

Staff Summary Report



Development Review Commission Date: 03/24/09

Agenda Item Number: _____

SUBJECT: Hold a public meeting for a Development Plan Review for SSI INDUSTRIAL BUILDING located at 1861 East 3rd Street.


DOCUMENT NAME: DRCr_SSI_032409 **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for **SSI INDUSTRIAL BUILDING (PL080295)** (James Phillips, Phillips Architects, applicant; Third Street LLC, property owner) consists of site plan, landscape plan and building elevations for a new 15,000 s.f. building on 0.63 net, located at 1861 East 3rd Street in the GID, General Industrial District . The request includes the following:

DPR09029 - Development Plan Review including site plan, building elevations and landscape plan for new building.

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

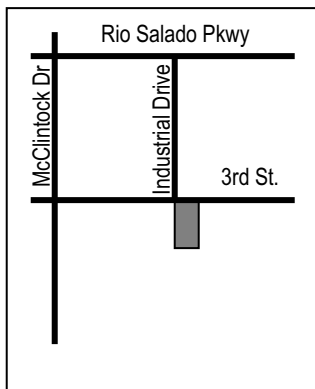
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Current land use	Industrial
Current zoning	GID – General Industrial District
Proposed Use of Building	Manufacturing
Gross & Net site	0.63 acres
Total Building area	15,000 s.f.
Lot Coverage	44.0% (No Standard)
Building Height	26'-8" ft (35 ft maximum allowed)
Building setbacks	104'-10" Front, 0' Side, 15'-9" Rear (25' front, 0' side, 0' rear)
Vehicle Parking Required	21 spaces
Vehicle Parking Provided	21 spaces

A neighborhood meeting is not required with this application.

- PAGES:**
1. List of Attachments
 2. Comments; Reasons for Approval
 - 3-4. Conditions of Approval
 5. Code Requirements
 6. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 3. Letter of Explanation
 4. Site plan
 5. Floor Plan
 6. Elevation(s)/Building Section
 7. Landscape Plan

COMMENTS:

This is a request for a Development Plan Review to include site plan, landscape plan, lighting and building elevations for a new 15,000 s.f. building on a currently vacant lot.

PROJECT ANALYSIS**DEVELOPMENT PLAN REVIEW**

The site is located on the southeast corner of 3rd Street and Industrial Drive in the GID, General Industrial District. The request includes a new 15,000s.f. building and site work.

Site Plan

The new SSI building will be located at the rear of the lot with the parking lot situated to the front of the lot adjacent to 3rd Street. The site will have a driveway entrance off of 3rd Street providing egress to the property. The loading dock and refuse pickup is located at the rear of the site, adjacent to a paved alley, and will require a cross access agreement to access the rear of the building. The new building will be used for manufacturing, production and storage space.

Building Elevations

The project will consist of a new 15,000 s.f. building, new streetscape and landscape, and new lighting for the property that will meet the Zoning and Development Code development standards. The new exterior shall consist of superlite "anthem red" split faced CMU and smooth block. The split faced CMU will start at the base of building and rise to 7'-4" and above the exterior will transition to a smooth block. The building entrance/exit doors, utility doors and bay doors will be painted "olive court".

Landscape Plan

The property is currently a vacant lot. The property will have an upgraded streetscape, landscaping in the parking lot and adjacent planter areas as well as landscaping at the front of the building. The landscape palette will provide year round color and texture, and enhance the building with a softened natural aesthetic.

Conclusion

Based on the information provided by the applicant and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The project will meet the development standards required under the Zoning and Development Code.
2. The proposed project meets the approval criteria for Development Plan Review.
3. Shade for energy conservation and comfort as an integral part of the design.
4. Materials are compatible with the existing building.
5. Buildings and landscape elements have proper scale with the site and surroundings.
6. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation.

