

# Staff Summary Report

City Council Date: 1/10/08

Agenda Item Number: 60

**SUBJECT:** This is the second public hearing for a Zoning Map Amendment and Planned Area Development Overlay for **CAMPUS SUITES ON THE RAIL** located at 1900 E Apache Boulevard.

**DOCUMENT NAME:** 20080110dsdk02

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **CAMPUS SUITES ON THE RAIL (PL070312)** (Gordon Phillips, Campus Suites on the Rail LLC, owner / Paul Gilbert, Beus Gilbert, PLLC, applicant) for a Zoning Map Amendment from CSS and R-4 in the Transportation Overlay District (TOD) to MU-4 TOD with a PAD for a 619,756 s.f. new student housing development on +/- 6.8 net acres located at 1900 E. Apache Boulevard, in the CSS Commercial Shopping and Services and R-4 Multi-Family districts in the Transportation Overlay District Station and Corridor Areas, including the following:

**ZON07011 – (Ordinance No. 2007.77)** Zoning Map amendment from CSS Commercial Shopping and Services and R-4 Multi-Family in the TOD to MU-4 TOD Mixed-Use High Density with a Planned Area Development (PAD).

**PAD07026 –** Planned Area Development to define the development standards: building height of 70 feet; building setbacks of 0' front, 10' side, 10' rear; 14% landscape area and 45% building lot coverage; 41 du/ac and 1084 parking spaces.

**PREPARED BY:** Diana Kaminski, Senior Planner (480-858-2391)

**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989)

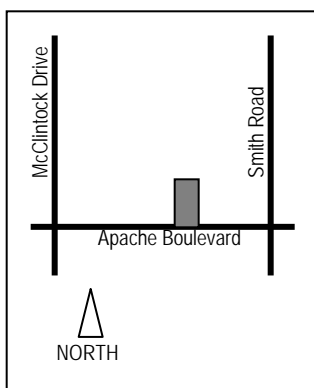
**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A



**RECOMMENDATION:** Staff – Approval, subject to conditions (1-7)  
Development Review Commission - Approval (7-0 vote), subject to conditions.

## ADDITIONAL INFO:



Gross/Net site area	7.34 / 6.82 acres
Building area	143,440 s.f.
Lot Coverage	44.87% (75% max. allowed in CSS, NS in MU-4)
Building Height	70 ft (35 ft max. allowed in CSS, NS in MU-4)
Building setbacks	0' front, 10' side, 10' rear (0', 0', 10' min. in CSS, NS in MU-4)
Landscaped area	14% (25% minimum required)
Vehicle Parking	1084 spaces (964 are garage spaces, 20 are podium) (911 min. required, 1139 surface max. allowed)
Bicycle Parking	240 spaces + in residential units (357 minimum required)

On 9/10/07 Apache Boulevard Planning Area Committee (APAC) gave unanimous support for the proposed project.

On 9/19/07 Tempe Apache Boulevard Association (TABA) gave unanimous support for the proposed project.

A neighborhood meeting was held on September 20<sup>th</sup>, and a follow up meeting on October 10, 2007, with subsequent meetings with tenants to assist with relocation. All tenants have been relocated.

- PAGES:**
1. List of Attachments
  - 2-4. Comments / Reasons for Approval
  - 4-5. Conditions of Approval
  5. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Ordinance No. 2007.77
  - 2-4. Legal Description
  - 5-6. Waiver of Rights and Remedies Form
  7. Location Map
  8. Aerial Photo
  - 9-13. Letter of Explanation
  - 14-15. Neighborhood Meeting Summary
  16. Site plan
  17. Floor plan for Building Type I – Ground Floor
  18. Floor plan for Building Type I – Levels 2-5 typical
  19. Floor plan for Building Type II – Ground Floor
  20. Floor plan for Building Type II – 2<sup>nd</sup> Floor
  21. Floor plan for Building Type II – Levels 3-5 typical
  22. Floor plans of individual residential units
  23. Floor plans of Clubhouse Building
  24. Building Elevations Building Type I
  25. Building Elevations Building Type II
  26. Elevations of Parking Structure
  27. Building Sections
  - 28-30. Landscape Plan & Detail Landscape Plan
  31. Grading & Drainage
  32. Public Input Received to date

## COMMENTS:

- This site is located along the light rail line, on the north side of Apache Boulevard, between McClintock Drive to the west and Smith Road to the east.
- The current land use is residential, with an approximate density of up to 15 dwelling units per acre (du/ac).
- The General Plan projected land use is Mixed-Use with a density of greater than 25 du/ac.
- The current zoning for this site is CSS along Apache Boulevard and R-4 along the northern part of the site.
- The proposed zoning for this site is MU-4 with a density of 41 and a PAD Overlay.
- The site is located within the Apache Boulevard Redevelopment Area.
- The three properties are located within the Transportation Overlay District (TOD): one parcel is located within the Smith Station Area; the other parcels are located within the Corridor.
- Existing uses on the site are a Recreational Vehicle Trailer Park for seasonal residents (now vacant), a Motel/Apartment for weekly and monthly tenants (now vacant), and a Trailer Park with owner occupied and rented trailers. There were a total of 132 residences on the three properties at the time of new ownership. At the time of this report, all three properties are vacant; the property owner worked with each family individually to address their relocation needs.

The applicant is requesting an approval for a Zoning Map Amendment and Planned Area Development Overlay for a project consisting of three five-story mixed-use buildings (70' tall) one three-story recreational/office building and one four-story parking garage (44' 3" tall) with proposed uses that include 299 student housing units and 14,000 square feet of commercial office, restaurant and retail uses along Apache Boulevard. The site has a 143,440 s.f. building footprint and a total of 619,756 s.f. of building area on 6.824 net acres.

The Development Review Commission approved the Development Plan Review at the December 11, 2007 Commission meeting. The Development Review Commission recommended approval of the Zoning Map Amendment and Planned Area Development Overlay at the November 27, 2007 Commission meeting. The City Council introduced and heard this request at the December 6, 2007 Council hearing; this is the second hearing of the City Council. A future application will be required for a Subdivision Plat to combine the individual lots into one lot. This proposal is consistent with the General Plan 2030 Projected Land Use and Residential Density maps, and helps implement many of the goals and objectives of the General Plan. Staff recommends approval of the request for the Zoning Map Amendment and Planned Area Development.

## PUBLIC INPUT

- Neighborhood meeting is required, all notification requirements were met.
- Neighborhood meetings held:
  - September 10, 2007 at 5:00 p.m. at the Apache Boulevard Planning Area Committee (APAC) the applicant received unanimous support for the proposed development. Staff attended.
  - September 19, 2007 at the Tempe Apache Boulevard Association (TABA) the applicant received unanimous support for the project. Staff did not attend this meeting.
  - September 20, 2007 at 6:00 pm the applicant held a neighborhood meeting at the Escalante Center. Approximately 30 people and staff attended this meeting.
  - October 10, 2007 at 7:00 pm at the Escalante Center a follow up meeting specifically with tenants of the properties being redeveloped. Staff and social service agencies attended.
  - November 8, 2007 from 2:00-5:00 pm on site the developer met with tenants to discuss relocation needs. Staff and social service agencies attended.
  - November 9, 2007 from 2:00-5:00 pm on site the developer met with tenants to discuss relocation needs. Staff and social service agencies attended.
- See Attachment 7 for a summary of meetings provided by the applicant.

## PROJECT ANALYSIS

### GENERAL PLAN

This request is in conformance with the General Plan 2030 Land Use and Density maps, and facilitates implementation of many of the goals and objectives of the elements of the Plan.

### ZONING

The project consists of three parcels of land zoned CSS Commercial Shopping and Service and R-4 Multi-Family, within the Transportation Overlay District (TOD). One of the properties falls within the TOD Station Area and the other two are within the TOD Corridor. If the properties are rezoned and a subdivision plat completed to make one parcel, the entire site would be within the TOD Station Area. For comparison of the different development standards, the chart below identifies the base zoning districts to the current and proposed zoning districts.

### ZONING COMPARISON

	Land Use Category	Zoning District	Zoning Name	Density (DU/AC)	Building Height	Bldg Ht. Step-Back Required	Max. Lot Coverage (% of net)	Min. Landscape Area (% of net)	Front Parking setback	Front Building setback	Street Side parking setback	Side building setback	Side common wall setback	Rear Building setback
Change From	Commercial (Work)	CSS	Commercial Shopping and Service	20	35 feet	No	50%	15%	20 feet	0 feet	20 feet	10 Feet	0 feet	10 feet
Change From	Residential (Live)	R-4	Multi-Family	25	40 feet	yes	60%	25%	20 feet	0 feet	20 feet	0 feet	0 feet	30 feet
Compare To	Commercial (Work)	CSS TOD SA	Commercial Shopping and Service TOD Station Area	25	45 feet	yes	75%	25%	20 feet	0-6 feet max.	20 feet	0 feet	0 feet	10 feet
Compare To	Residential (Live)	R-4 TOD SA	Multi-Family TOD Station Area	25	40 feet	yes	60%	25%	20 feet	0 feet	20 feet	0 feet	0 feet	30 feet
Change To	Mixed-Use (Live/Work)	MU-4 PAD* TOD SA	Mixed Use High Density PAD* TOD Station Area	41	70 feet	yes	44.87%	14%	20 feet	0 feet	20 feet	0 feet	0 feet	16 feet

\*All mixed use categories require a Planned Area Development (PAD) where the standards are defined as part of the entitlement process.

#### Section 6-304 C.2. Approval criteria for Zoning amendment:

1. The proposed zoning amendment is in the public interest. This project has received unanimous support from APAC and TABA, representing residents and businesses within the area. The project implements the Apache Boulevard Redevelopment Plan, conforms to the TOD and increases student housing within a short distance from ASU. The provision of parking on site will minimize impacts to surrounding neighborhoods. The amenities and security provided will improve the surrounding area.
2. The proposed zoning amendment conforms with and facilitates implementation of the General Plan; it conforms to the Land Use and Density maps, helps meet goals for transit oriented mixed-use development, initiates redevelopment and revitalization within the area, and provides safe, accessible student housing.

### PLANNED AREA DEVELOPMENT

The requested Planned Area Development (PAD) would increase the density from the current 25 du/ac in CSS TOD Station Area, to 41, a 64% increase in density. The building height would increase from 45 feet to 70 feet (for the residences) and 44.5 feet (for the parking structure), a 35% increase in building height. Lot coverage would be reduced from 75% to 44.8%, a 30% reduction. The lot coverage proposed is less than what is allowed in the base code or TOD, but did not result in a greater landscape area. The minimum landscape area for CSS outside the TOD is 15%, inside the TOD is 25%: the applicant is proposing 14% landscaped area, which is 11% less than required for CSS. There are an additional 10% area of recreational amenities provided such as a pool, roof-top deck, indoor exercise rooms, lounge and game room. The landscape area is 54,325 s.f. (excluding right-of-way) and the open space and recreational amenities are 31,878 s.f. The setbacks are comparable to what is allowed in the existing districts with a rear yard setback of 16 feet to accommodate a water and sewer easement. The rear setback is 10 feet, the same as the CSS requirement, but smaller than the 30 foot R-4 setback. The building height of the parking structure is 44.5 feet, set 24 feet from the rear property line. There is no requirement to provide the building height step-back between Mixed-Use and Multi-Family uses within the TOD. However, if the rear setback were 0 feet, the 14.5 feet of parking structure height above 30 feet, located 16 feet from the property line, would meet the step-back intent by the design.

