

Staff Summary Report

Development Review Commission Date: 10/28/08

Agenda Item Number: ____

SUBJECT: This is a public meeting for a Preliminary Subdivision Plat for THE ELEMENT @ ASU, located at 1949 East University Drive.

DOCUMENT NAME: DRCr_Element@ASUplat_102808

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **THE ELEMENT @ ASU (PL080041)** (JLB Tempe LLC, property owner; Dan Skeeheim, Kimley-Horn & Assoc., applicant) consisting of a new 215 unit student housing complex with 10 live/work units. The building consists of 4 stories within approximately 132,000 s.f. of total building area on 6.35 acres, located at 1949 East University Drive. The request includes the following:

SBD08033 – Preliminary Subdivision Plat combining seven (7) parcels into one (1) lot.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

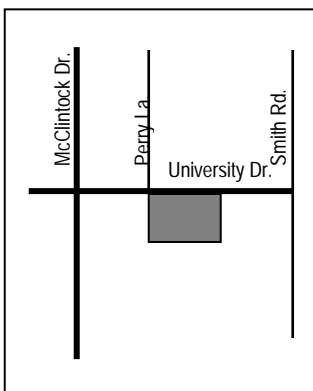
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)



LEGAL REVIEW BY: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	6.35 acres
Residential Building area	93,487 s.f. (38,274 s.f. garage)
Dwelling units	225 units, 640 beds (includes 10 live/work units)
Density	35.4 du/ac (Per PAD 25 du/ac max.)
Lot Coverage	48% (60% max.)
Building Height	60 ft (Per PAD 46 ft max. allowed)
Building setbacks	5' north, 10' west, 9' east, 10' south (Per PAD 20' north, 10' west, 9' east, 10' south min.)
Landscape area	32% (25% min. required)
Vehicle Parking	707 spaces (585 min. required)
Bicycle Parking	246 spaces (246 min. required)

PAGES:

1. List of Attachments
2. Comments / Reason for Approval / Conditions of Approval
3. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
- 4-5. Subdivision Plat

COMMENTS:

This site is located on the south side of University Drive a quarter mile east of McClintock Drive. The site currently consists of over 6 acres of vacant land. Previous uses on the site included an old auto body shop and some residential homes, which were once a series of rental cottages. The vacant site is surrounded by a townhome development to the west and south and an apartment complex to the east. A newly constructed office/commercial development is located on the north side of University Drive.

This request is for a Preliminary and Final Subdivision plat, combining seven (7) existing parcels into one (1) lot for the development of this site. The project includes a 215 unit multi-family, student housing development and 10 live/work units, consisting of a total of 640 bedrooms within a four story building. The applicant (JLB Partners) received Development Plan approvals for this project with the Development Review Commission on September 9, 2008. The project also received approval for the general plan amendment, zoning map amendment from R-4 to MU-4, and an amended planned area development overlay at the City Council October 16, 2008 public hearing. The proposed lot will remove property lines that are in current conflict with the proposed building layout and include a previously un-assessed parcel of land. The site will have access to a public street and is recommended for approval subject to the conditions noted below.

Public Input

No public input has been provided pertaining to the request for a Preliminary and Final Subdivision Plat.

REASONS FOR APPROVAL:

1. The plat has access to a public street and will meet the technical standards of the Tempe City Code, Chapter 30, Subdivisions.