CONDITIONS OF APPROVAL**Site Plan**

1. 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.
2. Accessible Parking spaces shall be relocated to a location that is closest to the sidewalk leading to building entrance.
3. 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

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

Building Elevations

5. The materials and colors presented are approved as presented:
Primary building – Superlite “anthem red” split faced CMU and smooth block
Doors – Dunn Edwards “DE174 olive court”
Glazing – Reflective Bronze
Specific colors and materials exhibited on sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff verifies colors and materials during the construction phase.
6. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
7. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations.
8. Address numbers shall be illuminated by halo illuminated numbers or from a building mounted light fixture. If you choose a building mounted light, address numbers shall be mounted 18”-36” below the lowest point of light fixture, so light will adequately illuminate address numbers.
9. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard, concealed from public view.
10. Exposed conduit, piping, etc. is not allowed.
11. All mechanical equipment shall be fully screened by a parapet.

Lighting

12. All exterior lighting; to include entrance/exit doors, bay doors, parking lot, refuse enclosure, loading dock, bike racks, and on site sidewalks shall meet Zoning and Development Code, Chapter 8, Lighting requirements. A photometric plan will be required during building safety plan review.
13. All exterior light fixtures shall be full cut off, and shall be illuminated from dusk to dawn by use of a photocell. Light fixture cut sheets shall be required during building safety plan review.

Landscape

14. Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
15. Tree trunks and light poles shall keep a minimum of a twenty (20) foot separation.
16. 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”.
 - c. Provide details of water distribution system.
 - d. Locate valve controller in a vandal resistant housing.
 - e. Hardwire power source to controller (a receptacle connection is not allowed).
 - f. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.

17. 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.
18. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
19. The landscape southeast landscape island, adjacent to the front of the building shall require a tree. Details to be resolved during building safety plan review.
20. The fractured granite in retention area shall be no larger than 2" in diameter. Anything larger than 2" is required to be 2/3 grouted in place. A retention basin would not allow granite larger than 2" in size.
21. Several groundcovers and shrubs within 0'-6' of pedestrian area appear to exceed 2' in height. The groundcovers that exceed 2' in height and are viewed as a security concern shall be modified during building safety plan check review.
22. Several groundcovers and shrubs within 6'-12" of pedestrian area appear to exceed 3' in height. The groundcovers that exceed 3' in height and are viewed as a security concern shall be modified during building safety plan check review.

CODE REQUIREMENTS

THE BULLETED ITEMS REFER TO EXISTING CODES, ORDINANCES AND SUBMITTAL INFORMATION THAT ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

- Your drawings must be submitted to the Development Services Building Safety Division for building permit by March 24, 2010 or Development Plan will expire.
- Specific requirements of the Zoning and Development Code 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, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.

SITE PLAN REVIEW:

- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated 8/13/08 and 2/18/09. 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 Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

STANDARD DETAILS:

- Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
- Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov or may be obtained at Development Services.

BUILDING HEIGHT:

- Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).

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 opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- A security vision panel shall be provided 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.
- Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

FIRE: (Jim Walker 480-350-8341)

- Fire lanes need to be clearly defined. 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 structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.
- Provide an Automatic Fire Alarm System for the building.

ENGINEERING AND LAND SERVICES:

- Underground overhead utilities, excluding 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.

REFUSE:

- Refuse containers indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
- Contact Sanitation staff (Ron Lopinski 480-350-8132) to verify a Solid Waste Plan and insure that vehicle maneuvering and access to the enclosure is still adequate.
- Gates for refuse enclosure(s) are not required. 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 of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
- 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:

- Follow requirements of ZDC Part 4 chapter 8
- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with plants in order to maintain illumination levels for exterior lighting.
- Keep a minimum twenty 20'-0" separation between light poles and tree trunks for all new lights and trees.
- Illuminate building entrances, parking areas, refuse enclosure, pedestrian pathways from dusk to dawn, by use of a photo cell,

no timer or time clock.

LANDSCAPE:

- Refer to groundcover and shrub plant heights in the Zoning and Development Code, Appendix B & C.

