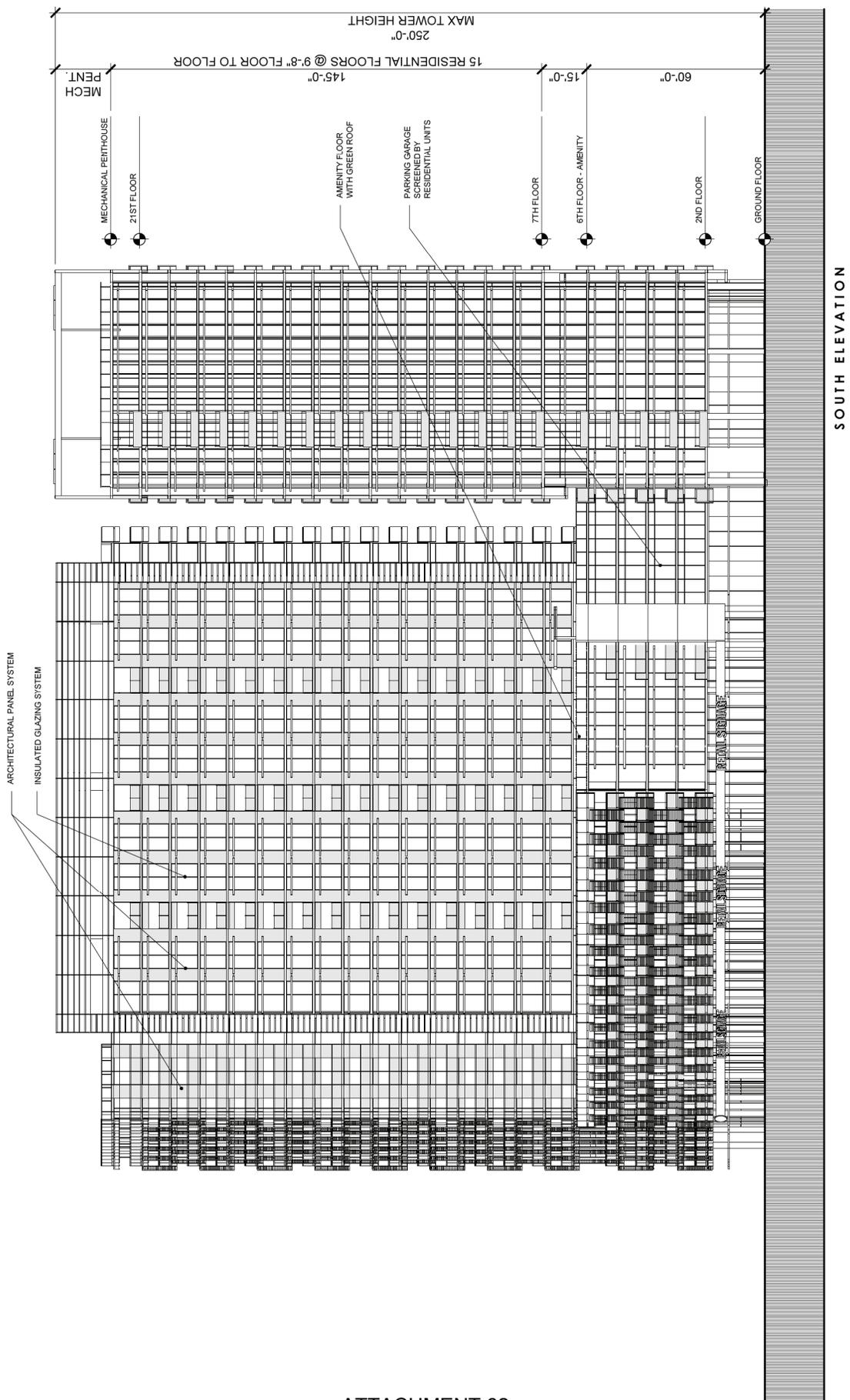


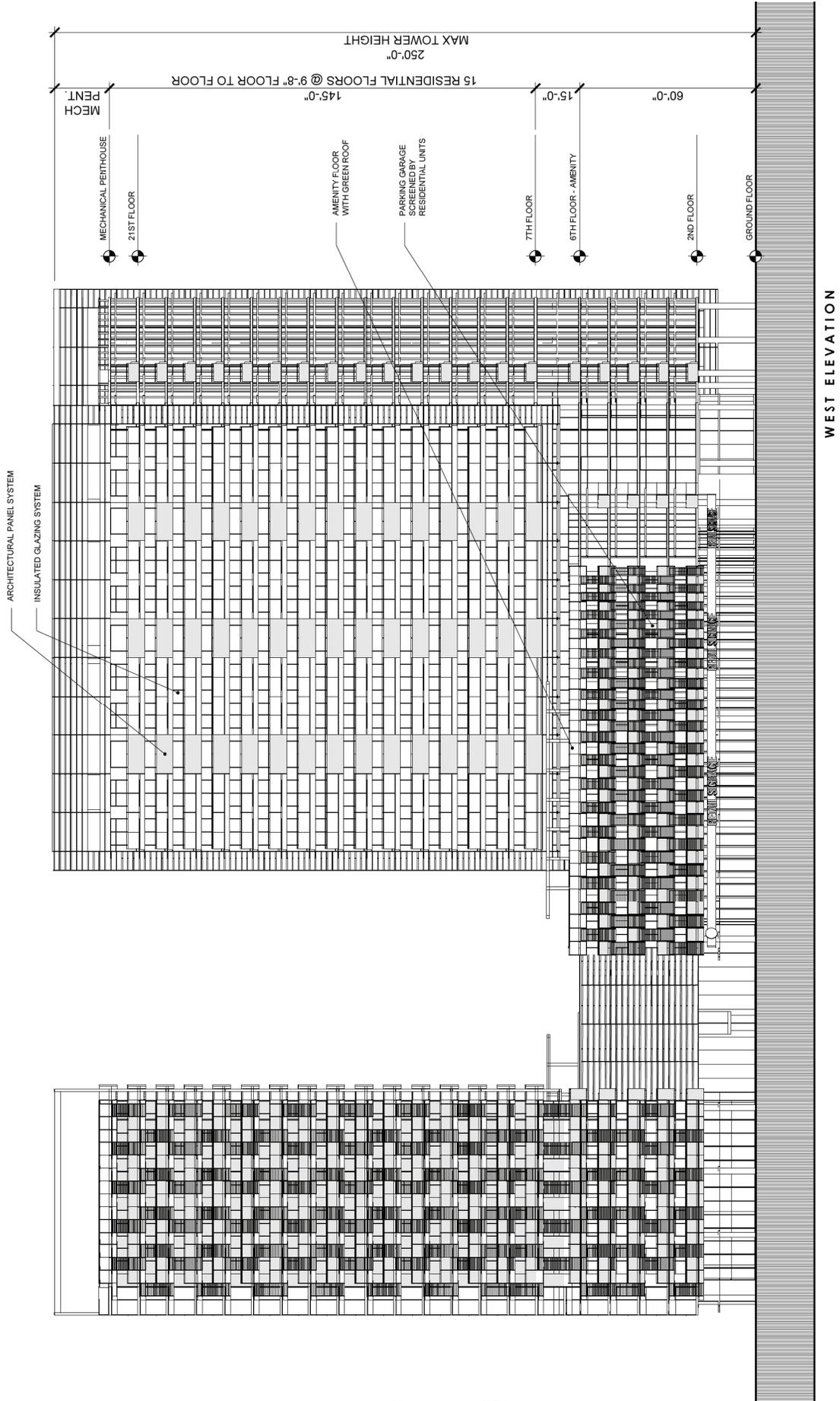