CONDITIONS OF APPROVAL:

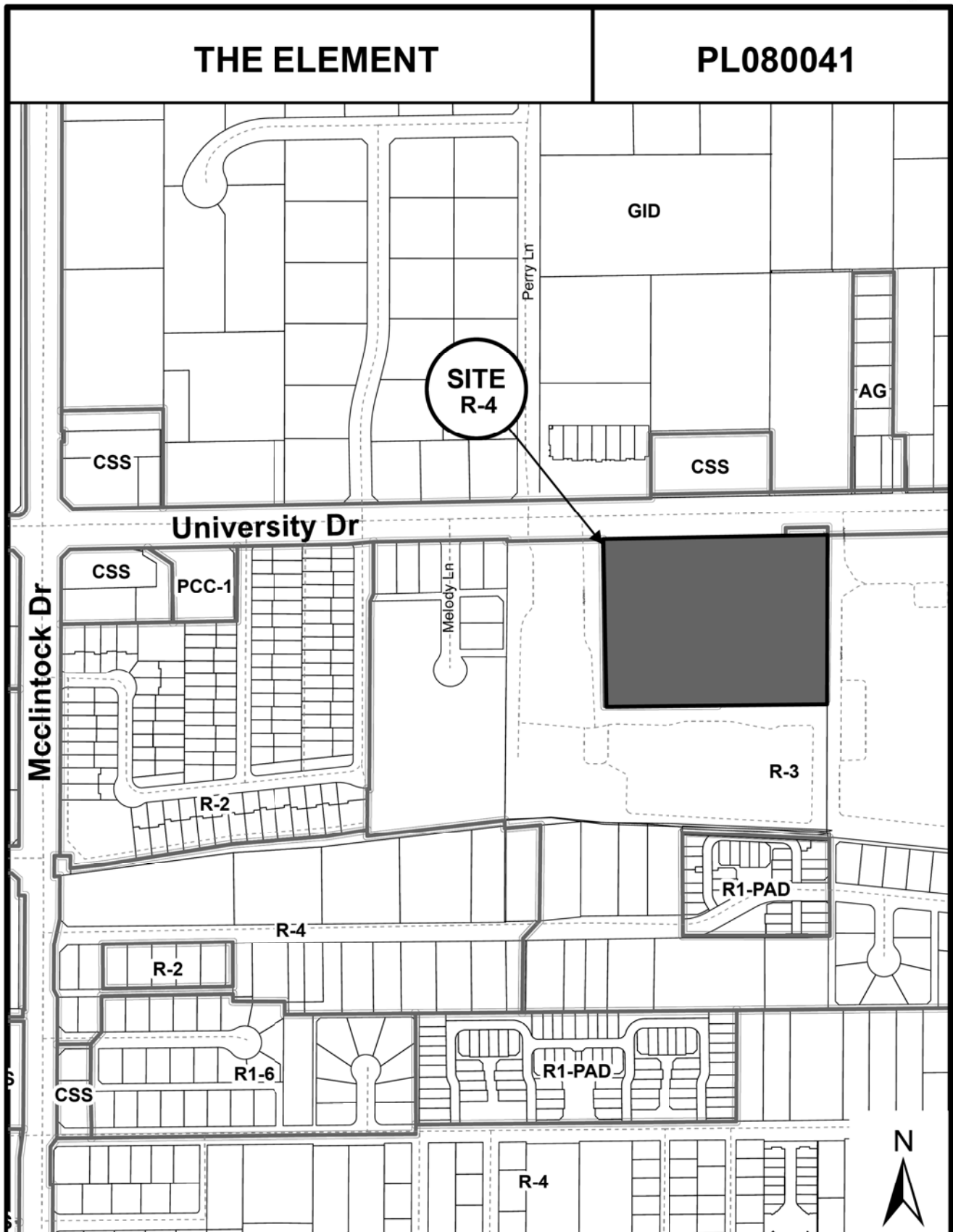
1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. Failure to record the plan within one year of City Council approval shall make the plan null and void.

