



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 03/17/2016
Agenda Item: 6C4**

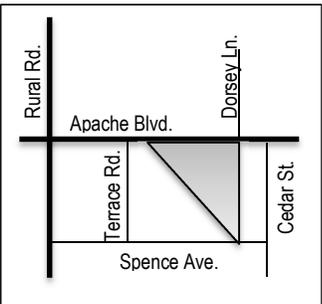
ACTION: Hold the second and final public hearing to adopt an ordinance for an Amended Planned Area Development Overlay consisting of a 5-story mixed-use development for THE MOTLEY (formerly THE HAYDEN AT DORSEY STATION), located at 1221 East Apache Boulevard to increase the number of units from 395 units to 399. The applicant is Charles Huellmantel, Huellmantel & Affiliates. (Ordinance No. O2016.16)

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

RECOMMENDATION: Adopt Ordinance No. O2016.16
Staff – Approval, subject to conditions
Development Review Commission – Approval (6-1 vote)

BACKGROUND INFORMATION: THE MOTLEY (PL150521) consists of a redevelopment of an existing apartment complex and a 1970's motel site from the corner of Apache Boulevard & Terrace Road, extending to Cedar Street. During the technical review of the construction documents by the City, a building code issue necessitated the change in configuration of a two bedroom unit next to the elevator core to two, one bedroom units. This change was needed on all four floors. The additional four units increased the total unit count but it did not increase the total number of bedrooms to the project. The applicant conducted a neighborhood meeting on December 15, 2015. The request includes the following:

- 1. Amended Planned Area Development Overlay to increase the number of units from 395 to 399 and maintain the already established development standards as approved by City Council on October 2, 2014.



Property Owner	LMC Apache Terrace Holdings, LLC
Applicant	Charles Huellmantel, Huellmantel & Affiliates
Current Zoning District	MU-4 (PAD) Mixed-Use High Density with a Planned Area Development Overlay and Transportation Overlay District (Station Area)
Gross/Net site area	6.70 acres
Total Building area	600,417 sf.
Density/Number of Units	59.5 du/ac (General Plan Projected: up to 65 du/ac), 399 Units
Lot Coverage	52% (NS)
Building Height	65 ft. (NS)
Building Setbacks	0' front, 20' east side, 0' west side, 0' rear (20' max front.)
Landscape area	10% (NS)
Vehicle Parking	607 spaces (523 min. required)
Bicycle Parking	250 spaces (386 min. required)

ATTACHMENTS: Ordinance, 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: Suparna Dasgupta, Principal Planner

COMMENTS

This site is located on the south side of Apache Boulevard, between Terrace Road to the west and Cedar Street to the east. The site has direct access to the Dorsey Light Rail Station. To the north of the site, across Apache Boulevard, is existing commercial. To the west of the site are remnant industrial space and an abandoned car wash. To the south is the Jen Tilly Terrace Neighborhood, consisting of a combination of older multi-family properties and newer single-family homes. Directly east and southeast of the site is the Hudson Manor, an established single-family subdivision.

This request includes the following:

1. A Planned Area Development Overlay (required for MU-4 designation) with modified number of units from 395 to 399.

PUBLIC INPUT

A neighborhood meeting is required for an Amendment to a Planned Area Development Overlay. The applicant held the neighborhood meeting on December 15, 2015 from 5:30 pm at the Apache Police Substation. Notification was sent to all residents and tenants on the site, as well as property owners within a 600' radius and neighborhood associations within 1,320 foot radius of the vicinity. The site was also posted along Apache Boulevard and Spence Avenue, at least 15 days in advance of the meeting. No individual from the public attended the neighborhood meeting.

See summary of meeting provided by the applicant, located within the Development Project File attachments.

DEVELOPMENT REVIEW COMMISSION

At the Development Review Commission hearing of February 9, 2016, no individuals spoke regarding the project.

PROJECT ANALYSIS

ZONING

The property is zoned MU-4, Mixed-Use High Density District and a Planned Area Development Overlay, while retaining the Transportation Overlay.

The General Plan 2040, ratified by the voters on May 20, 2014, projects this site with a Projected Land Use of "Mixed-Use" and Projected Residential Density of High Density (up to 65 dwelling units per acre). This projects zoning request and density for the site is consistent with the General Plan maps.

PLANNED AREA DEVELOPMENT OVERLAY

The Amendment to the Planned Area Development increases the total number of units from 395 to 399 but maintains the already established specific development standards as approved by City Council on October 2, 2014.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Amendment to the Planned Area Development.

REASONS FOR APPROVAL

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The Amended PAD overlay does not change the preciously approved development standards established.

CONDITIONS OF APPROVAL

1. A building permit application shall be made on or before ~~October 2, 2016~~ March 17, 2018, 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 ~~November 1, 2014~~ April 16, 2016 or the Amended Planned Area Development Overlay approval shall be null and void.

3. The Planned Area Development Overlay 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.
4. The maximum building height shall be sixty-five (65) feet, measured from midpoint top of sidewalk curb. This will exclude the architectural cornice detail, extending no more than one hundred feet from the northeast corner of the building, which shall be a maximum height of seventy (70) feet.
5. The minimum vehicle parking for the site shall calculate all parking requirements for commercial use (retail, restaurant, bar, etc.) at a ratio of one vehicle per three hundred square feet of area (1/300 sf.). All residential tenant and commercial tenant parking spaces shall be designated within the secured parking area. The 17 unsecured spaces, located at the western entrance from Apache Boulevard, shall remain available for temporary visitor/customer parking. Spaces shall be signed accordingly.
6. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.

HISTORY & FACTS

December 20, 1974	City Council approved the Development Plan for VAGABOND MOTOR HOTEL, located at 1221 East Apache Boulevard.
July 21, 1983	Design Review Board approved building elevations, site plan, and landscape plan for SPENCE VILLA APARTMENTS, in the R-3 multi-family district.
August 26, 1983	City Council approved a rezoning from C-2 and R1-6 to R-3 for C & F PROPERTIES for 1.85 acres, and approved a Site Plan for Spence Villa Apartments consisting of 78 units on 3.67 acres, and variances to reduce the require RV spaces from 16 to 0, increase compact spaces from 30 to 42 spaces, and decrease guest parking from 16 to 15 spaces.
August 6, 2014	Neighborhood meeting conducted by the applicant for this request. Meeting was held at the Apache Police Substation at 5:30 pm.
August 25, 2014	Development Review Commission hearing for this request.
September 11, 2014	City Council introduction and first public hearing for this request.
October 2, 2014	City Council second and final public hearing for this request.
December 15, 2015	Neighborhood meeting conducted by the applicant for this request. Meeting was held at the Apache Police Substation at 5:30 pm.
February 9, 2016	Development Review Commission recommended approval of the Amended Planned Area Development for THE MOTLEY to increase the number of units from 395 units to 399.