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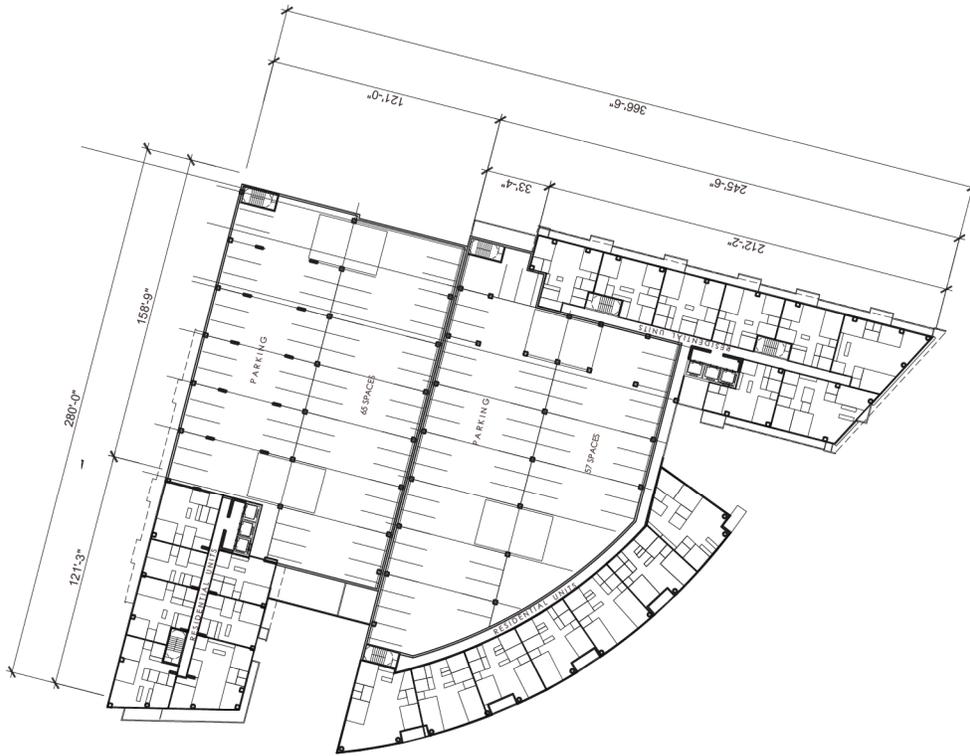