SIGNS:

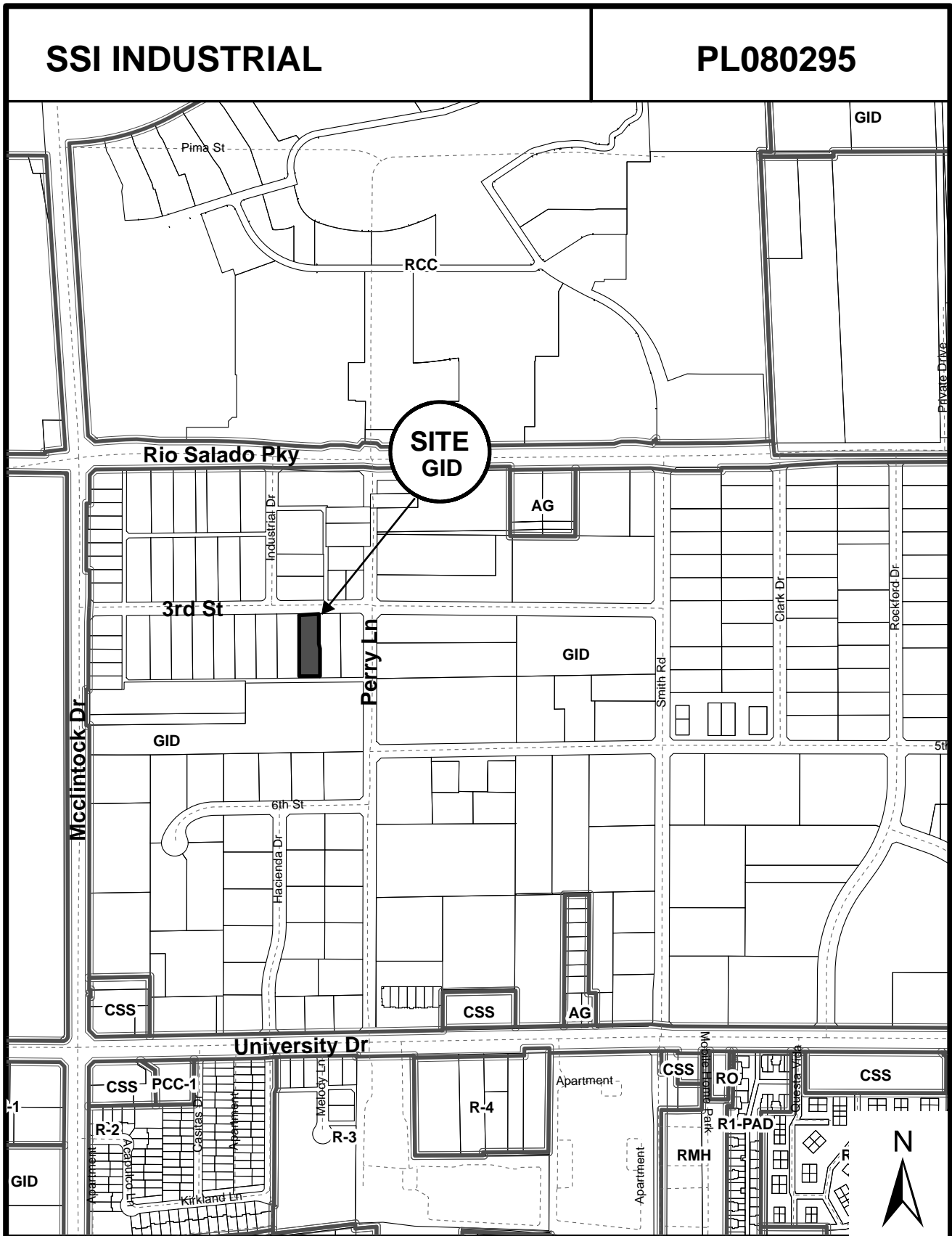
- Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