The Planned Area Development (PAD) Overlay is required for all Mixed-Use zoning districts. The purpose of the PAD is to accommodate, encourage and promote innovatively designed developments which form an attractive and harmonious unit of the community, in this case functioning as an individual community. The General Plan 2030 Land Use Map designates this site as Mixed-Use with a density designation of greater than 25 dwelling units per acre. The proposed land uses are allowed by the Zoning and Development Code, bringing student housing and supportive retail uses together on one site, sharing retention, guest parking, refuse



and building structure; the proposed development meets the intent of mixed-use development and takes full advantage of the location along the light rail. A zoning map amendment would designate all three parcels MU-4 TOD Station Area, a subsequent (required) Subdivision Plat would combine these lots into one new parcel. Redeveloping the site through the Planned Area Development process will implement many goals and objectives of the General Plan.

Section 6-305 D. Approval criteria for P.A.D.:

1. The proposed land uses, residential, retail, restaurant and office are allowable in Part 3.
2. The development standards listed above, as established as part of the PAD Overlay District, as well as the standards allowed by use permit in Part 4 will be conformed to for development of this site.
3. The proposed PAD is in conformance with Transportation Overlay District provisions in Part 5.
4. The conditions of approval to ensure conformance with the Zoning and Development Code.

## CONCLUSION

The request complies with General Plan 2030 projected land use and residential density for this site. The Planned Area Development (PAD) Overlay implements the General Plan, by providing a mixed-use development of both commercial and residential living space, promoting the concept of live, work and recreate in one place. The proposed development achieves goals for in-fill development and options to Tempe's existing housing stock. The integration of live, work, recreation, opportunities along with commercial services will provide an asset to the longevity and success of Tempe's surrounding neighborhoods. Approval of this PAD request, will allow this property to be developed. Approval of this proposal also approves a development plan which includes site plan, building elevations, and landscape plan.

## REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project meets the development standards required under the Zoning and Development Code and the Transportation Overlay District.
3. The project implements the Apache Boulevard Redevelopment Plan.
4. The PAD overlay process was specifically created to allow for greater flexibility through establishment of project specific standards.

## CONDITIONS OF APPROVAL/ ZON07011 AND PAD07026

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL.

### General

1. A building permit shall be obtained and substantial construction commenced on or before January 10, 2010 or the property shall revert to a previous zoning designation—subject to a formal public hearing.
2. Prior to the effective date of this ordinance, the property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, or the zoning approval shall be null and void.
3. An Encroachment Permit must be obtained from the Engineering Department prior to submittal of construction documents for building permit. The limitations of this encroachment include;
  - a. a maximum projection of eight (8) feet for any upper level balconies or decorative architectural features of the building,
  - b. a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure, and
  - c. any other requirements described by the encroachment permit or the building code.
4. The Planned Area Development for Campus Suites on the Rail shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
5. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

6. The Subdivision Plat for Campus Suites on the Rail 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 Development Services Department on or before January 10, 2009. Failure to record the plan within one year of City Council approval shall make the plan null and void.
7. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.

#### **HISTORY & FACTS:**

May 1959	Building permits for repair of building for Denny's Tavern, operating as The Happy Hour at 1890 E. Apache Boulevard
September 1959	Building permits issued for Trade Winds Motel, located at 1900 E. Apache Boulevard
November 1959	Building permits issued for Richard Lynch of Michigan Trailer Court, for the installation of utilities for trailer spaces and repair and additions to duplexes at 1912 E. Apache Boulevard.
November 1961-1964	Building permits issued for installation of utilities for trailer spaces at 1900 E Apache Boulevard
September 1963-1965	Building permits issued for Cliff Carroll, operating as Carrolls Trailer Park, for installation of utilities for trailer spaces at 1890 E. Apache Boulevard
May 6, 1981	Design Review Board approved the building elevations, site and landscape plan for a Motel and Apartment Complex.
November 27, 2007	Development Review Commission heard a request for a Zoning Map Amendment from CSS and R-4 in the Transportation Overlay District (TOD) to MU-4 TOD with a PAD and a Development Plan Review for a 619,756 s.f. new student housing development on +/- 6.8 net acres. The Commission recommended approval of the Zoning Amendment and PAD, and continued the Development Plan Review to 12/11/07 for notification purposes.
December 13, 2007	City Council introduced and held a first public hearing for this request.

No additional history is available on the entitlement of these properties.

#### **ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-304, Zoning Map Amendment  
Section 6-305, Planned Area Development (PAD) Overlay Districts

ORDINANCE NO. 2007.77

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF THE ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTIONS 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

\*\*\*\*\*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

**Section 1.** That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Sections 2-106 and 2-107, by removing the below described property from the CSS, Commercial Shopping and Service and R-4 Multi-Family districts within the Transportation Overlay District and designating it as MU-4 Mixed-Use High Density within the Transportation Overlay District Station Area with a Planned Area Development on 6.8 acres.

LEGAL DESCRIPTION

See Attached

TOTAL AREA IS 7.4 GROSS ACRES

**Section 2.** Further, those conditions of approval imposed by the City Council, **Case #PL070312** are hereby expressly incorporated in ordinance by this reference.

**Section 3.** Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

EXHIBIT "A-1"

LEGAL DESCRIPTION  
FOR  
PARCEL 30.6205  
APN 132-67-053A & 132-67-053B

A portion of land located in the Northwest Quarter (NW ¼) of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base Meridian, Maricopa County, Arizona. More particularly described as follows:

Commencing at the intersection of Apache Boulevard and Smith Road, said point also being the Center of said Section 24;

Thence, South 89°56'54" West, along the centerline of Apache Boulevard and the East-West midsection line of said Section 24, a distance of 1,137.79 feet;

Thence, North 00°09'29" East, a distance of 50.00 feet to the Point of Beginning;

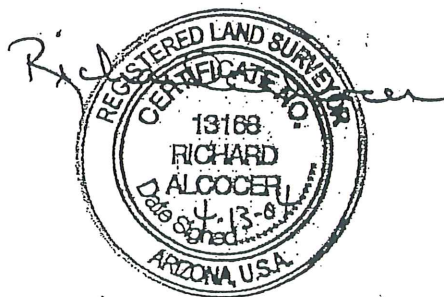
Thence, South 89°56'54" West, a distance of 177.76 feet;

Thence, North 00°11'13" East, a distance of 9.28 feet;

Thence, North 89°55'40" East, a distance of 177.76 feet;

Thence, South 00°09'29" West, a distance of 9.34 feet to the Point of Beginning.

This tract contains 1,655 Square Feet or 0.038 Acres, more or less.



**EXHIBIT "A-1"**

**LEGAL DESCRIPTION  
FOR  
PARCEL 30.6206  
APN 132-67-061**

A portion of land located in the Northwest Quarter (NW ¼) of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base Meridian, Maricopa County, Arizona. More particularly described as follows:

Commencing at the intersection of Apache Boulevard and Smith Road, said point also being the Center of said Section 24;

- Thence, South 89°56'54" West, along the centerline of Apache Boulevard and the East-West midsection line of said Section 24, a distance of 977.79 feet;
- Thence, North 00°09'29" East, a distance of 50.00 feet to the Point of Beginning;
- Thence, South 89°56'54" West, a distance of 160.00 feet;
- Thence, North 00°09'29" East, a distance of 9.34 feet;
- Thence, North 89°55'40" East, a distance of 53.08 feet;
- Thence, South 87°12'35" East, a distance of 107.04 feet;
- Thence, South 00°09'29" West, a distance of 4.05 feet to the Point of Beginning.

This tract contains 1,213 Square Feet or 0.028 Acres, more or less.

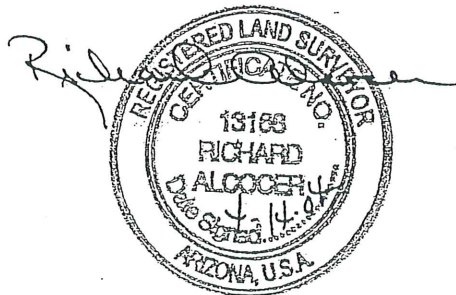


EXHIBIT "A-1"

LEGAL DESCRIPTION  
FOR  
PARCEL 30.6207  
APN 132-67-055

A portion of land located in the Northwest Quarter (NW ¼) of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base Meridian, Maricopa County, Arizona. More particularly described as follows:

Commencing at the intersection of Apache Boulevard and Smith Road, said point also being the Center of Section 24;

Thence, South 89°56'54" West, along the centerline of said Apache Boulevard and the East-West midsection line of said Section 24, a distance of 919.55 feet;

Thence, North 00°03'06" West, a distance of 50.00 feet to the Point of Beginning;

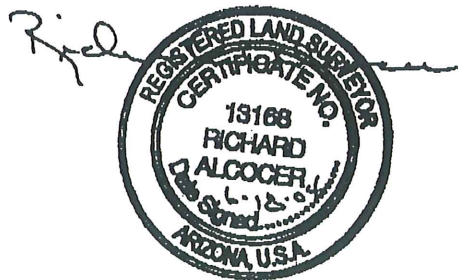
Thence, South 89°56'54" West, a distance of 58.06 feet;

Thence, North 00°09'29" East, a distance of 3.89 feet;

Thence, South 87°07'21" East, a distance of 58.12 feet;

Thence, South 00°03'06" East, a distance of 0.92 feet to the Point of Beginning.

This tract contains 140.0 Square Feet or 0.003 Acres, more or less.



Development Services  
Planning

**WHEN RECORDED RETURN TO:** Diana Kaminski  
31 E. 5<sup>th</sup> Street, Garden Level  
Tempe, AZ 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by \_\_\_\_\_ (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL070363 to the City requesting that the City approve the following:

- \_\_\_\_\_ GENERAL PLAN AMENDMENT
- ☒ ZONING MAP AMENDMENT
- ☒ PAD OVERLAY
- \_\_\_\_\_ HISTORIC PRESERVATION DESIGNATION/OVERLAY
- \_\_\_\_\_ USE PERMIT
- \_\_\_\_\_ VARIANCE
- ☒ DEVELOPMENT PLAN REVIEW
- \_\_\_\_\_ SUBDIVISION PLAT/CONDOMINIUM PLAT
- \_\_\_\_\_ OTHER \_\_\_\_\_  
(Identify Action Requested))

for development of the following real property (Property):

*See attached legal description*

Parcel Nos. 132-67-053C; 132-67-055A; 132-67-061A  
1900 W. University Drive, Tempe, AZ 85281

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(Printed Name)

State of Arizona                    )  
  ) ss  
County of \_\_\_\_\_ )