# PLANS - GROUND FLOOR & TYPICAL GARAGE

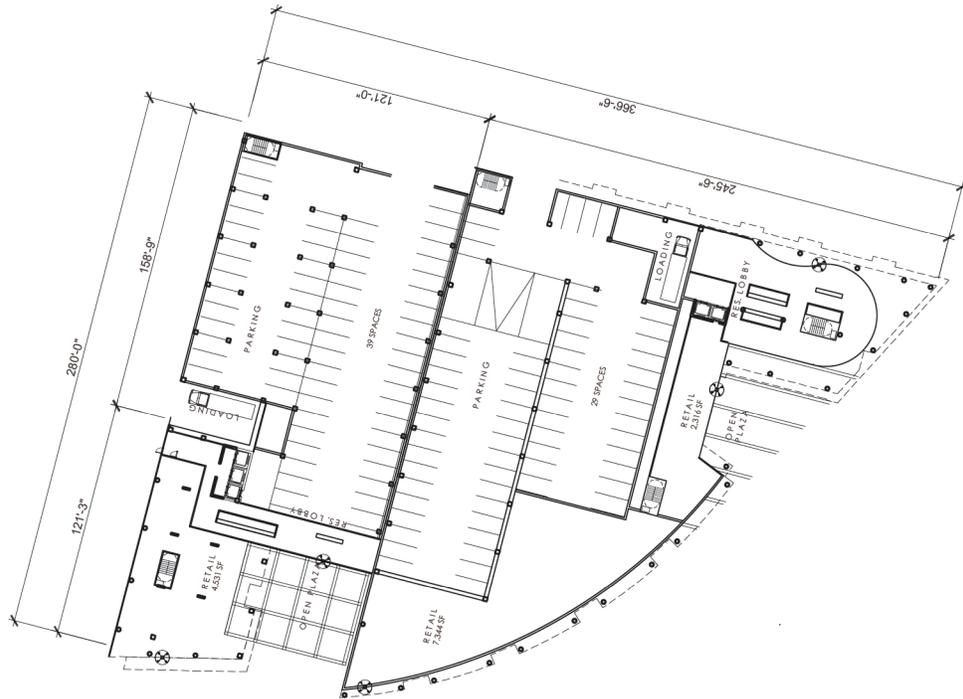


# 10



TYPICAL GARAGE PLAN

# B

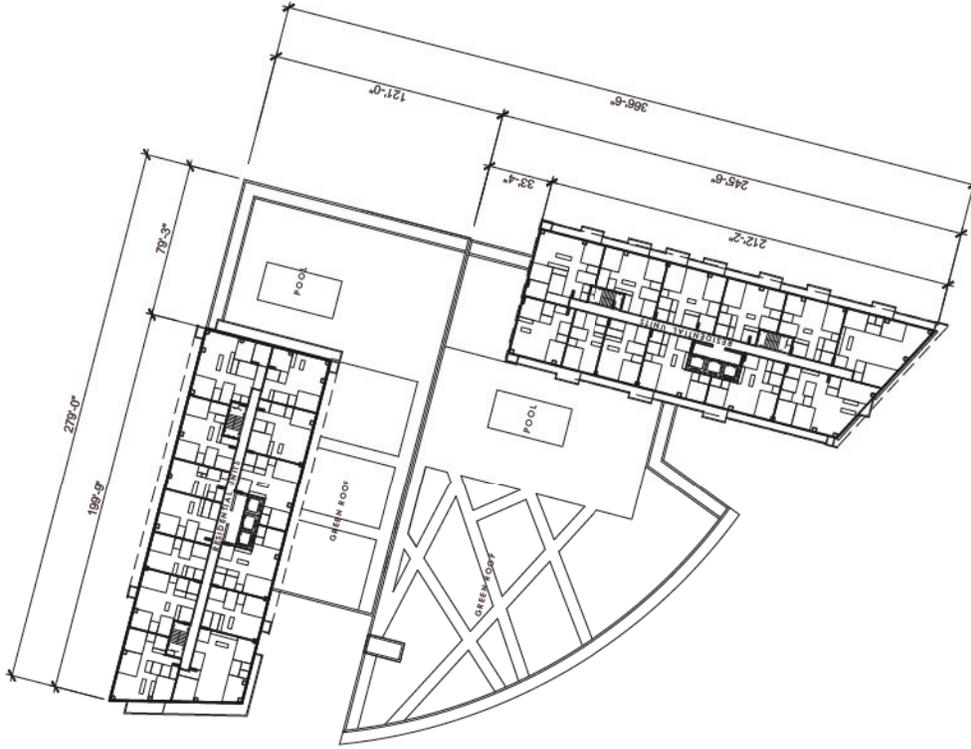
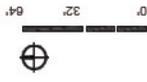


