



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

REVISED

**Council Meeting Date: 06/11/2015
Agenda Item: 6A5**

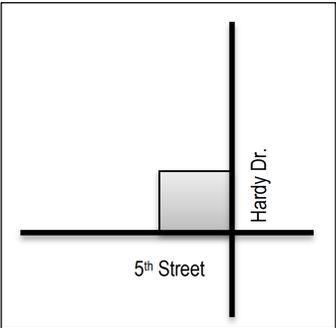
Q.J. ACTION: Hold a public hearing for an Appeal of the decision by the Development Review Commission to approve a Development Plan Review, a Use Permit to allow tandem parking, and a Use Permit Standard to increase the maximum building height, for a project consisting of two new apartment buildings containing 19 units for 5TH & HARDY APARTMENTS, located at 1000 West 5th Street. The appellant is William Connelly. **At the request of the Appellant, this item was continued from the May 21, 2015 Regular Council Meeting.**

FISCAL IMPACT: None

RECOMMENDATION: Not applicable

BACKGROUND INFORMATION: 5TH & HARDY APARTMENTS (PL140327) will consist of two three-story apartment buildings containing 19 units with both tandem and side-by-side garage parking. On March 24, 2015, the Development Review Commission heard and approved a Development Plan Review and two Use Permits for a new development on this site. The appellant owns properties to the west and northwest of the site. This is a public hearing for an appeal of the March 24, 2015 Development Review Commission decision to approve the cases. **After the Council first public hearing, additional public comment letters have been added to the Development Project File attachments (36-37).** The request includes the following:

- DPA15001 Appeal of a Development Plan Review (DPR14276) including site plan, building elevations, and landscape plan.
- UPA15003 Appeal of a Use Permit (ZUP15010) to allow tandem parking spaces within garages.
- UPA15004 Appeal of a Use Permit (ZUP15011) to increase the maximum building height from 30' to 32'.



| | |
|----------------------------|---|
| Appellant | William Connelly |
| Project Applicant | Anthony Miachika, Pacific Rim Property Investments, Ltd. |
| Property Owner of Project | 5th & Hardy, LP |
| Zoning District | R-3 (Multi-Family Residential) |
| Net site area | 42,060 s.f. |
| Density | 20 du/ac (20 du/ac max. permitted) |
| Total Building area | 41,080 s.f. |
| Lot Coverage | 39.4% (50% max. allowed) |
| Building Height | 32' (30' max. allowed, 33' max. with Use Permit) |
| Building Setbacks | 20' 2" front, 15' street side, 10' interior side, 15' rear (20', 10', 15', 10' min. required) |
| Landscape area | 28% (25% min. required) |
| Parking Lot Landscape area | 53% (10% min. required) |
| Vehicle Parking | 53 spaces (47 min. required) |
| Bicycle Parking | 23 spaces (21 min. required) |

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Levesque, Deputy Community Development Director, (480) 858-2393
Department Director: Dave Nakagawara, Community Development Director
Legal review by: Teresa Voss, Assistant City Attorney
Prepared by: Karen Stovall, Senior Planner