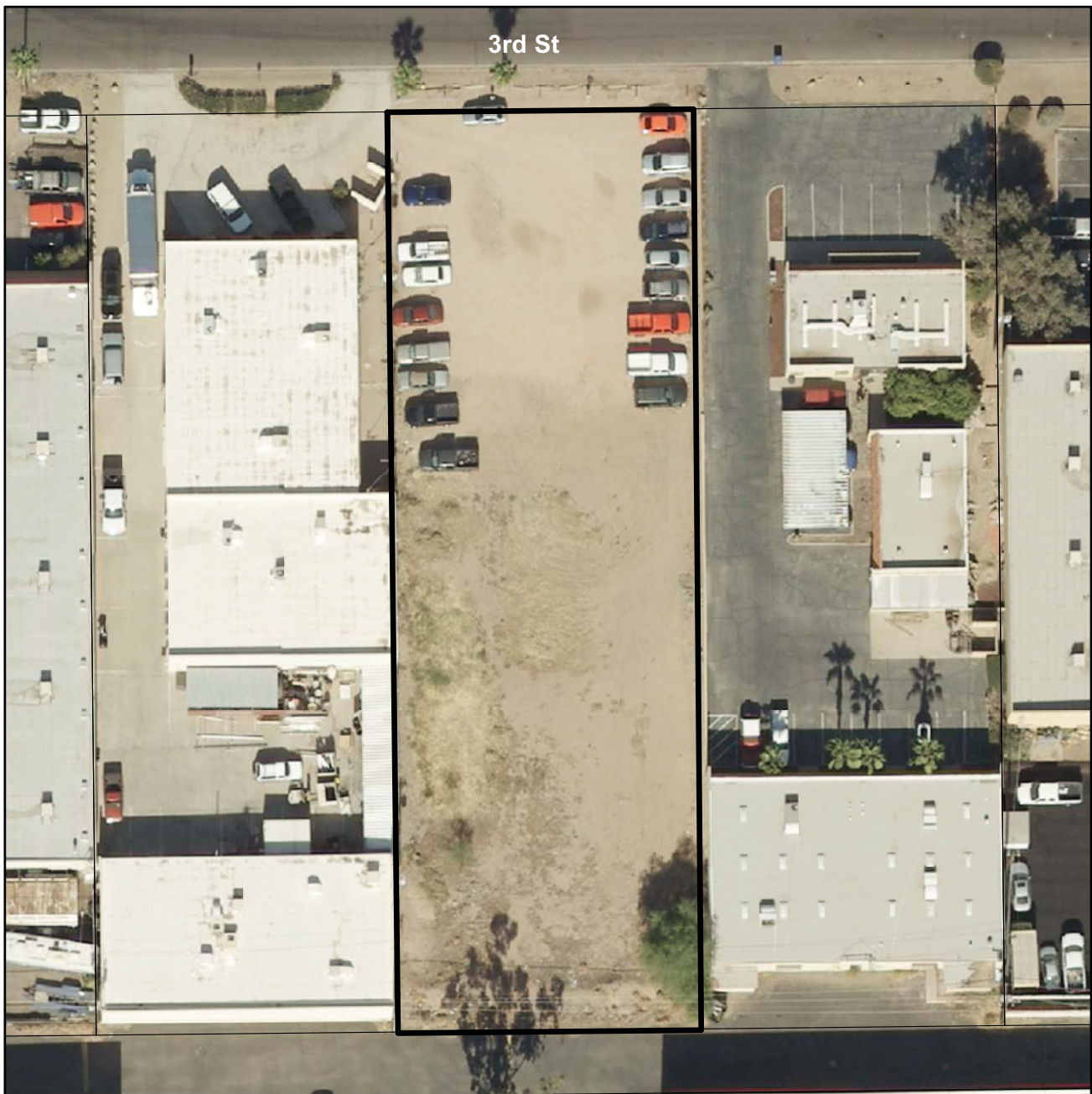
No previous history, property is a industrial zoned vacant lot.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



