



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Meeting Date: 08/18/2016
Agenda Item: 6A5**

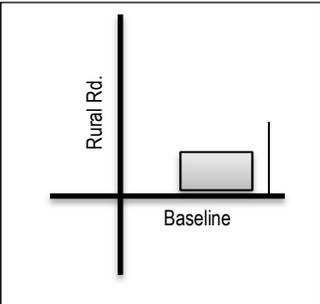
ACTION: Approve a request for a Development Plan Review and Subdivision Plat consisting of approximately 50,000 square feet of restaurant/retail space and a theater for LAKE COUNTRY VILLAGE PHASE IV, located at 1040 East Baseline Road. The applicant is Huellmantel & Affiliates.

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

RECOMMENDATION: Approve, subject to conditions.

BACKGROUND INFORMATION: LAKE COUNTRY VILLAGE PHASE IV (PL160203) On December 17, 2015, the City Council approved a settlement agreement, development agreement and an Amended PAD Overlay for Lake Country Village consisting of 364 multi-family units and future commercial development area identified along Baseline Road. The subsequent remaining commercial portion of the site is now before the City Council seeking approval of a new relocated Wendy’s drive through restaurant on the west side of the property, two additional restaurant/retail buildings with outdoor patio dining wrapping all sides of the buildings, as wells as a new theater building proposed for the Alamo theater and draft house. The request includes the following:

1. Development Plan Review including site plan, building elevations, and landscape plan
2. Amended Subdivision Plat, consisting of two (2) new lots



Existing Property Owner	LCV Property Inc.
Future Owner	LGE Design Build
Applicant	Charles Huellmantel, Huellmantel & Affiliates
Zoning District (current/proposed)	PCC-2 (PAD)
Net site area	4.98 acres
Density / Number of Units	0
Total Building Area	50,898 s.f.
	Building #1 32,822 sf.
	Building #2 6,074 sf.
	Building #3 9,058 sf.
	Wendy's 2,944 sf.
Lot Coverage	21% (50% maximum allowed)
Building Height	32 ft (40 ft maximum allowed)
Building Setbacks	18' front, 29'-4" west side, 111' east side, 93' rear (0' front, 0' interior sides, 30' rear minimum required)
Landscape area	16% (15% minimum required)
Vehicle Parking	364 spaces (446 min; 364 per Shared Parking)
Bicycle Parking	36 spaces (36 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Levesque, Deputy Community Development Director, (480) 858-2393

Department Director: Jeff Tamulevich, Interim Community Development Director
Legal review by: Chuck Cahoy, Deputy City Attorney
Prepared by: Ryan Levesque, Deputy Community Development Director

COMMENTS:

This site is located northwest of Baseline Road and Lakeshore Drive. This is the final phase for redevelopment of the Lake Country Village shopping center. A significant portion of the original commercial buildings

Existing entitlements for this property that will remain in effect are an approved development agreement and Amended Planned Area Development Overlay for Lake Country Village which was approved on December 17, 2015.

Existing uses on the site include a Wendy's drive-through restaurant and three other vacant pad buildings. Prior approvals at the Lake Country Village area include the recently approved and under construction 3-story apartment complex to the north of this site with 364 units, four designed for live-work use. To the east of the site, with adjoining access, is the Wells Fargo bank building. To the west of the site, with adjoining access is Big Lots, Firestone, and other commercial.

This request includes a Development Plan Review, proposing four (4) new commercial buildings, one for the Alamo Draft house and theater, a relocate new Wendy's pad restaurant building and two other buildings proposed with predominately restaurant uses and some retail, totaling approximately 50,000 square feet. The request also includes a subdivision plat, providing a separate lot for the Wendy's site which will remain with the current property owner.