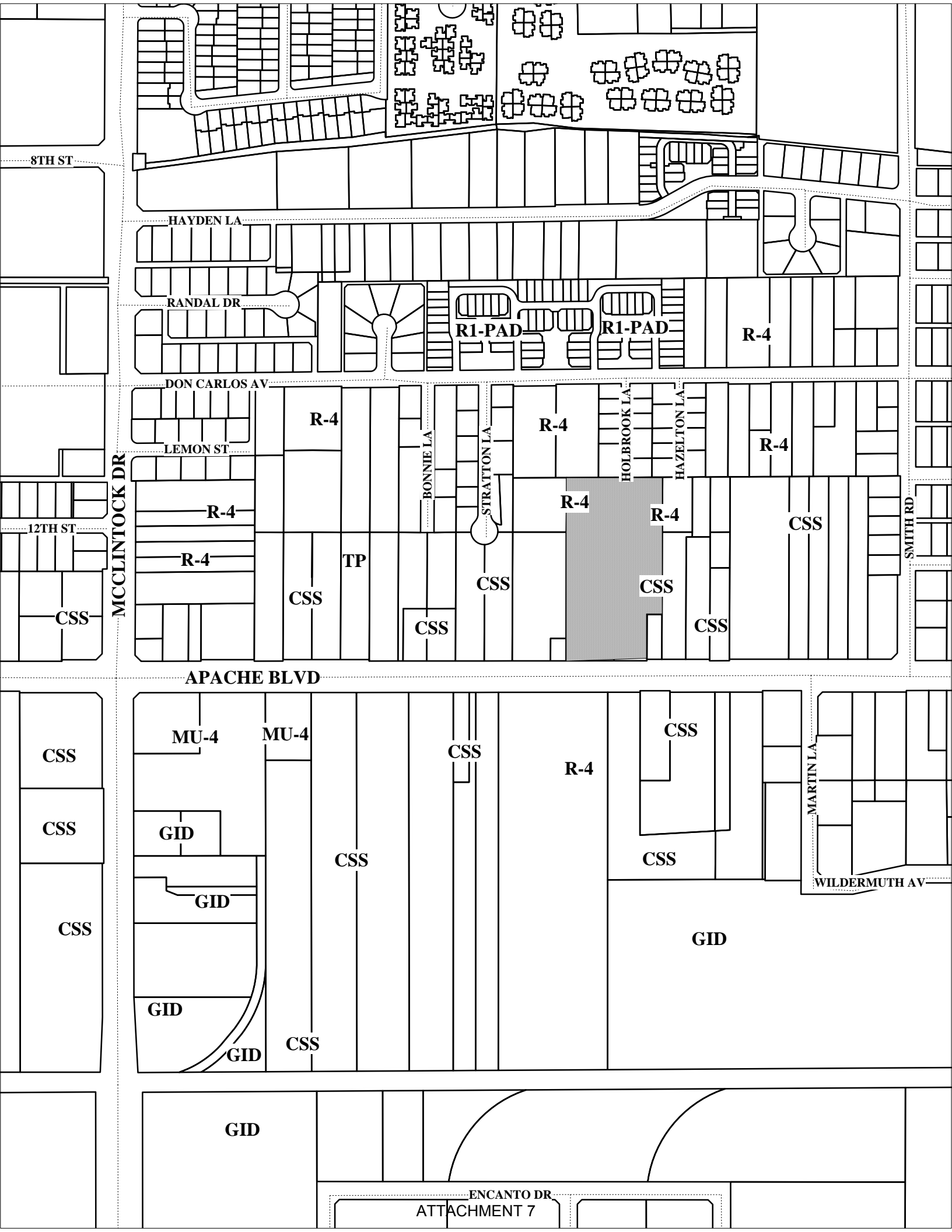
SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2007, by

\_\_\_\_\_  
\_\_\_\_\_.

\_\_\_\_\_  
(Signature of Notary)

(Notary Stamp)





8TH ST

HAYDEN LA

RANDAL DR

DON CARLOS AV

LEMON ST

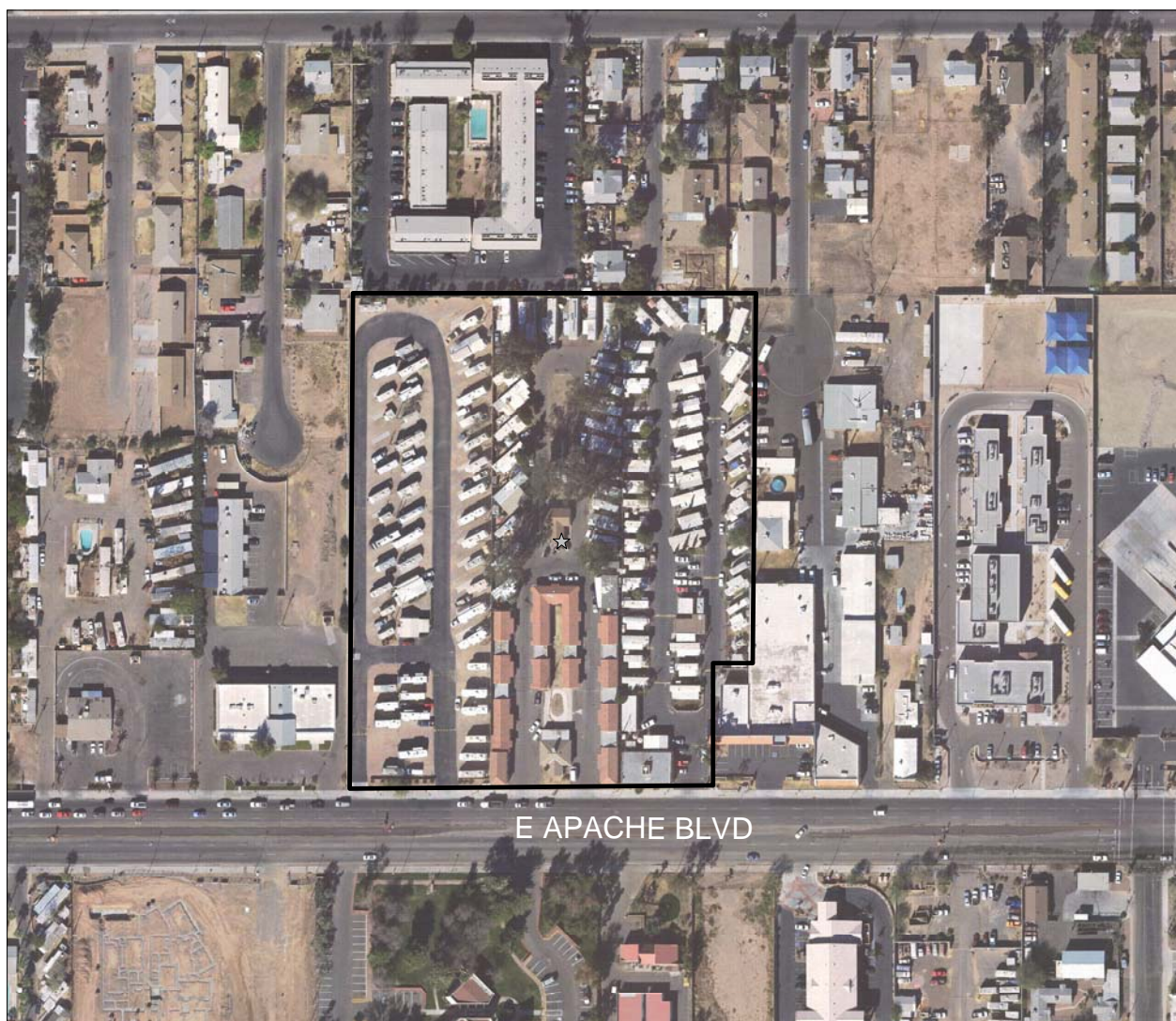
12TH ST

MCCLINTOCK DR

APACHE BLVD

WILDERMUTH AV

ENCANTO DR  
ATTACHMENT 7



CAMPUS SUITES ON THE RAIL (PL070312)

**APPLICANT'S LETTER OF EXPLANATION  
REZONING AND PAD  
CAMPUS SUITES ON THE RAIL  
1890, 1900, 1912 E. APACHE BOULEVARD**

This application requests rezoning from CSS to MU-4 PAD of an approximate 7.4-acre parcel located at 1890, 900, and 1912 E. Apache Boulevard. The site is currently developed with several adjacent mobile home and travel trailer parks; this proposal is to replace the mobile home and travel trailers with a mixed use development of ground and 2<sup>nd</sup> floor retail, student housing, office/clubhouse space, and a parking structure.

**General Plan Land Use and Density**

The subject site is designated by the Tempe General Plan 2030 for mixed use with residential density of 25 or more dwelling units per acre. The proposed development is a mixed use at a density of 40.44 dwelling units per acre, and the proposed zoning category of MU-4 PAD is the zoning category that best matches the General Plan Projected Land Use and Projected Density Maps. Accordingly, the proposal is consistent with the General Plan Land Use Element.

**Accessibility**

The project will be made accessible through compliance with all relevant codes. The clubhouse, pool, spa, and mail boxes will be fully accessible, as will 2% of the rooms. All other rooms will be adaptable. All buildings will be equipped with elevators and all floors of all buildings will therefore be accessible.

**Redevelopment**

The site is located in the Apache Boulevard Redevelopment Area and the project was presented to A. P. A. C. on September 10, 2007, which voted to approve. Redevelopment is encouraged, as is private investment, within a Redevelopment Area. With this project existing older nonconforming development will be replaced with a mixed use featuring student housing, a use that is needed and appropriate for the area. The Apache Boulevard Redevelopment Area also is related to the Growth Area Element as discussed below.

**Growth Areas**

Growth Areas, including Apache Boulevard, are designated in the General Plan 2030 for special development focus. Growth areas are planned for multi-modal transportation and infrastructure expansion and improvements, designed for a planned concentration of development, designed to promote and integrate a variety or mix of land uses, and are formally identified by redevelopment, overlay,

or other district designation. The subject site is also within the Transportation Overlay District as described below.

### **Transportation Overlay**

The site is located within the Transportation Overlay District and the site is in the proximity of a light rail Station. As a mixed use there are both development standards and land use restrictions that apply to this development, and the submitted site plan responds to the requirements of a multi-modal corridor. For example, the parking structure is set back from the street frontage to attain the maximum possible interaction between the retail storefronts and the wide sidewalk along Apache Boulevard. The sidewalk is also shaded with a transit theme metal canopy and trees to enhance the shopping or walking experience while significant architectural detail on the storefronts will capture the interest of pedestrians. The proposal meets the pedestrian requirements of the TOD for land use, setback, landscaping, and architecture.

### **Site Plan**

A Conceptual Site Plan has been submitted with this application. The site plan depicts 3 buildings containing 299 dwelling units on 7.334 acres together with approximately 5,000 square feet of retail space, 13,000 square feet of office and clubhouse space, and 964 surface and structured parking spaces. Two levels of retail are oriented to Apache Boulevard, the site's only street frontage, while the residential buildings and parking structure are located away from the street. In between these are the clubhouse with its associated swimming pool and amenities. There is also surface parking to support the retail, again set back from the street frontage to minimize vehicle-pedestrian conflicts and augment the convenience of the pedestrians, as befits a location in the multi-modal corridor with convenient access to light rail.

### **Vehicle and Pedestrian Circulation**

The site plan proposes two access points to Apache Boulevard, both of which provide 2-way vehicle circulation. The westerly access leads more directly to the parking structure that provides the parking for residents, while the easterly access offers more direct access to surface parking for retail shops and guests of residents. At ground level the circulation system accommodates fire trucks, solid waste trucks, and delivery trucks.

Pedestrian and bicycle access is provided through gates that lead to the elevators with secure bicycle parking on every floor.

## **PAD**

The purpose of a Planned Area Development Overlay is to promote and encourage flexibility in design. When a PAD is combined with residential or commercial underlying zoning it allows development standards to be modified. However, when the underlying zoning is mixed-use, a PAD overlay must be included whether or development standards are being amended.

In this case the MU-4 district does not establish maximum building height, lot coverage, or density standards. The buildings proposed here are 5 stories and the parking structure is 4 and ½ levels. The project maximum height will be 70 feet. The density and height are clearly warranted by virtue of the location on the light rail, by the need for the proposed housing, by the benefit of replacing older, nonconforming uses, and by superior project design. As previously noted, the proposal meets all of the requirements of the TOD Overlay and the MU-4 zoning district.

The justification for the PAD is that this location is designated for high density mixed-use development by the General Plan 2030, which inherently requires an accompanying PAD Overlay. In addition, this proposal is consistent with all requirements of the MU4 district, the Apache Boulevard Redevelopment Area, and the TOD and thus furthers the goals of the General Plan and Zoning and Development Code.