GROUND FLOOR PLAN

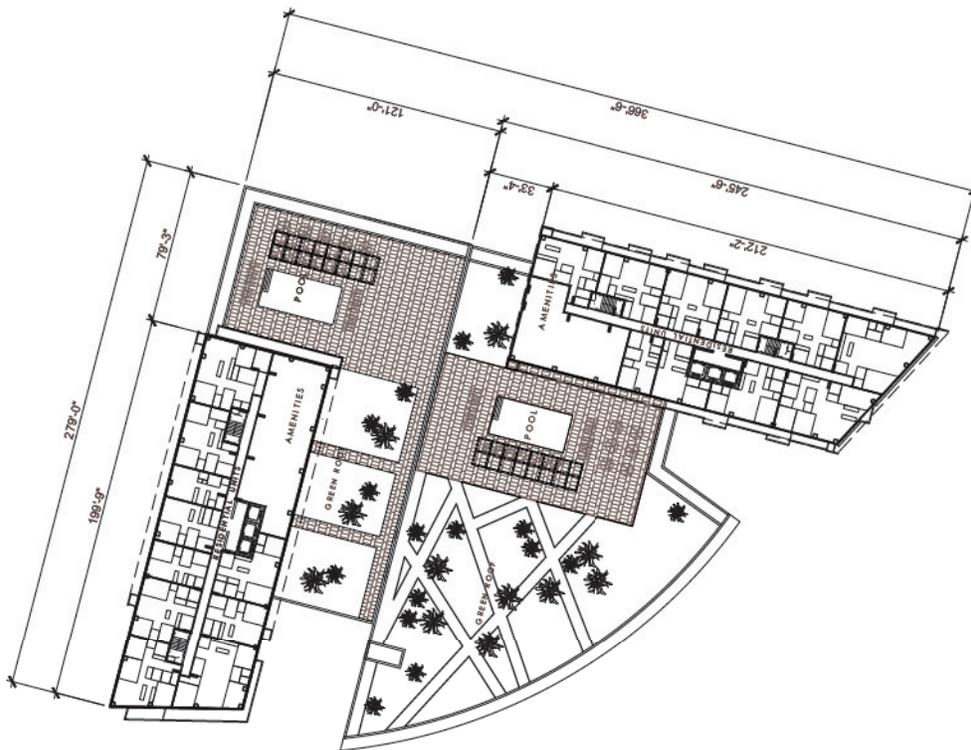
# A



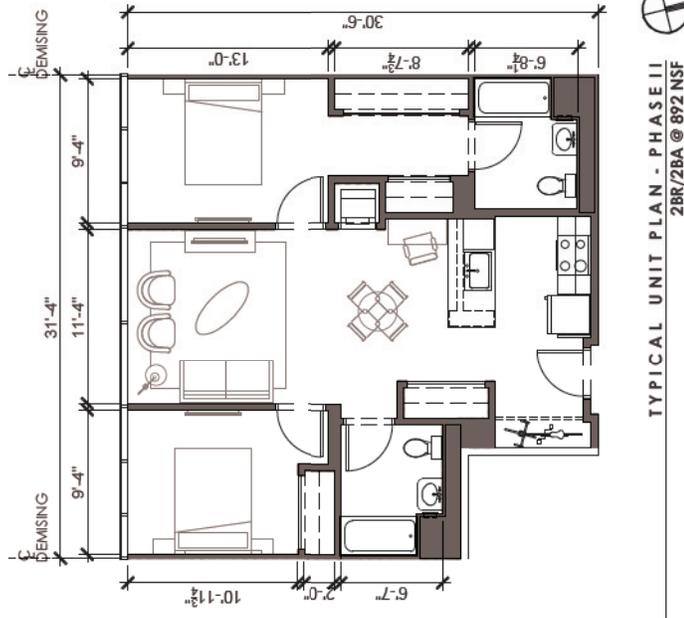
# PLANS - AMENITY FLOOR & TYPICAL RESIDENTIAL FLOORS



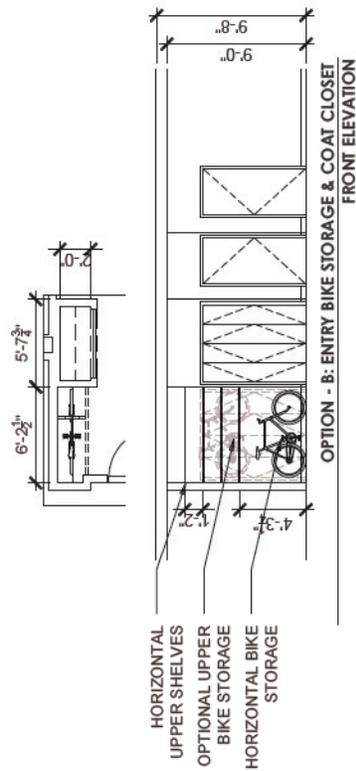
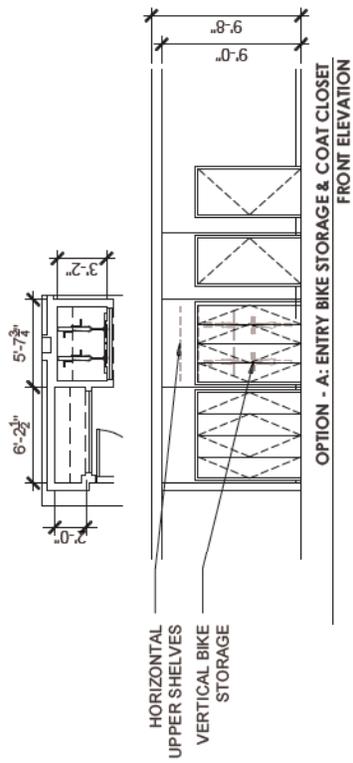
**B** TYPICAL RESIDENTIAL PLAN



**A** AMENITY FLOOR PLAN



TYPICAL UNIT PLAN - PHASE II  
 2BR/2BA @ 892 NSF





NOON



3 PM

SHADOW STUDIES - VERNAL EQUINOX MARCH 20



9 AM



5 PM



NOON



3 PM



9 AM



5 PM

SHADOW STUDIES - SUMMER SOLSTICE JUNE 21



NOON



3 PM



9 AM



5 PM

SHADOW STUDIES - AUTUMNAL EQUINOX SEPTEMBER 22



NOON



3 PM



9 AM



5 PM

SHADOW STUDIES - WINTER SOLSTICE DECEMBER 21

**From:** Philip Amorosi  
**Sent:** Tuesday, January 31, 2012 7:46 PM  
**To:** Levesque, Ryan  
**Subject:** comments regarding 8th ST and Rural project

Hi Ryan,  
This is case #PL110371

How come back in 2008 when the city entered into an agreement with Golub (see next paragraph). They asked for 17-19 stories and 452 units but it comes back Higher and Denser (20 stories and 506 units). Plus they ask for a lot less parking on a small 2 acre property that butts up to the Historic Elias Rodriguez House.