PRELIMINARY SITE PLAN REVIEW

On May 31, 2016, the applicant filed for submittal of the plans which included a preliminary site plan review. Initial review comments requested additional missing information such as the Wendy's landscape plan, elevations, preliminary grading and drainage for the whole project, lighting plan, refuse circulation plan. Substantive comments for the initial review included parking as proposed does not meet the minimum parking standards, meet code or submit request that may allow alternate parking based on the project demand (i.e. shared parking analysis); commercial portion of paseo entrance does not comply with the settlement agreement (parking adjacent to the paseo); changes to the paseo design shown enhance the entry but slightly varies development agreement, submit an updated exhibit for development agreement; reduce or minimize the amount of screen walls in front buildings; provide additional design and material continuity on the north side of theater building (originally shown with only masonry block); provide additional trees in grates and sidewalk treatment around north and east side of theater Building 1 similar to landscape/hardscape treatment for Buildings 2 and 3. Recommendation provided to separate existing street sidewalk from street curb with a landscape buffer and trees for shade along the pathway. Sidewalk could meander at entry drives, then to pedestrian entrance. After further review it was discovered that the city drain line is located directly under existing sidewalk, restricting any trees within that area. Comments provided on proposed sign package, including limitations for flag mounted signs and signs exceeding height of building.

Follow-up plan revisions and missing items were provided on June 2nd, July 12th, July 15th, and July 22nd. Revisions provided a modified refuse circulation per previous meeting comments with Solid Waste Division. Additional landscape and pathway treatment was provided around theater Building 1. Response and further review provided for sign proposals. Building 2 elevation modifications also submitted.

PUBLIC INPUT

A neighborhood meeting was held on June 22, 2016. This was a voluntary neighborhood meeting in order to get early on review from neighbors of the proposed plans, but not a requirement for this application. The meeting was held at the Tempe Museum hall. Approximately 30 residents were in attendance. A lot of questions were asked about the approved apartment complex, regarding scheduling of activity and about the existing trees along Lakeshore Drive. Most of the commercial project questions were more inquisitive about the project and supportive. Comments or concerns expressed were about existing or future traffic for the area and preservation of mature trees on the property.

Staff received a few calls for inquiry about the project, but no specific comments.

Staff also attended the Neighborhood Advisory Commission meeting on August 6, 2016. Members of this Commission were able to see the proposed site plan and building elevations for the project. Comments for the project included encouraging more sustainable practices such as solar parking canopies, preservation of mature trees, need to improve pedestrian environment with traffic, and some did not like the design.

DEVELOPMENT REVIEW COMMISSION

The applicant presented at the August 9, 2016, Development Review Commission study session for review input only on the project. An overview presentation of the site was provided, including existing approvals, connectivity of the site plan and design elevations. Commission asked questions about parking arrangement, proposed tenants, and info on the paseo design. There were no concerns expressed and the project appeared to be well received.

CHARACTER AREA PLAN

The site is located within the Kiwanis/The Lakes Character Area. Principles within this character area that help guide development, as it relates to this project, include the following:

Encourage Pedestrian Engagement in Development

- Focus on destinations that invite strolling, people watching, resting, or outdoor dining to increase pedestrian engagement within commercial corners
- Incorporate interesting building storefronts with attractive displays, shade overhangs, such as awnings or loggia, attractive lighting, benches to rest to produce pedestrian scale at street level
- Provide a wide variety of walkable shopping venues
- Provide pedestrians with side and accessible walkways, safe crossings and enough lighting to create a safe environment at night
- Augment connections between the Western Canal and adjacent development
- Encourage interesting public art, architecture and landscape treatments along the canal to enhance the experience

Encourage Cafes and Outdoor Dining Options

- Expand opportunities for outdoor dining at restaurants and cafés
- Attract independent, high-end restaurants as well as restaurants that offer healthy, and local food at affordable prices
- Include comfortable decor, shade treatments, and landscape to define the space such as trees, shrubs and hedges for alfresco dining
- Draw walkers and bicyclists from the neighborhoods with more dining opportunities