# Letter of Explanation

## Campus Suites on the Rail

### Development Plan Review

- 1) The site plan is intended to meet the Transit Overlay District (TOD).  
It will create mixed uses of retail, and student rental housing adjacent to the Light rail.
- a) The buildings are oriented on the site with their shortest dimensions running East-West; the Parking Structure shading two of the three buildings on the west side. The balconies and windows feature shade covers, and the retail along Apache has a continuous metal canopy for pedestrian shade.
- b) Materials shall be stucco, stone, metal, concrete and concrete block for compatibility and durability.
- c) The Buildings have been broken into smaller scale elements using color, forms and materials to blend with surroundings.
- d) Large building masses have been divided into smaller, pedestrian/retail friendly elements at the street/sidewalk level.
- e) Buildings have a clear base, of heavy and darker colored elements, with roof elements consisting of lighter colored, sculptural shape, and metal shade elements.
- f) All buildings have detail and windows at the ground levels, for access to outdoor spaces and visibility. The project will also feature surveillance cameras in public spaces.
- g) Special treatment using color, shape and material changes at doors and windows will contribute to attractive public architecture.
- h) All on-site utilities will be placed underground.
- i) Clearly defined outdoor, well lighted walkways will connect all buildings, and exterior sidewalks to site parking and amenities.
- j) Accessibility will be provided in conformance with the American Disabilities Act (ADA)
- k) The project design anticipates convenient access to the Light rail, pedestrian traffic, bike traffic, and gate controlled automobile traffic.

l) Vehicular circulation is concentrated to the parking garage, to minimize site vehicular traffic, and allow for easier pedestrian, retail and visitor parking.

n) Plans anticipate crime prevention principals through natural surveillance, access control, video camera surveillance, and on-site management and maintenance staff.

o) Landscape elements will accent pedestrian circulation, and buffer driveways and parking areas.

2. Signs along the retail street frontage (Apache Boulevard)) will be confined to the horizontal metal band below the shade canopy, and all signage will conform to ordinances.

a) Sign copy shall have contrast from the band background color.

b) Sign area and copy shall be proportional to the size of the band, and the retail space which it represents.

c) Signs materials will be complementary to the project's materials.

## **Final Neighborhood Participation Progress Report October 25, 2007**

**PROJECT NAME**                      **Campus Suites on the Rail**

**LOCATION**                              1890, 1900, and 1912 E. Apache Boulevard

### **DESCRIPTION OF COMMUNITY INVOLVEMENT**

The applicant sent notice of the neighborhood meeting by first class mail to all real property owners of record within 300 feet of the site. In addition, neighborhood associations as identified by the City and tenants within the site boundaries were all sent notice. A copy of the letter and the mailing list have been submitted with the application for rezoning.

The neighborhood meeting was held at Escalante Center on September 20, 2007, at 6:00 p.m. and was attended by approximately 30 people. (The sign-in sheet has been included with the application.) The attendees were primarily tenants of the mobile home parks and apartments whose use will be changing, and their questions were related entirely to relocation.

In addition, the applicant received approximately 10 telephone calls between the time of mailing the invitation to the neighborhood meeting, and the meeting itself. All of these calls were about relocation.

Since each tenant has a different situation the applicant indicated that there would be separate meetings to discuss their options. Several of the tenants are eligible for relocation under the Mobile Home Residential Landlord and Tenant Act, and many others are not.

The proposal was presented to APAC and September 10 and TABA on September 19 and both groups were unanimous in support of Campus Suites on the Rail.

On October 10, 2007 the applicant attended a meeting of the Tempe Community Council to which residents of the affected addresses were invited, along with several representatives (both staff and elected officials) of the City of Tempe, and representatives of several community agencies. As with the September 20 neighborhood meeting, the rezoning was not of interest. Residents were concerned that there be sufficient time for them to move, and sufficient money for them to move. As a result of the meeting both additional time and money were offered by the applicant.



As of this date, many, though not all, of the residents have moved, and there is regular interaction on an individual basis between the property owner and the remaining residents. The property owner intends to provide another rent-free month, to November 31, 2007 for those residents who need more time, in addition to incentives previously offered.

The applicant intends to continue working with the residents until they have all been able to relocate.

Overall Site Project Data

PARCEL SIZE: 1338 GROSS ACRES, 6824 NET ACRES, EXISTING C56 + R-4

BLDG HEIGHT ALLOWED: NA

DENSITY PROVIDED: 26+ / 10' TO PARAPET

LANDSCAPING ON SITE: 54,375 SF 14% LANDSCAPING ON ROW: 1070 SF 4.2%

GENERAL PLAN LAND USE: MIXED USE

DENSITY ALLOWED: 26+ / 10' TO PARAPET

OPEN & AMENITY SPACE PROVIDED: 31,878 SF

LOT COVERAGE: 143,440 / 319,643.28 = 44.87%

UNIT MIX	QUANTITY	%	OCC. TYPE	GROSS SF	* OF BEDROOMS	GROSS X QUANTITY	SPRINK	9SPRINK
BI 2 BED 2BA	52	11.38%	R-2	1010	104	52520	13	13
CI 3 BED 3 BA	128	42.8%	R-2	1300	384	166400	13	13
DI 4 BED 4 BA	94	31.45%	R-2	1635	376	153330	13	13
D2 4 BED 4 BA	25	8.36%	R-2	1618	100	40450	13	13
TOTALS	299	100%			964	412,100		

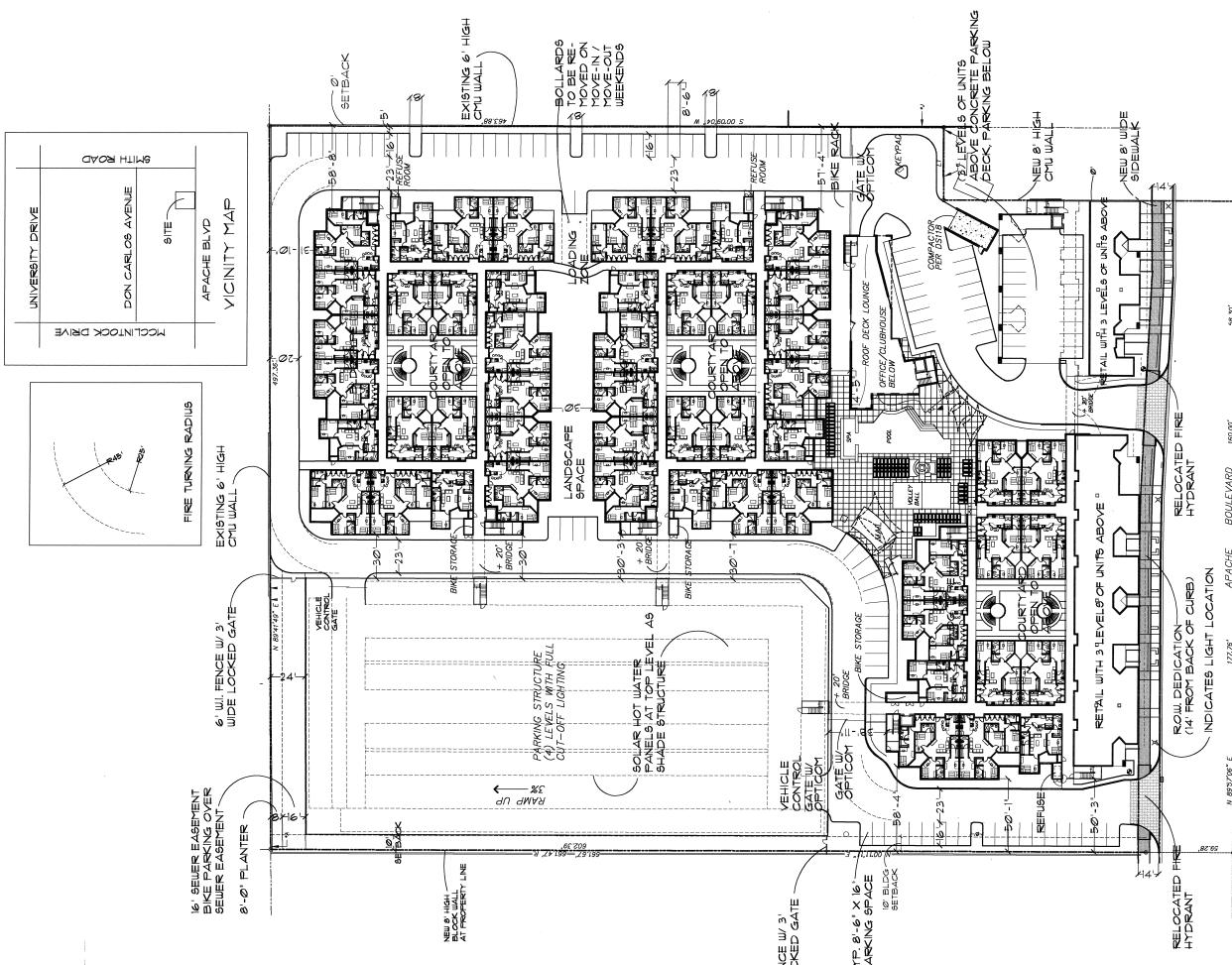
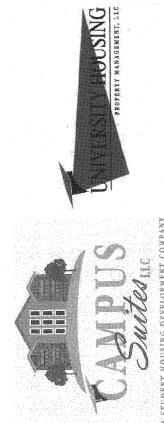
BUILDING TYPE	QUANTITY	* OF LEVELS	OCC. TYPE	CONST. TYPE	FOOTPRINT SF	GROSS BLDG SF	SPRINK	9SPRINK
TYPE I	2	4 W/ BASEMENT	R-2	V-A	32569	13	162845	2 = 325690
TYPE II	1	4 W/ BASEMENT	R-2	V-A	41987	13	193853	
OFF / CLUB	1	4 W/ BASEMENT	B / A3	IV-HT	4412	13	18506	
RETAIL	4	3	A-3/B	V-B	12000 (in Type II)	13	SEE TYPE II	
BRIDGES	4	3	6-1	I-B	-	13	2022	
RETAIL GARAGE	1	1	6-2	I-B	4913	13	4913	
GARAGE	1	4 1/2	6-2	I-B	65802	13	736103	
TOTAL BLDGS	5				143,440		TOTAL PROJECT SF = 841153	

PARKING REQUIRED	QUANTITY	MULTIPLIER	TOTAL	T.O.D. PARKING REQUIRED	QUANTITY	MULTIPLIER	TOTAL
2 BD	52	2	104	2 BD	52	1.5	78
3 BD	128	2.5	320	3 BD	128	2.25	288
4 BD	119	3	357	4 BD	119	3	357
GUEST	299	2	600	GUEST	299	2	600
RETAIL	11,000 SF / 300 =	39	31	RETAIL	11,000 SF		20
RESTAURANT	2300 / 15 =	31	31	RESTAURANT	2300		16
BICYCLE SPACES	351		351	BICYCLE SPACES	351		351
TOTAL PARKING REQ'D = 911 (351 BICYCLE)				TOTAL PARKING REQ'D = 819 (351 BICYCLE)			

PARKING PROVIDED		QUANTITY	BICYCLE COMMUTE AREA			
ACCESSIBLE GARAGE	20	RETAIL	18	PER UNIT	52 x 15	39
GARAGE	944	RETAIL COVERED	20	PER UNIT	241 x 1	241
ACCESSIBLE SURFACE	2%	SURFACE GUEST	60	GUEST	299 x 2	60
SUBTOTAL	964	RESTAURANT	16	OUTDOOR REST.	4000 / 2000	2
BICYCLE STORAGE	60	SUBTOTAL	114	INDOOR REST.	2300 / 500	4.6
TOTAL PARKING PROVIDED = 1078		BICYCLE RACKS	90	RETAIL	4 MIN.	4 MIN.
		TOTAL		TOTAL		351

(2300 SF OF INDOOR RESTAURANT SPACE MAX.)