Location Map



SSI INDUSTRIAL (PL080295)

James B. Phillips, Architect
36112 North 15th Avenue
Phoenix, Arizona, 85086
Phone: (623)434-7210
Fax: (623)434-7213

City of Tempe
Development Services
31 East Fifth Street
Tempe, Arizona 85280-5002

January 21, 2009

Re: New SSI Inc. Industrial building
1861 East Third Street

The owner of the property at 1861 East Third Street, Tempe, is proposing to build a single story (W/ mezzanine) industrial building on the site. The building will be approximately 15,000 SF with a height of 25'. Exterior walls will consist of colored split face and smooth face concrete block. The color selected is Superlite Block Anthem Red 93.73.3.

The manufacturing process consists of computerized equipment used to machine aviation parts for defense contractors.

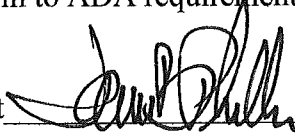
The building will be set back from Third Street 125 feet to soften the "street wall" and provide adequate security surveillance and visibility of sidewalks, entrance, and parking lot.

The base of the building to 7'-4" will be split face concrete block with smooth block above. The concrete block will be a stack bond. Windows are at a minimum for security and to lower heat gain.

Refuse pickup and all deliveries are to be from the alley and all on site utilities are to be underground.

Accessibility will conform to ADA requirements.

James Phillips, Architect



Date;

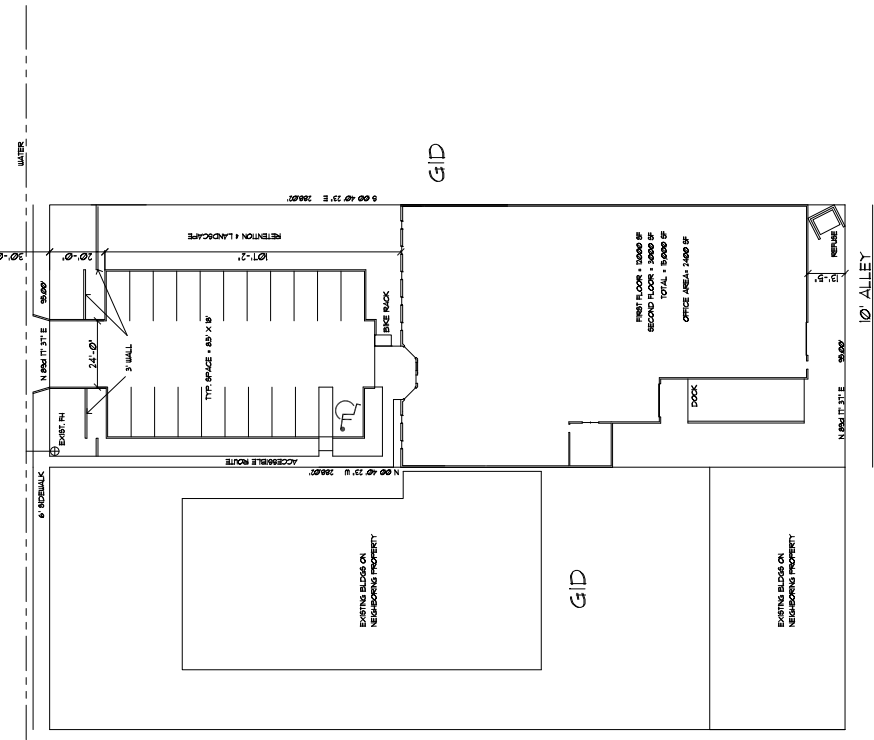
2/03/09

FEB 11 2009

INDUSTRIAL DRIVE

GID

EAST THIRD STREET



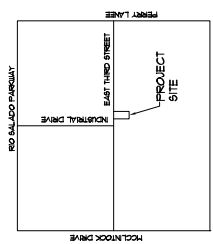
GID

SITE PLAN
SCALE 1" = 20'