Foster Commercial Center Revitalization & Adaptive Reuse

- Encourage small shops, bars, restaurants by locally-owned businesses and a better tenant mix with less repetition
- Allow centers with various setbacks, not all buildings need to be next to the street sidewalk
- Support revitalization of buildings that contribute to area character and / or repurpose buildings through adaptive reuse
- Encourage grouping of businesses that generate activity levels and people-oriented destinations, like Changing Hands Bookstore, Trader Joe's and Wildflower Bread Co.
- Attract new businesses to the area, such as bird food store, bakery, movie theater and more multi-cultural dining
- Separate and buffer outdoor dining from driving or parking areas
- Support design options for materials that allow water permeability, or direct water to landscape swales within parking areas

Encourage Quality Mixed-Use Design

- Support vertical mixed-use with layers of retail, office, hotel or residential as preferred to horizontal [side-by-side] mixed-use
- Develop Lake Country Village as a quality infill, multi-story mixed-use hub with shops on ground floor, office and/or housing above, with open space, walkable blocks, tree-lined streets, flowers and water features resulting in a place where people of all ages would want to go
- Arrange internal drives or streets within mixed-use to be perpendicular or parallel to the arterial street to create a walkable block pattern
- Diminish predominance of fast food or big box buildings
- Strive for unique building designs within KIWANIS / THE LAKES, not duplicative of everywhere else
- Respond to light and shade of the Sonoran environment in selection of building materials, overhangs and opening placement
- Design mixed-use projects to provide walkable corridors, plazas, promenades, outdoor open space, landscape and streetscape amenities that are pedestrian-oriented to achieve a village scale
- Achieve reduced building height and bulk where mixed-use density occurs adjacent to single-family residential neighborhoods
- Encourage townhouse dwelling entrances to engage the street
- Encourage on-street, subsurface parking or building-wrapped parking garages as preferred to large surface lots.

Enhance Arterial Streetscape Appearance

- Improve how arterial walls and landscapes are regularly maintained, such as consistent wall appearance, uniformly painted, healthy and regular vegetation, clear, clean and safely lighted walkways
- Seek opportunity to standardize wall height, color and style
- Incorporate design in streetscape that is unique to the character area for sense of place
- Incorporate landscape placement to buffer pedestrians from street traffic, where possible
- Incorporate resting benches periodically for elderly, disabled or those with small children.

DEVELOPMENT PLAN REVIEW

Site Plan

The site is situated on the remaining commercial frontage along Baseline Road. Primary access into the proposed center is accessible through the commercial paseo driveway, designed with enhanced paving materials, landscape median with palm trees, angled parking and decorative lighting crisscrossing the roadway along with an enhanced pedestrian crossing from one commercial side to the other. Secondary drives from Baseline exist to the east and west of the site. The main paseo access provides a unified north/south alignment for vehicles and pedestrians through the new residential community. Cross access will be maintained to the west of the site and to the east connecting on to Lakeshore Drive.

The buildings are situated within 18-20 feet from the front property line, with five areas designated with outdoor dining spaces wrapping the corners of Buildings 2 and 3 and the Building 1 west side. The new relocated Wendy's is just west of the site with a drive-through circulation. Parking for the site is dispersed along the main entry drive (paseo) and on the interior north end of the property, minimizing the amount of surface parking visible from the street. The total parking provided for the commercial is 364 parking spaces.

Building Elevations

The building elevations have a unifying theme of concrete block painted in the gray and off-white tones. Building 1 introduces a vertical multi-color red metal, while Buildings 2 and 3 provide a multi-color gray metal. Buildings 2 and 3 have varying roof height elements which provide variety in the building streetscape.

Landscape Plan

The landscape plan attempts to keep the unifying theme of turf along the arterial frontage. There are no plans maintain the existing mature trees. The proposed plan proposes to introduce Red Push Pistache as the primary tree along the street front. Staff has recommended a salvage plan and where appropriate to preserve some trees if possible. Pathways exist on all sides of the buildings, which include trees in grates. The paseo with pathways running north/south on either sides of the drive include a unified landscape treatment that then connect through a roundabout to the residential apartments proposed to the north.