90 BIKE RACK / 60 STORAGE PROVIDED, 201 OF THE BIKES TO BE STORED IN UNITS.

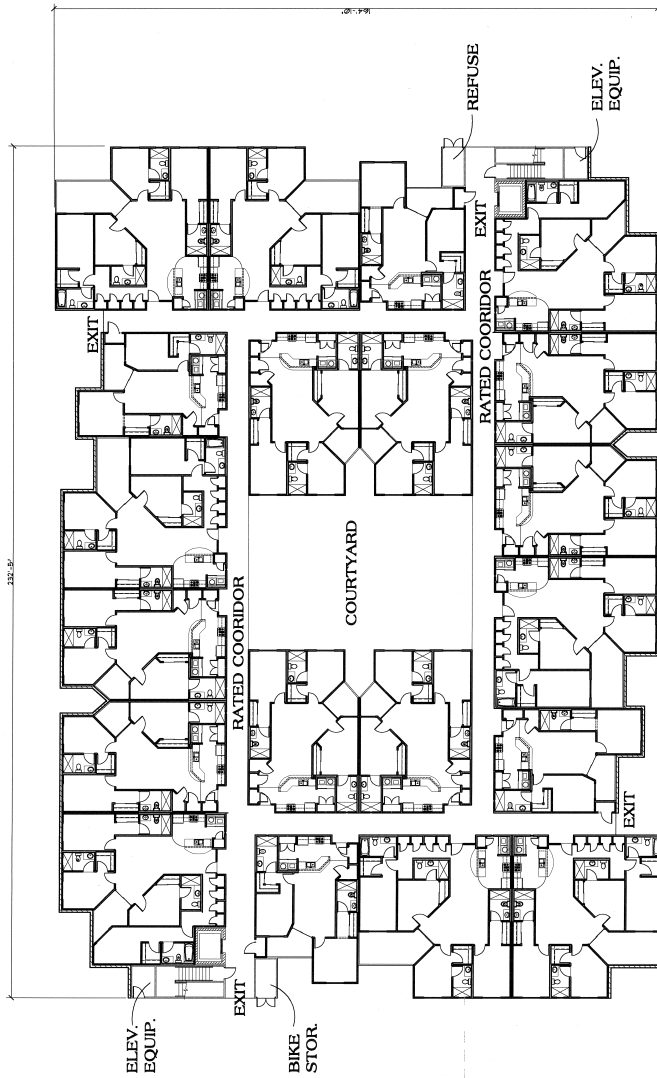


Preliminary Site Plan  
1" = 40'-0"

Campus Suites on the Rail



DESIGN BY	DATE
ORDERED BY	PROJECT NO.
	FILE NAME
	DATE
	PART NO.



**Building Type I**  
**GROUND FLOOR**  
**1/16" = 1'-0"**

NOTES TO  
EXHIBIT  
THIS DRAWING  
HAS BEEN  
APPROVED  
BY THE  
ARCHITECT  
ON BEHALF  
OF THE  
OWNER  
DATE: 1/18/10  
BY: [Signature]  
PROJECT: CAMPUS SUITES ON THE RAIL  
1/18 - 10'

ARCHITECTS/PLANNERS, INC. • 1444 N. KIRLAND BLVD. • SUITE 155 • SCOTTSDALE, ARIZONA 85254 • (480) 999-7576

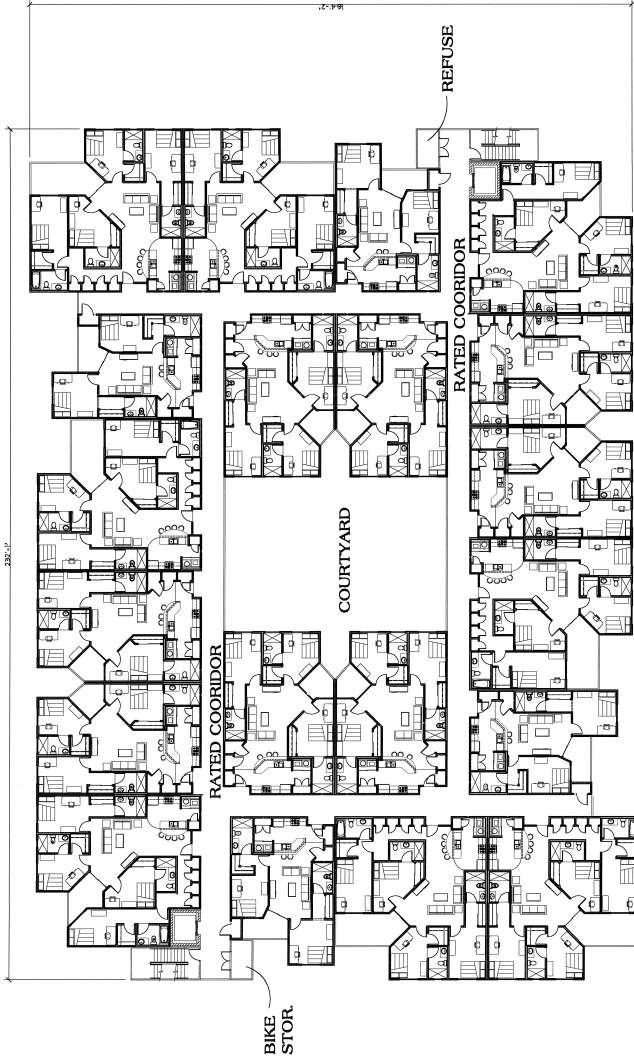
# L. R. Niemiec Architects

Campus Suites on the Rail  
Tempe, Arizona

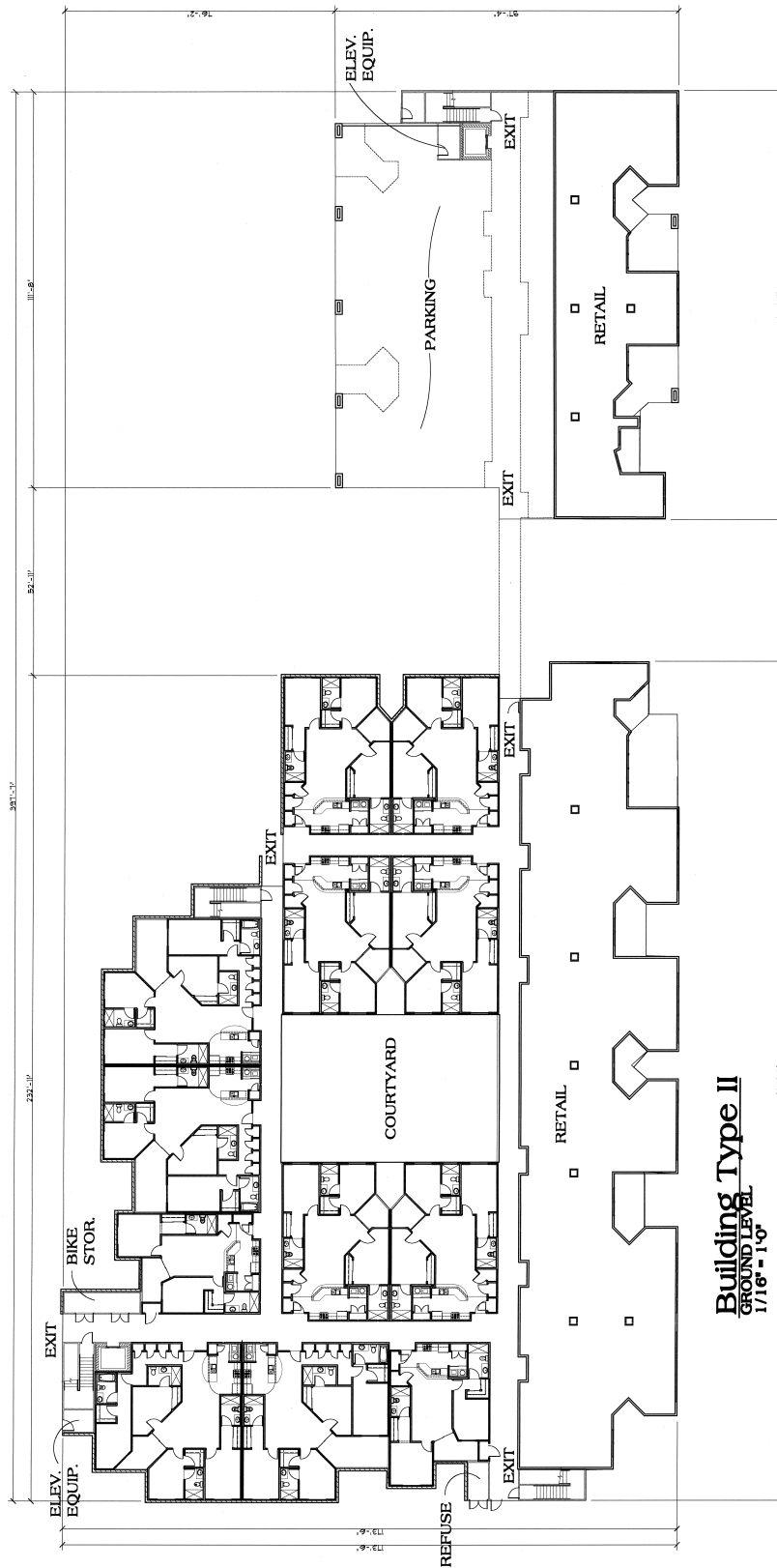
Building Type I  
Level Two  
1/18 - 10'



DATE: 1/18/10  
BY: [Signature]  
PROJECT: CAMPUS SUITES ON THE RAIL  
1/18 - 10'



Building Type I  
Level Two  
1/18 - 10'



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DATE: 01/18/10  
BY: [Signature]  
FOR: [Signature]