- August 14, 2008, City Council approved a resolution authorizing negotiation of a Development and Disposition Agreement with Golub & Company regarding property located at 903 S. Rural Road. The proposed development at that time was a three phased mixed use development consisting of three towers ranging from 17 - 19 stories programmed with 452 condominiums and 10,500 sq. feet of retail.

If they knocked it back down to 17 stories but kept the same amount of parking the ratio of units to parking would be a lot better and we would have a little breathing room for the next developer that will want to go 25 or 30 stories since all developers have to have the biggest unit on the block. Everything around it is around 10 stories, this will be DOUBLE the height and stick out as far as the eye can see. Where does it end with this height craze? Whatever happened to having all the high towers in Downtown Tempe?

Phil Amorosi  
1432 E. Cedar St.  
Tempe, AZ 85281

MINUTES OF THE  
DEVELOPMENT REVIEW COMMISSION  
FEBRUARY 14, 2012

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM (5:30 Study Session)

Commission Present:

Mike DiDomenico, Chair  
Dennis Webb, Vice Chair  
Monica Attridge  
Tom Oteri  
Peggy Tinsley  
Kolby Granville  
Nick Miner  
Jim Delton

Commission Absent:

Paul Kent

City Staff Present:

Lisa Collins, Deputy Director Community Development  
Steve Abrahamson, Planning & Zoning Coordinator  
Ryan Levesque, Senior Planner  
Kevin O'Melia, Senior Planner  
Sherri Lesser, Senior Planner  
Diana Kaminski, Senior Planner  
Lisa Nova, Administrative Asst. II

Chair DiDomenico called the meeting to order at 6:05 p.m., which included the introduction of the Commission and City staff. It had been determined at the Study Session that Item Nos. 2 and 5 could be placed on the Consent Agenda and Item Nos. 3, 4 and 6 would be heard. Item No. 6 was moved and would be the first case heard for the evening.

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- Request for **8<sup>TH</sup> & RURAL (PL110371)** (529 Tempe LLC, property owner; Charles Huellmantel, Huellmantel & Affiliates, applicant) consisting of a new 506 unit mixed-use residential development consisting of two phases, which will include two 20-story buildings with urban retail uses on the ground floor, totaling up to 465,695 sf. in building area on approximately 2.09 acres, located at 855 South Rural Road. The request includes the following:

**GEP11005 (Resolution No. 2012.18)** – General Plan Projected Land Use Map Amendment from “Commercial” to “Mixed Use” on 2.64 acres.

**ZON11007 (Ordinance No. 2012.07)** – Zoning Map Amendment from CSS, Commercial Shopping and Services District, R-4, Multi-Family Residential General District, and R/O, Residential/Office District to MU-4, Mixed-Use High Density District on 2.64 acres.

**PAD11015 (Ordinance No. 2012.07)** – Planned Area Development Overlay to establish development standards for 483 dwelling units; a maximum building height of 250'-0"; and reduce the minimum required vehicle parking from 970 to 571 spaces on 2.64 acres.

STAFF REPORT: [DRCr\\_8th&Rural\\_021412.pdf](#)

This case was presented by Ryan Levesque and represented by Charles Huellmantel, Huellmantel & Associates (applicant).

Commissioner Miner questioned staff as to the development of this property as it relates to an SRP canal easement and license agreement.

Mr. Huellmantel addressed the Commission and indicated there is a canal and property owners worked to realign the canal several years ago. He also indicated that SRP has seen the building plans and the property owners and SRP have come to an agreement in regards to a land-swap.

Commissioner Granville asked for clarification as to what the Commission is able to vote on due to the Development Agreement that exists on this property.