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;* The project provides a variety of building forms and materials and unifies the architecture with similar colors and materials. With the close proximity of the buildings near the street edge, encourages a more pedestrian oriented street activity with additional nodes of access between the building sites.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* The building design takes into consideration the east-west orientation of the buildings with outdoor patio space and canopies extending from the building edges. Shading is maximized between the building space and where direct sun exposure exists horizontal trex wood slats are extended down from the canopy. The public sidewalk adjacent to this site is located on the north side of the street. Optimal shading for this area could be improved by separating the sidewalk from the street curb and providing trees or other shade devices. The Character Area Plan for encourages a buffered sidewalk. Public input has also suggested improving shade in parking areas with use of solar parking canopies.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* Materials that are used are of a superior quality, complementing the surrounding structures and creating a new sense of place with use of the materials and design.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* Building structures are appropriately scaled, as the remaining commercial frontages are 30-40 feet in height. The site will preserve the existing character of turf frontage, but introduce a new species of trees (Red Push Pistache). Staff has recommended through conditions preserving where possible some existing trees on the east and west ends of the property. The rest of the site, beyond the property scales upward to the three-story apartment complex beyond, buffered from the parking lot and fenced area from the residential parking.
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;* Although the theater building is large and mass and has little articulation or building movement. The proposed signage for the building provides a focal point that projects out from the building, and theater advertising are placed intermittently between the building's vertical patterns to provide additional interest to the pedestrians. The other buildings satisfy this criterion with varying building heights and use of different materials and movement within the building's depth as well.
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;* These buildings intend to activate the street level with extensive use of outdoor dining space. This brings an additional element to the building that not only has structural features, but activated with human interaction and night life.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* A new local orbit route exists along Lakeshore Drive, providing options for neighborhood on how to access the location. Baseline Road continues to be a heavily traveled thoroughfare. Future transportation options may consider certain traffic calming measures that make pedestrian crossings feel safer.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* The vehicular circulation for the center will minimize conflicts with pedestrians. Designated pathways have ample width buffered with trees and shrubs to create a lush landscape environment. Although an originally designed concept, the paseo's angle parking could create a stacking distance for motorists exiting the parking spaces while vehicles enter the site.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* The plans take into consideration CPTED principles with natural surveillance on almost all sides of the buildings. Parking and pedestrian areas will be well lit. There is little need for access control at this site.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* Where available the site has optimized the landscape areas through create use of a paseo entrance as one of the character defining elements of the site. All sides of the buildings have landscape accents that complement the locations of pathways.
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;* The proposed signage for this center provides the unique identifying elements for the proposed business such as the Alamo draft house and theater. Other commercial signs will bring color to the building areas where predominantly gray tones area used.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects;* The lighting will be compatible with the proposed buildings. Decorative accent lighting will be a key element in the night time dining experience for the center. Crisscross pattern festoon lights will hang over the paseo entry drive and designated lighting on the theater building will showcase future movies.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review and Subdivision Plat. This request meets the required criteria and will conform to the conditions. The character area plan for Kiwanis/The Lakes identifies a lot of design principles implemented within this project, including extensive use of outdoor dining, increased pedestrian interaction and providing an entertainment destination location that once existed on this site.

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. An Amended Planned Area Development Overlay for Lake Country Village is required and shall be submitted within sixty (60) days of the Development Plan Review approval. The administrative amendment shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
2. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department no later than one year from the date of City Council approval. Failure to record the plat within one year of City Council approval shall make the plat null and void.
3. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.
4. Dedicate cross access over new or existing property lines for the purpose of fire, refuse and standard vehicular circulation.
5. Except as modified by conditions, the development shall be in substantial conformance with the site plan, building elevations, and landscape plan provided in the attachments. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
6. Art in Private Development is required as part of a phase of the larger Lake Country Village development. The developer may elect to install on-site artwork, or provide an Arts Fund contribution at the current rate on the decision date and provided prior to permits. If the property owner elects to install on-site artwork, the Preliminary Art Project Plan is required before a building permit is issued.