# L. R. Niemiec Architects

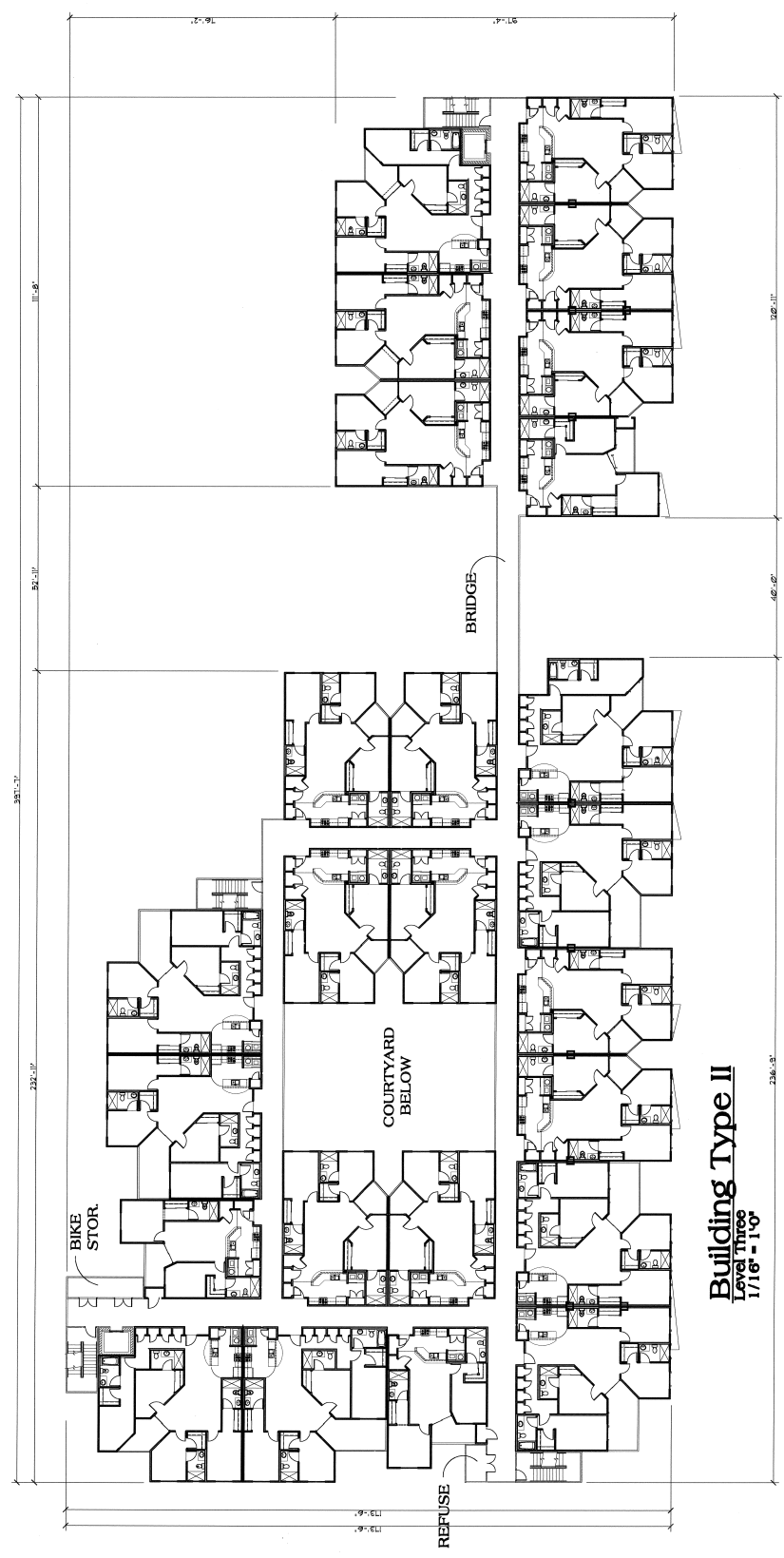
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Campus Suites on the Rail  
Tempe, Arizona

Building Type II  
Level Three  
1/18" = 1'-0"



DATE: 01/18/10  
BY: [Signature]  
FOR: [Signature]



Building Type II  
Level Three  
1/18" = 1'-0"

NOTES TO BE OBSERVED BY THE CONTRACTOR:  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.

# L. R. Niemiec Architects

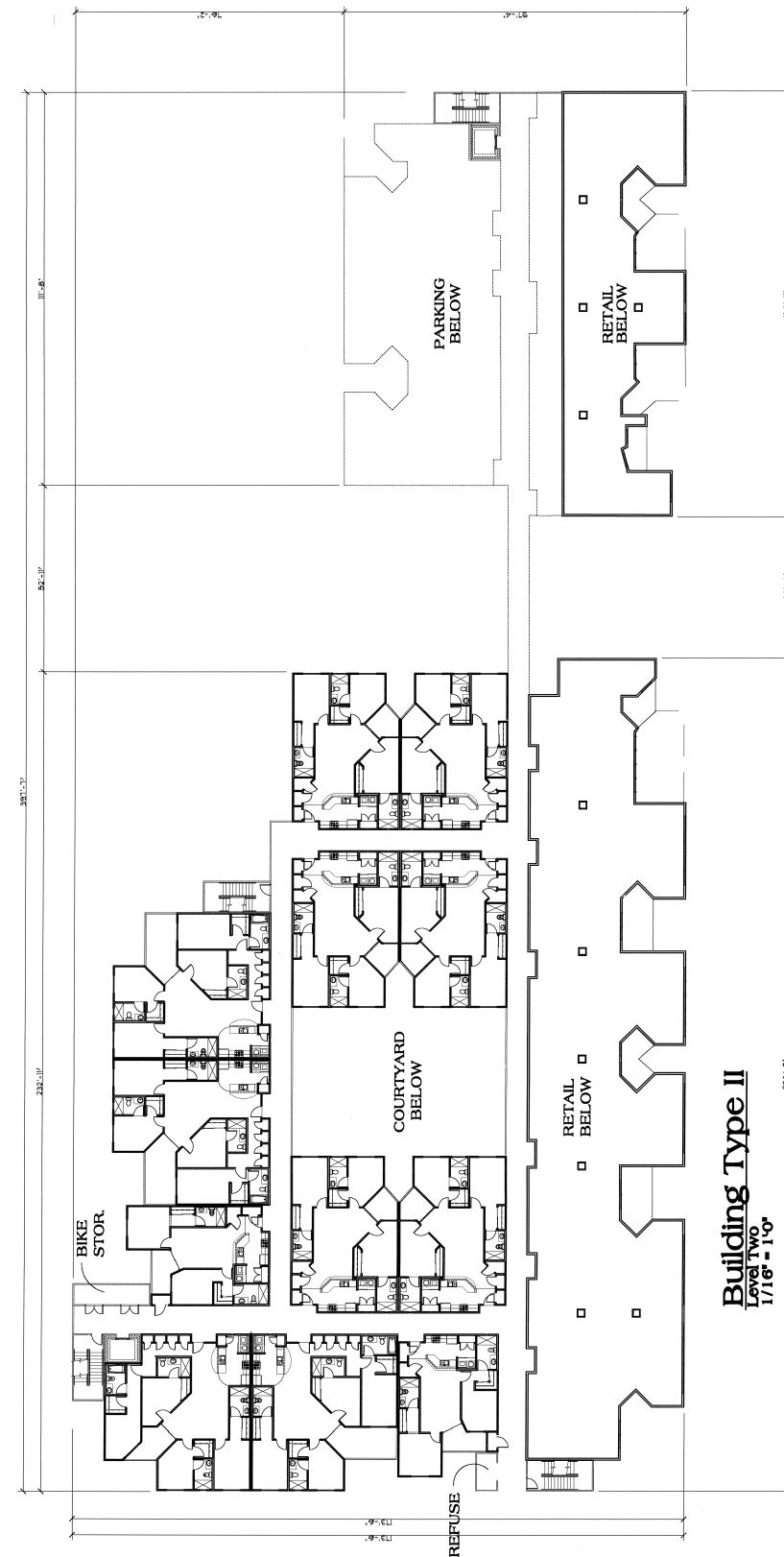
ARCHITECTS/PLANNERS, INC. • 14646 N. KIRKLAND BLVD. • SUITE 155 • SCOTTSDALE, ARIZONA 85254 • (480) 999-7576

## Campus Suites on the Rail Tempe, Arizona

## Building Type II Level Two 1/16" = 1'-0"



DATE: 01/15/16  
 DRAWN BY: J. NIEMIEC  
 CHECKED BY: J. NIEMIEC  
 SCALE: 1/16" = 1'-0"



# L. R. Niemiec Architects

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DATE: 01/10/2007  
BY: L.R. NIEMIEC  
TITLE: ARCHITECT

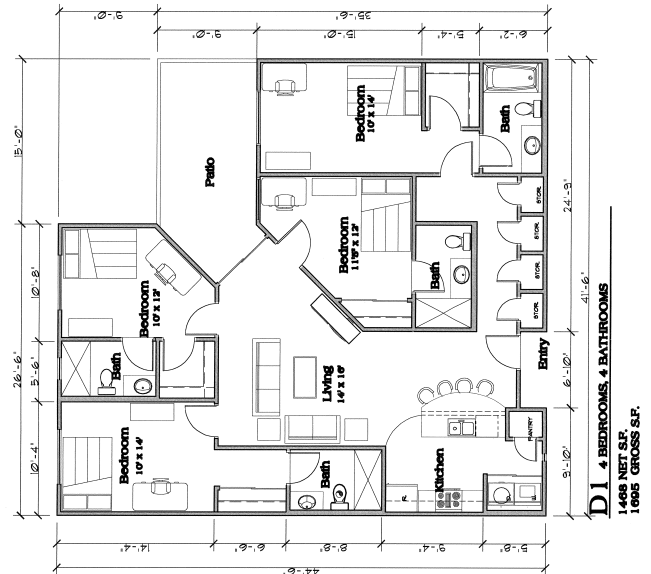
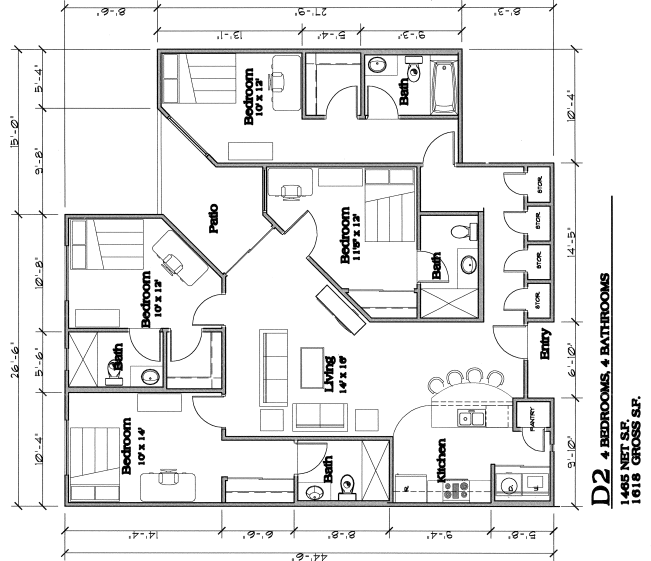
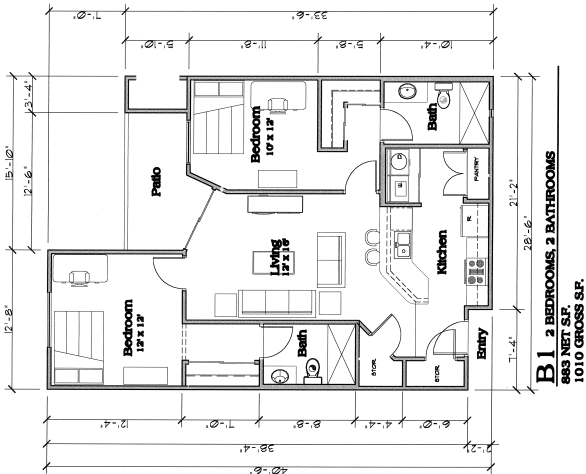
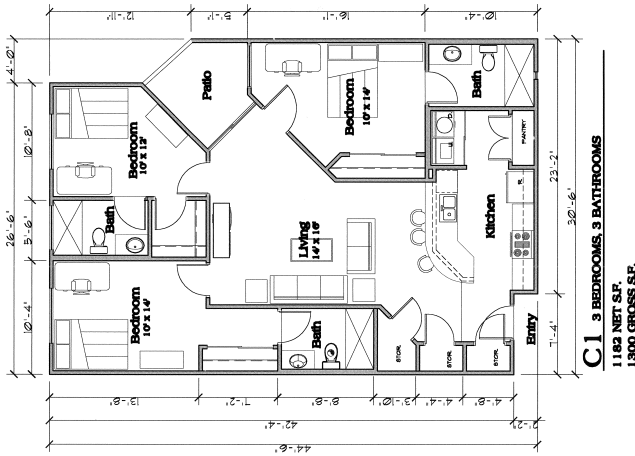
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## Campus Suites on the Rail

Tempe, Arizona

Unit Plans

3/16" = 1'-0"







BY: 	DATE: 	BY: 	DATE: 	BY: 	DATE: 	BY: 	DATE: 