CODES

- TEMPE ADMINISTRATIVE CODE
- 2003 INTERNATIONAL BUILDING CODE
- 2003 INTERNATIONAL RESIDENTIAL CODE
- 2003 INTERNATIONAL EXISTING BUILDING CODE
- 2003 INTERNATIONAL MECHANICAL CODE
- 2003 INTERNATIONAL ELECTRICAL CODE
- 2003 INTERNATIONAL PLUMBING CODE
- 2003 INTERNATIONAL FUEL GAS CODE
- 2003 INTERNATIONAL FIRE CODE
- 1998 NFPA 13
- CITY OF TEMPE AMENDMENTS



VICINITY MAP
NTS

PROJECT INFORMATION

OWNER	THIRD STREET LLC 8953 EAST THIRD STREET TEMPE, ARIZONA 85281-2591
DESCRIPTION	LOT 23 TRI-CITY INDUSTRIAL AREA ACCORDING TO BOOK 88 OF MAPS, PAGE 21 SEC 13 TOWNSHIP 1 NORTH RANGE 4 EAST MARICOPA COUNTY
ZONING	GID
SETBACKS	5' FRONT, 0' SIDE, 0' REAR
OCCUPANCY	F-1
CONSTRUCTION TYPE	VB SPRINKLERED
FIRST FLOOR AREA	12,000 SF
SECOND FLOOR AREA	3,000 SF
SITE AREA (NET)	21,360 SF
BUILDING COVERAGE	44%
LANDSCAPE REQD.	2136 SF
LANDSCAPE PROVIDED	9414 SF
PARKING REQUIRED	OFFICE: 24,000 SF • 10,000 • 8 SPACES MANUF: 126,000 SF • 10,000 • 13 SPACES
TOTAL REQUIRED PARKING	• 21 SPACES
PARKING PROVIDED	21 SPACES
BICYCLE PARKING	2 SPACES (REQ. 4 PROVIDED)
APN	131 41 025