Site Plan

7. Approval of refuse circulation subject to final review from Public Works, Solid Waste Division.
8. 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.
9. The central driveway, known as the paseo, shall maintain the unique decorative concrete material compatible with the approved residential paseo and connecting roundabout.
10. Provide upgraded paving at each driveway consisting of integral colored unit paving or matching pattern consistent with commercial paseo design. 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.
11. Match new eastern entry drive's paving detail with other existing driveways along Baseline, other than the paseo design.

12. 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.
13. 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

14. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side

Building Elevations

15. The materials and colors are approved as presented:
 - 8"x8"x16" masonry – painted – Dunn Edwards #DEC751 "Ash Gray" and #DEW386 "Precious Peaks"
 - 4"x8"x16" masonry – painted – Dunn Edwards #DE6374 "Silver Polish"
 - Columns – 8"x8"x16" masonry with 4" block at stripes – "Ash Gray"
 - Red Metal Panel System Hunter Douglas – Luxalon box colors to match tiger drylac ral as follows:
70% RAL 3001; 15% RAL 3003; 15% RAL 3020
 - Steel Canopy Frame – Painted – Dunn Edwards # DE6364 "Cavernous"
 - Canopy Soffit – Trex Transcend – Havana Gold
 - Fence – Wood slats – trex transcend – Havana Gold
 - Metal Railings & Metal Screens – painted – Dunn Edwards # DE6356 "Sheet Metal"

Wendy's

Brick Veneer – 4x4x12 – Match Big Lots
 EIFS – Accent Stucco – integral color – Sand finish
 Corrugated Metal Panels – Classic Bronze
 Alum. Panel – Blade Wall – Brite Red RB4CW
 Metals, Doors, & Railings – Wendy's Dark Bronze

Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

16. Provide material continuity on the north elevation, eastern section end of building, by replacing the 8"x8"x16" masonry painted section and adding a red metal panel system.
17. Maintain sections of openings or metal railings to provide visibility where a screen wall is not required. Limit non-patio screen walls to no more than 3'-0" in height.
18. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
19. Conceal roof drainage system within the interior of the building.
20. 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.
21. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

22. 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

23. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.
24. String lights are approved as shown on plans. Provide a minimum height clearance of 14' for service vehicles.

Landscape

25. The plant palette is approved as proposed and specified on the landscape plan, unless otherwise modified by conditions. Any additions or modifications may be submitted for review during building plan check process.
26. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
27. Do not propose retention swales and minimum drain slopes within street front turf areas.
28. Submit a tree salvage plan during building permit review and determine which trees and locations that can be protected in place or preserved on site.
 - a. If located in landscape area, protect in place existing mature pine tree east of Wendy's front parking row. If tree is not salvaged during construction or does not survive, replace with another tree approved on the provided landscape plan.
29. Modify landscape plan east of easternmost driveway by maintaining existing trees with one (1) additional tree consistent with proposed palette for transitional continuity. Provide shrub planting area only adjacent to new entry drive.
30. 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.
31. 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.
32. Top dress planting areas with a rock or decomposed granite application, where turf not provided. 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.
33. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Addressing

34. Provide one address sign(s) on the building elevation facing the street and one address on interior north elevation.
 - 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) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) 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.

- 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.
- 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.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the 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 Development Services Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **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.
- **PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services, Cultural Services Division regarding implementation of this requirement prior to receiving building permits.
- **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 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 Tempe Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

- SECURITY REQUIREMENTS:
 - 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.
 - 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. 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.
- 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. 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.
- 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:
 - 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:

December 17, 2015	City Council approved a settlement agreement, development agreement, amended planned area development overlay and subdivision plat for LAKE COUNTRY VILLAGE RESIDENTIAL, consisting of 364 multi-family units.
June 22, 2016	Neighborhood meeting held with the developer and city staff at the Tempe Historical Museum.
August 9, 2016	Development Review Commission study session, input review.
August 18, 2016	City Council meeting scheduled for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
 Section 6-307, Subdivisions