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4698 G.S.P. Livable

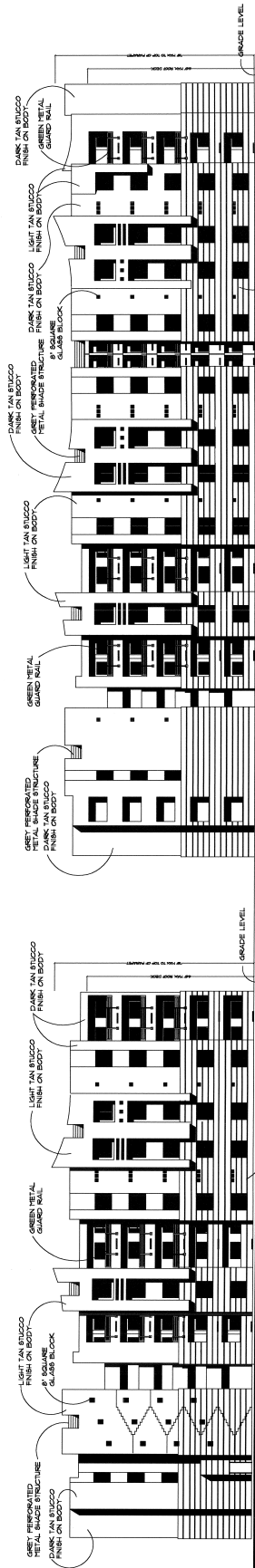
**590 G.S.F. Paffo**  
**3822 G.S.F. Livable**

**4/155 G.S.F. Roof Deck**  
**154.3 G.S.F. Stairway / Elevator**

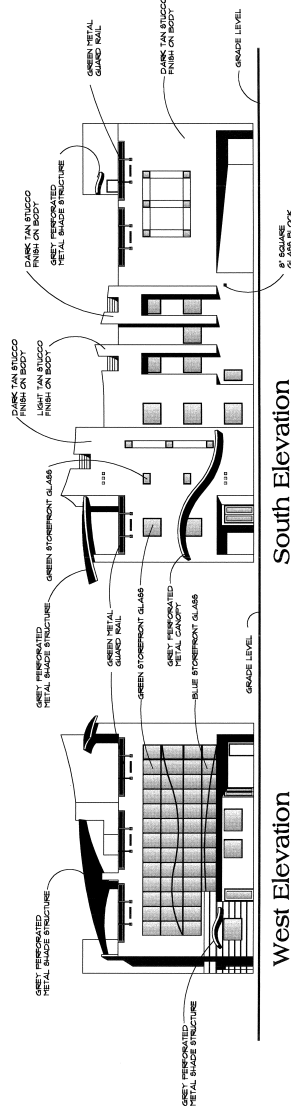
**4698 G.S.F. Livable**



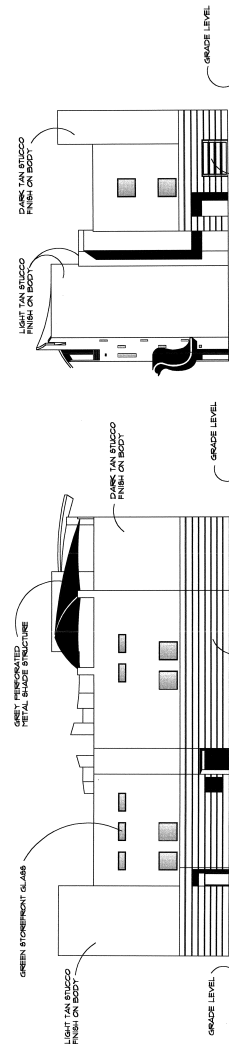
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CLASSIFIED BY	100
PROJECT NO.	
PLP NAME	
DATE	
QUEST NO.	



North / South Elevation



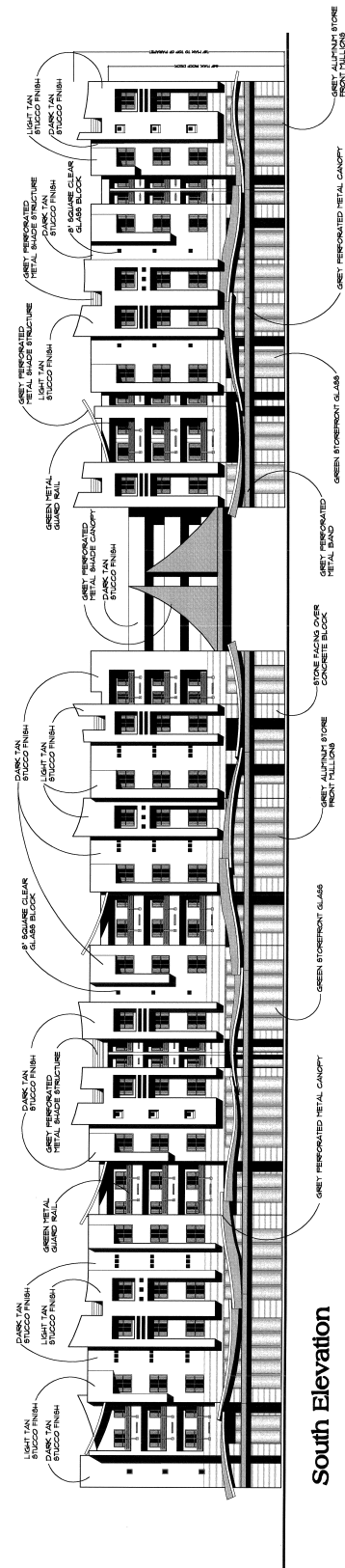
### South Elevation



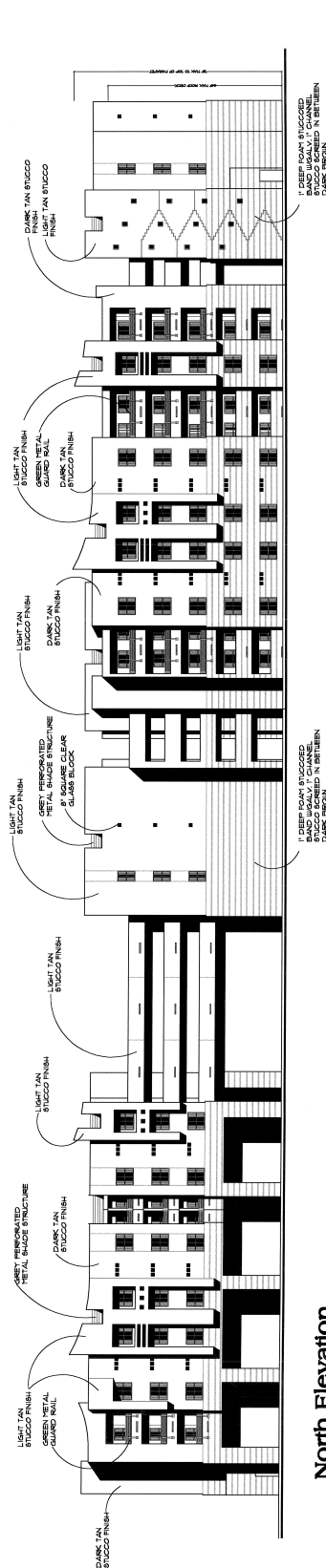
## North Elevation

## East Elevation

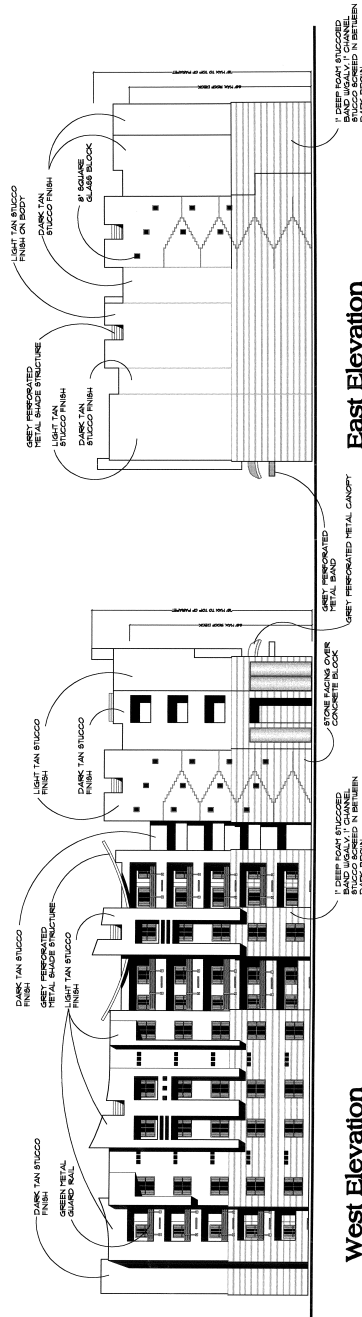
- Light Tan DE 6065 LRV 68  
Dark Tan DE 6067 LRV 39  
Green DE 5717 LRV 41  
Gray DE 6381 LRV 44  
Brown DE 6131 LRV 23  
Stone (Granite) Tile Facing



### South Elevation



North Elevation



## West Elevation

### East Elevation

All Paint colors are Dunn Edwards

Light Tan	DE 6005	LRV 68
Dark Tan	DE 6067	LRV 39
Green	DE 5717	LRV 41
Gray	DE 6381	LRV 44
Brown	DE 6131	LRV 23
Stone (Granite) Tile Facing		



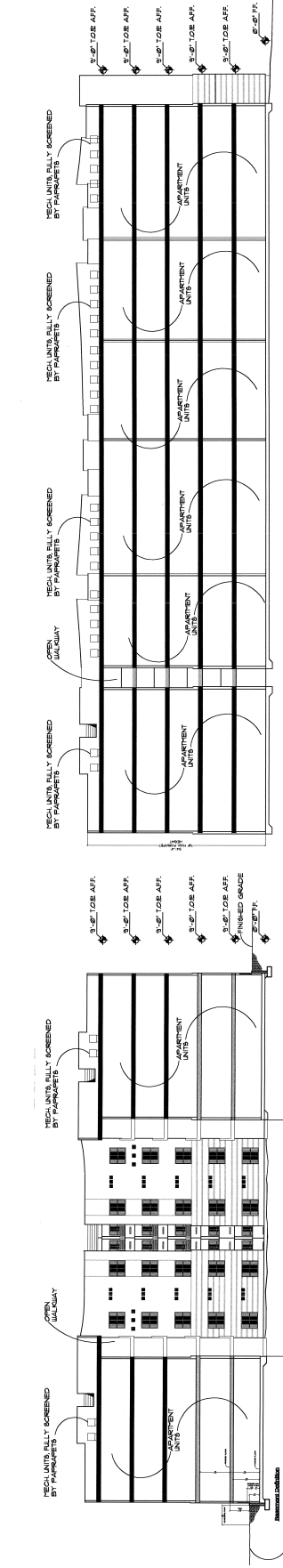
NOTICE TO  
OWNER  
THIS CONTRACT  
IS MADE WITH  
THESE TERMS  
AND CONDITIONS  
AND NO OTHER  
TERMS OR  
CONDITIONS  
SHALL APPLY.