SHEET INDEX

- A-1 SITE PLAN
- A-2 FLOOR PLAN
- A-3 ELEVATIONS-SECTION



JAMES B. PHILLIPS, ARCHITECT
36112 NORTH 15TH AVENUE
PHOENIX, ARIZONA 85006
TEL: (602) 434-7210

SSI INDUSTRIAL BUILDING
ARIZONA
TEMPE

PROJECT: _____
DATE: _____
REVISION: _____

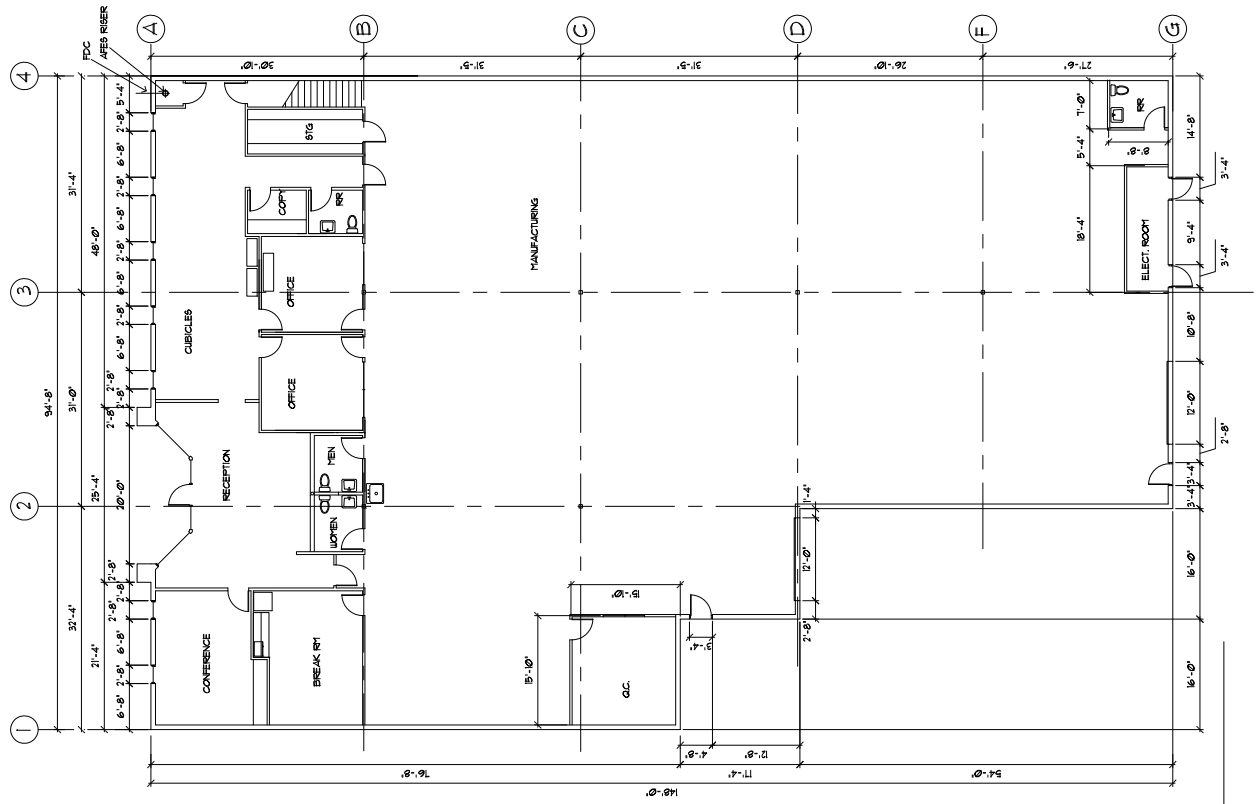
PROJECT ADDRESS
1861 EAST THIRD STREET
TEMPE, ARIZONA 85281