HISTORY & FACTS:

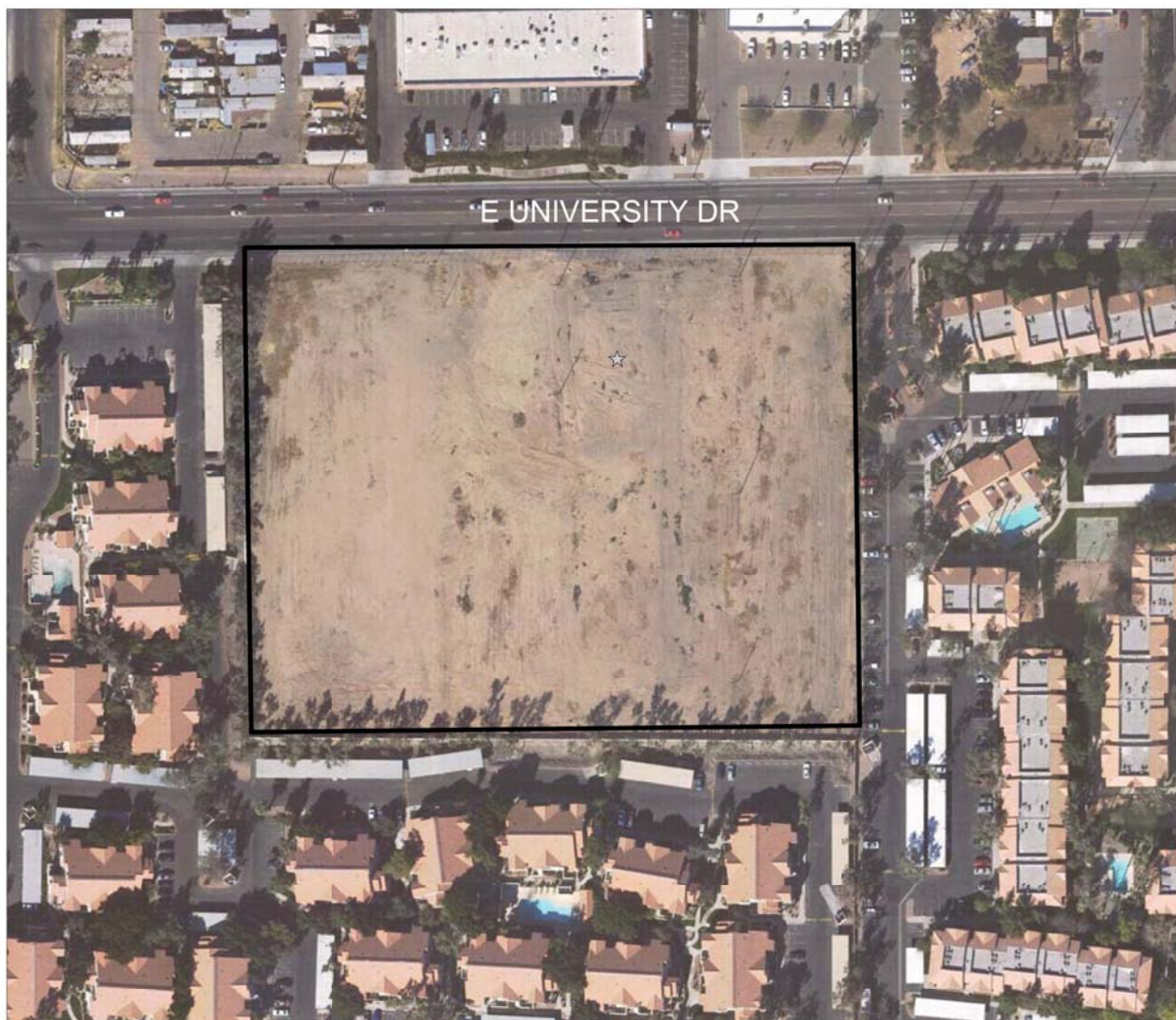
August 17, 1972	Ordinance No. 689 area annexed into the City of Tempe. Area designated as AG, Agricultural District.
February 22, 1973	City Council adopted Ordinance No. 405.261, which rezoned 1.07 acres from AG, Agricultural District to .69 acres of R-3, Multi-Family Residential Limited and .38 acres of C-1, Neighborhood Commercial District.
January 4, 2007	City Council approved the request for a Zoning Map Amendment for PERRY PLACE CONDOMINIUMS from R/O, R-3 and CSS Districts to R-4 District, located at 1949 East University Drive.
March 15, 2007	City Council approved the request for a Planned Area Development Overlay for PERRY PLACE CONDOMINIUMS located at 1949 East University Drive.
April 8, 2008	Development Review Commission approved the request for a Development Plan Review for THE ELEMENT @ ASU (PL080041) (William Bannister, AGI Investors, property owner; Angie Rawie, JLB Partners, applicant) consisting of a new 158 unit student housing development, including a three-story building with parking garage, within approximately 107,800 sf. of building area on 6.35 net acres, located at 1949 East University Drive.
June 30, 2008	Applicants for The Element @ ASU held a required neighborhood meeting at 6 pm at the Escalante Community Center, 2150 East Orange Street. Only one member from the public attended the meeting for the purpose of a class assignment.
September 9, 2008	Development Review Commission approved the development plan review for the Element @ ASU and recommended approval for this request a General Plan Amendment, Zoning Map Amendment, and a Planned Area Development Overlay located at 1949 East University Drive.
October 2, 2008	City Council held the introduction and first public hearing for a General Plan Amendment, Zoning Map Amendment, and a Planned Area Development Overlay for THE ELEMENT @ ASU, located at 1949 East University Drive.
October 16, 2008	City Council held the second public hearing and approved the request for a General Plan Amendment, Zoning Map Amendment, and a Planned Area Development Overlay for THE ELEMENT @ ASU, located at 1949 East University Drive.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions



Location Map



THE ELEMENT @ ASU

(PL080041)



Kimley-Horn
and Associates, Inc.

October 8, 2008

City of Tempe
31 East Fifth Street
Tempe, Arizona 85280

■
Suite 300
7878 N. 16th Street
Phoenix, Arizona
85020

Re: Plat Letter of Explanation

Kimley-Horn and Associates, Inc is pleased to submit this Plat Application on behalf of JLB Partners. JLB Partners intends to combine the six assessed parcels and one unassessed parcel into one large parcel in support of their proposed student housing project currently under review at the City of Tempe and known as 1949 E. University Drive.

The site is located on the south side of University Drive between Smith Drive and Perry Lane. The site is a former mobile home community that has been cleared to make way for redevelopment. The site is surrounded by existing multi-story, multi-family housing.

The proposed development is designed to provide 215 apartment-style units, and 10 live/work units along University Drive. The proposed units are contained in a four-story building that provides residents with two interior courtyards filled with landscape and common-area amenities including a resort-style swimming pool, lighted sand volleyball court, and outdoor cabana. Ample on-site parking is provided for each resident by both surface parking and a parking garage, which is completely wrapped with the residential units.

JLB has received Design Review Board approval on August 27, 2008 and is currently working toward building permit approval concurrently with this Plat application.

Sincerely,

Dan Skeeahan, P.E.
Kimley-Horn and Associates, Inc

1949 E. UNIVERSITY DR.

STUDENT HOUSING/APARTMENTS

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH,

SEQUENCE	SHEET
1	pp-1
2	pp-2
3	pp-3
4	pp-4



VICINITY MAP
N.T.S.

OWNER/DEVELOPER
JLB TEMPE, LLC/JLB PARTNERS
509 LAKE CAROLYN PARKWAY,
SUITE 960
IRVING, TX 75039
PH: (214) 271-8460
CONTACT: PAUL JOHNSTON

ARCHITECT
HENSLEY LAMON R
13800 MONTFORT D
DALLAS, TX 75240
PH: (972) 726-9
FAX: (972) 726-4
CONTACT: BYAM C

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
7878 N. 16TH ST., SUITE 300
PHOENIX, ARIZONA 85020
PH: (602) 944-5500
FAX: (602) 944-7423
CONTACT: BRIAN GILLIS, P.E.