Mr. Levesque stated that after reviewing this agreement with the City Attorney's Office, the DDA describes a range of height that will ultimately be at the discretion of City Council to the final height allowed.

Commissioner Attridge questioned the overflow parking that will be allowed on 8<sup>th</sup> Street and stated she drove by there and there were already many cars parked along 8<sup>th</sup> Street. Mr. Levesque indicated that on street parking is allowed at this time and many students park there and walk to campus but that may change in the future.

Commissioner Miner asked if staff had been in communication with ASU during this process. Mr. Levesque indicated that they are actively involved in this project.

Chair DiDomenico opened the hearing to public input.

Charles Buss, resident, addressed the Commission with concerns regarding height and parking. He stated that his main concern is the parking and that when this project is built and the parking on 8<sup>th</sup> Street is taken by the residents at this location, the students that were parking previously on 8<sup>th</sup> Street will move further east into their neighborhood. He also indicated there is a 40% drop in the parking requirement for this project and that is of great concern as well.

Chair DiDomenico indicated that this project is within the Transportation Overlay District and the City will incentivize developers to not build parking at the same ratio it would be in another location away from public transportation or in a less urban setting.

Chair DiDomenico closed the hearing to public input.

Mr. Huellmantel returned to the podium to address concerns raised. Mr. Huellmantel stated that as the light rail becomes more popular, the ratios will drop and continue to drop. He indicated that this is a two-phase project and should the parking be an issue after the first phase is built, more parking will be added in the second phase. He also stated that at this time, this is a zoning request and they will be required to return to the Commission when the time comes for the Development Plan Review.

Chair DiDomenico asked Mr. Huellmantel if the two garages would operate separately or do they somehow

come together once inside. Mr. Huellmantel stated that he was unsure at this time but would guess they would be separate.

Commissioner Miner asked if there would be a traffic signal installed at Terrace east of Rural and how that would impact light rail flow and traffic down Terrace. Mr. Huellmantel indicated that yes a signal would be put in and it was part of the Development and Disposition Agreement (DDA) and Metro Rail has agreed to that signal.

Commissioner Granville stated his concern in regards to stacking issues at that signal due to one lane each direction. Mr. Huellmantel indicated that there would be land taken to provide for bypass.

Commissioner Attridge questioned the lack of setback. Mr. Huellmantel stated that since the site is located in the TOD, it is a requirement to have less of a setback then they had initially planned. He also indicated that there would be significant pedestrian pathways, wider sidewalks and pedestrian plazas.

Commissioner Attridge stated her question centered on building setback. Mr. Huellmantel indicated that the City's main concern is the Elias-Rodriguez House and have the buildings as far away as possible from that structure. She also asked about indoor bicycle parking. Mr. Huellmantel stated that when you enter the unit there is closet specifically designed for a bicycle. This will curtail bikes being stored on the balconies.

Mr. Levesque indicated that looking at the TOD standard, there is not a significant reduction in the parking requirement. Three-bedroom parking only has a .25 reduction and a two-bedroom unit has no reduction in spaces.

Commissioner Oteri stated he understood that Mr. Buss had an issue with the height, but unfortunately the City can only go up as we have very little land available.

Commissioner Attridge indicated that the chief complaint she hears from residents is about height and she felt that it's a great project but too high.

Commissioner Tinsley stated that she sees an advantage to the height. The height allows for more residents that are not living or parking in the neighborhoods.

Chair DiDomenico stated that he isn't as concerned as others regarding the height and he believed the economy will dictate the height and supports the case.

Vice Chair Webb agreed with Chair DiDomenico and supports the case.

Commissioner Granville commended Mr. Huellmantel on his presentation but cannot support the case simply because of the height and doesn't feel that 250 feet is appropriate for this area. He stated that the growing ASU numbers are not here in Tempe but at the other campuses.

On a motion by Commissioner Oteri and seconded by Commissioner Miner, the Commission with a vote of 5-2 (Commissioners Attridge and Granville opposed) recommended approval of this General Plan Amendment, Zoning Map Amendment and Planned Area Development Overlay as recommended in the staff report.

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Prepared by: Lisa Novia, Administrative Assistant II  
Reviewed by: Lisa Collins, Deputy Director Community Development Department



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Lisa Collins, Deputy Director Community Development Department