DATE: 01/16/10  
BY: [Signature]  
TITLE: [Title]  
FIRM: [Firm Name]

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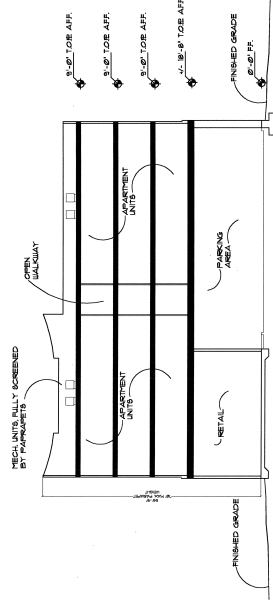
Campus Suites on the Rail  
Tempe, Arizona

Building Type I & II  
SECTIONS  
1/16-10

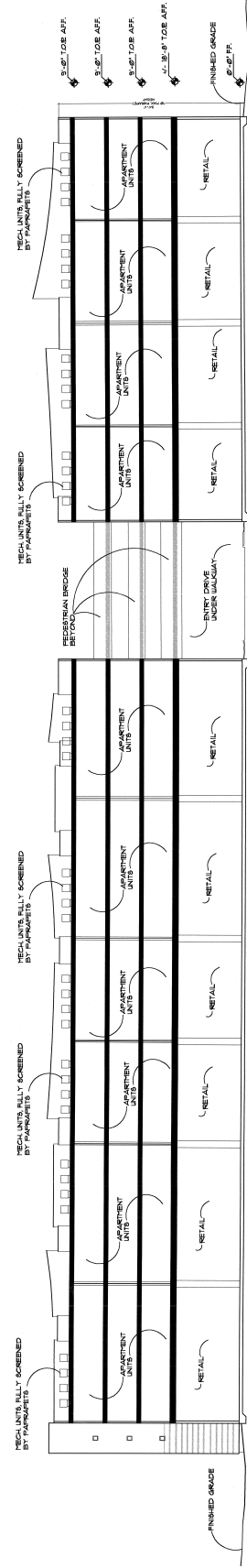


Building Type I Section

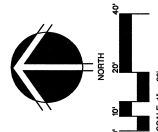
Building Type I Section

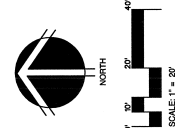


Building Type II Section






Building Type II Section

[illegible]



— TYPICAL COURTYARD  
SEE ENLARGEMENT ON SHEET L-3

PLANT LEGEND		PLANT LEGEND	
	TREES: Dialbergia sissoo		BOTANICAL NAME: SHRUBS & VINES:
Citrus aurantium	Sissoo	Antigonon leptopus	COMMON NAME:
Prosopis juliflora	Sour Orange	Caesalpinia mectanica	Queens Wreath
	Velvet Mesquite	Calistemon Little John	Mexican Bird of Paradise
		Cansea grandiflora	Dwarf Callistemon
		Justica spigiera	Boxwood Beauty
			Mexican Honey-suckle
	Washingtonia robusta		
	Mexican Fan Palm		

**PLANT LEGEND**

<b>BOTANICAL NAME:</b>	<b>COMMON NAME:</b>
<b>SHRUBS &amp; VINES:</b>	

PLANT LEGEND	BOTANICAL NAME:	COMMON NAME:
AGENTS:		
○	<i>Agave americana</i>	'Variegated' Century Plant
○	<i>Agave vilmoriniana</i>	Octopus Agave
★	<i>Agave geminiflora</i>	Twin-Flowered Agave
●	<i>Hesperaloe parviflora</i>	Red Hesperaloe
●	<i>Hesperaloe parviflora</i>	Yellow Hesperaloe
◐	<i>Muhlenbergia rigens</i>	Deer Grass
●	<i>Nolina microcarpa</i>	Beard Grass
★	<i>Phoradendron</i>	Pinyon Date Palm
●	<i>Procris obconellii</i>	

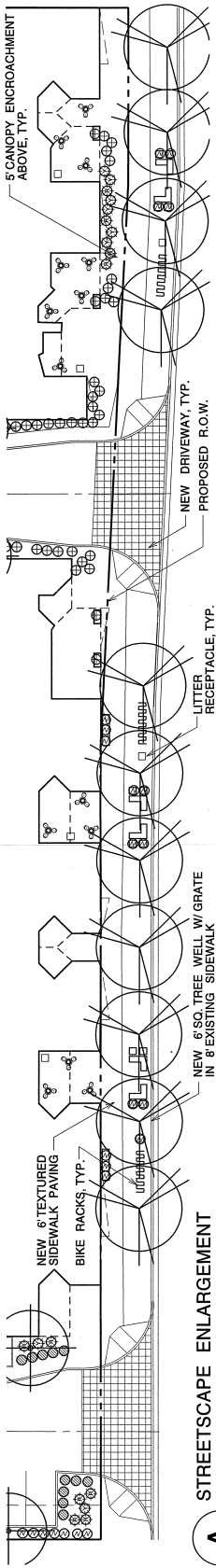
PLANT LEGEND	BOTANICAL NAME:	COMMON NAME:
<b>GROUNDCOVERS:</b>		
	<i>Milephora crocea</i>	Copper Ice Plant
	<i>Dalea capitata</i> 'Sierra Gold'	Golden Dalea
	<i>Hymenoxys acaulis</i>	Angelita Dalea
	<i>Lantana montevidensis</i>	Trailing Lantana
	<i>Lantana 'New Gold'</i>	New Gold Lantana
	<i>Cynodon dactylon</i> 'Princess 77'	Hybrid Bermuda
<b>DECOMPOSED GRANITE &amp; ROCK:</b>		

ITEM.	SIZE & DESCRIPTION.
D.G., TYP.	½" minus 'Arizona Gold' or approved equal applied at minimum depth of 2"

BOULDERS

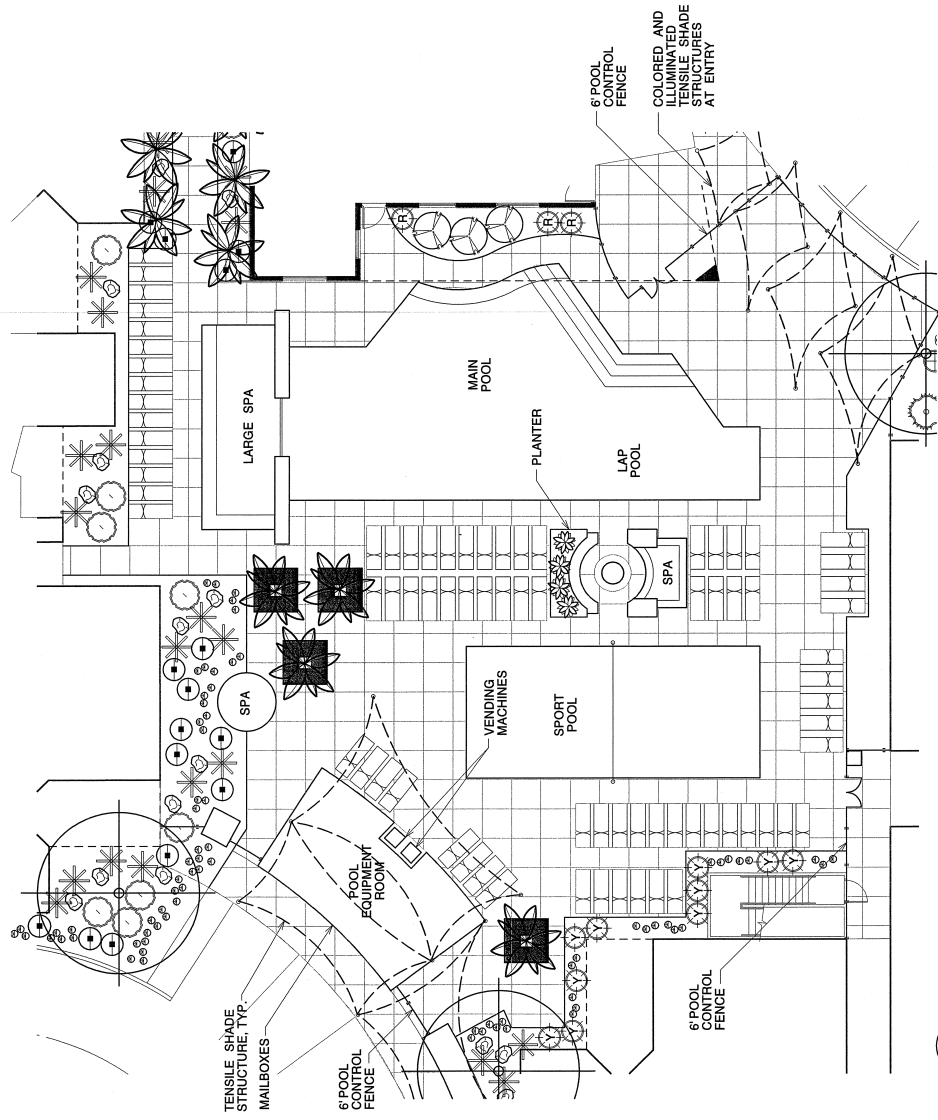


NOT TO SCALE  
FOR CONSTRUCTION  
1-800-871-6147  
WWW.CVL.COM



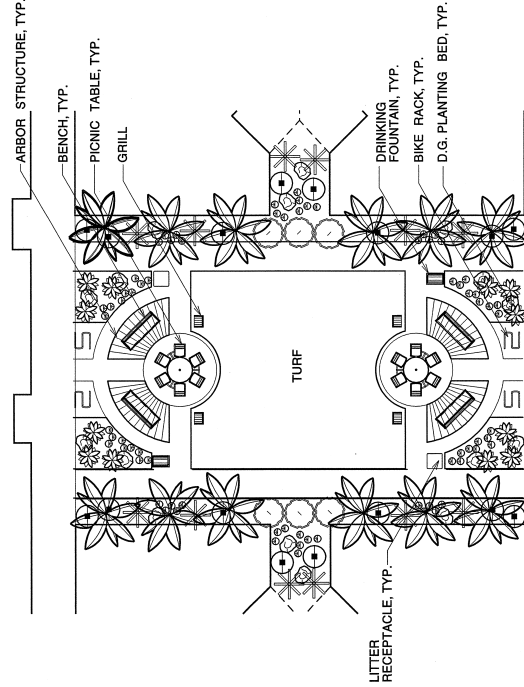
**A** **STREETSCAPE ENLARGEMENT**

SCALE: 1/8" = 1'-0"



**B** **POOL AREA ENLARGEMENT**

SCALE: 1/8" = 1'-0"



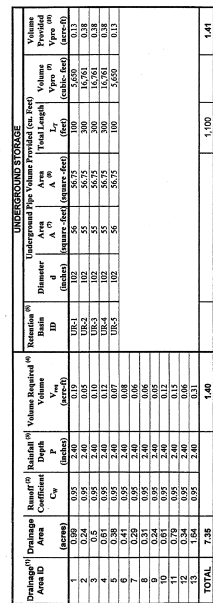
**C** **COURTYARD ENLARGEMENT**

SCALE: 1/8" = 1'-0"



NO.	REVISION	DATE

**CL**  
4550 North 12th Street  
Phoenix, Arizona 85014  
Telephone 602-264-6831  
<http://www.cvlci.com>



**TEMPE APACHE BOULEVARD ASSOCIATION**

1836 East Apache Boulevard  
Tempe, Arizona 85281

October 3, 2007

Planning & Zoning  
Tempe City Hall  
31 E. 5<sup>th</sup> Street  
Tempe, AZ 85281

Attn: Diane Kaminski

At the meeting September 19, 2007, the Tempe Apache Boulevard Association (TABA) was given a very informative power point presentation by Michael B. Zipprich and Gordon R. Phillips on the proposed Campus Edge Project. After a question and answer session a motion was made and seconded to support the project. The resulting vote was unanimous approval except for the abstention of Bob Stafford and Marvin Deherra, owners of the concerned properties.

Sincerely,



Robert E. Stafford, President

RECEIVED  
07 OCT 10 AM 8:52  
TEMPE-DEVELOPMENT  
SERVICES DEPARTMENT