UTILITY AND GOVERNING AGENCIES CONTACT LIST:

WATER/SANITARY SEWER
CITY OF TEMPE
WATER UTILITIES DEPARTMENT
20 EAST SIXTH STREET
TEMPE, AZ 85281
PH: (480) 350-8361

TELEPHONE COMPANY
QUEST COMMUNICATIONS
135 W. ORION ST., SUITE 100
TEMPE, ARIZONA 85283
PH: (602) 630-0495
FAX: (480) 831-4699
CONTACT: KAREN CLERRY

POWER COMPANY
SALT RIVER PROJECT
7050 EAST UNIVERSITY DRIVE
MESA, AZ 85207
PH: (602) 238-8358
FAX: (602) 220-1160

CABLE TV
COX COMMUNICATIONS
1550 W. DEER VALLEY ROAD
PHOENIX, AZ 85027
PH: (623) 328-4938
FAX: (480) 831-4699
CONTACT: REPT. LEE

GAS COMPANY
SOUTHWEST GAS CORPORATION
10851 NORTH BLACK CANYON HWY.
P.O. BOX 52075
PHOENIX, ARIZONA 85072-2075
PH: (602) 395-4139

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

ENCE SOUTH 88 DEGREES 31 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 503.36 FEET;

ENCE SOUTH 00 DEGREES 17 MINUTES 23 SECONDS EAST, PARALLEL WITH AND 504.25 FEET, MEASURED AT RIGHT ANGLES, WESTERLY OF THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 53.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE, AND THE TRUE POINT OF BEGINNING.

ENCE, CONTINUING SOUTH 00 DEGREES 17 MINUTES 23 SECONDS EAST, PARALLEL WITH AND 503.25 FEET, MEASURED AT RIGHT ANGLES, WESTERLY OF THE EAST LINE OF SMO NORTHWEST QUARTER A DISTANCE OF 468.47 FEET TO THE NORTH LINE OF MAPAGO PARK VILLAGE 2, AS SHOWN IN BOOK 265 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS.

HENCE SOUTH 89 DEGREES 50 MINUTES 51 SECONDS WEST ALONG
LAID NORTH LINE OF PAPAGO PARK VILLAGE 2, A DISTANCE OF
0.85 FEET

HENCE SOUTH 89 DEGREES 48 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF PROPERTY QUIT CLAIMED TO AGI INVESTORS LLC BY PAPAGO PARK VILLAGE 2 HOMEOWNERS ASSOCIATION, A

ENCE NORTH 01 DEGREES 28 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID PROPERTY QUIT CLAIMED TO AGI. PROPERTY QUIT CLAIMED TO AGI INVESTORS LLC; DISTANCE OF 388.68 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY QUIT CLAIMED TO AGI INVESTORS LLC;

ENCE NORTH 88 DEGREES 31 MINUTES 00 SECONDS EAST ALONG
INVESTORS LLC, A DISTANCE OF 452.71 FEET TO SAID SOUTH
EIGHT-OF-WAY LINE OF UNIVERSITY DRIVE;

BASIS OF BEARING

NORTH LINE OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA WHICH IS ALSO THE MONUMENT LINE OF UNIVERSITY DRIVE. NORTH 88 DEGREES 31 MINUTES 00 SECONDS EAST.

BENCHMARK

BRASS CAP AT THE INTERSECTION
OF SMITH ROAD AND UNIVERSITY
DRIVE. ELEVATION = 1101.76
CITY OF INDIANAPOLIS

FLOOD PLAIN INFORMATION

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 44013C21703 WITH DATE IDENTIFICATION OF SEPTEMBER 30, 1985 FOR COMMUNITY #040034 IN MARICOPA COUNTY, STATE OF ARIZONA.

ZONING DATA

R-4 (MULTI-FAMILY)
AREA: 6.35 ACRES