A-1

PROJECT: _____

DATE: _____

JAMES B. P
36112 NORTH 15
PHOENIX, ARIZO
TEL (602) 434-7210



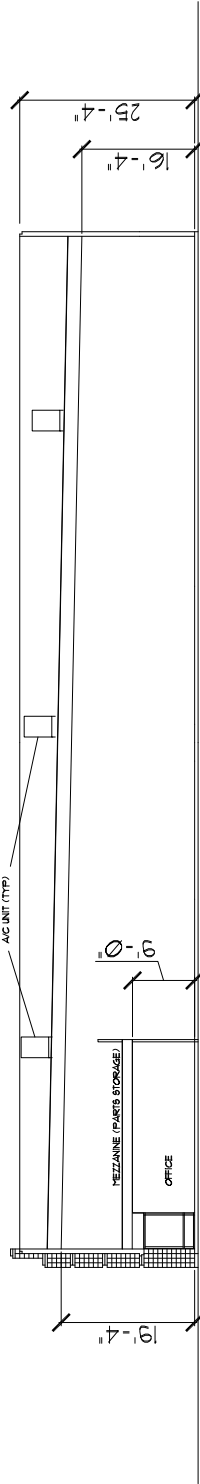
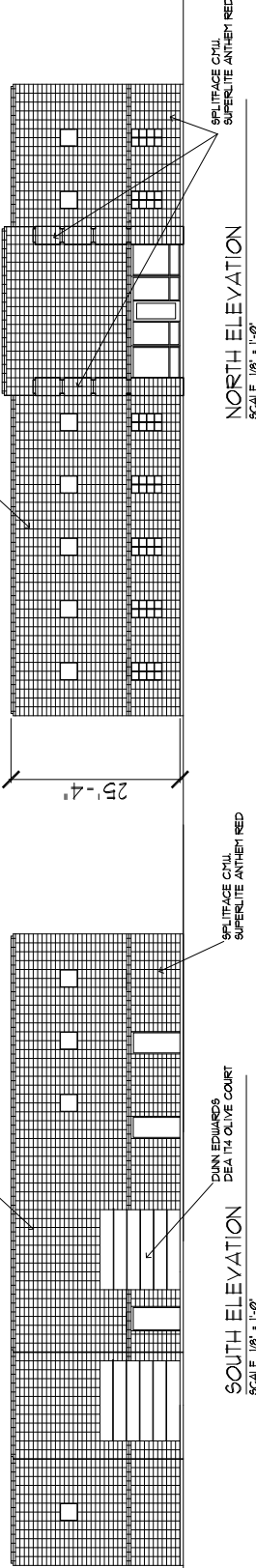
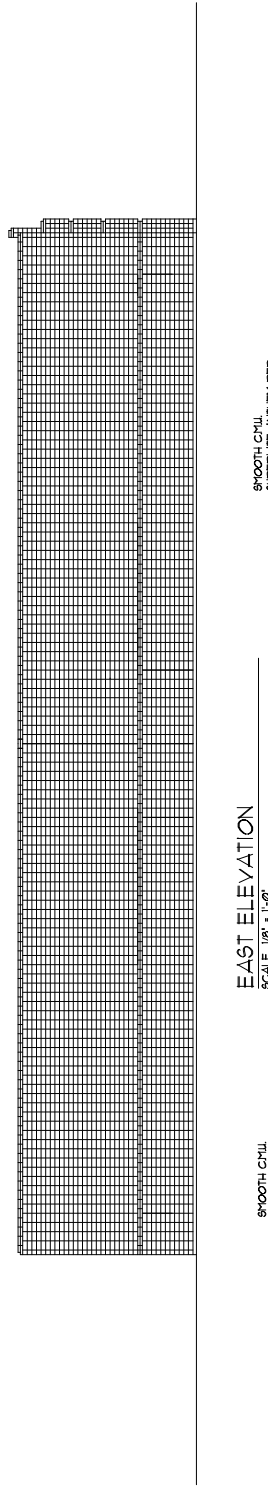
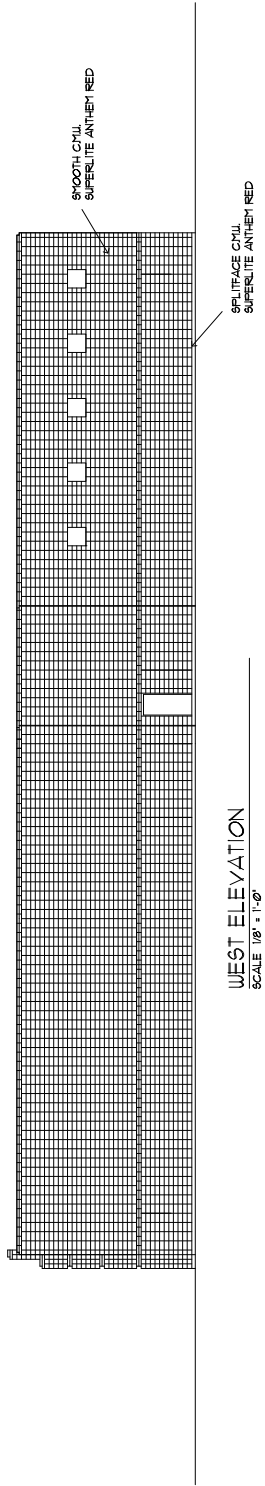


JAMES B. PHILLIPS, ARCHITECT
36112 NORTH 15TH AVENUE
PHOENIX, ARIZONA 85006
TEL: (602) 434-7210

SSI INDUSTRIAL BUILDING

ARIZONA

TEMP



SECTION
SCALE 1" = 20'

A-3

PROJECT: .
DATE: .
REVISION: .
△
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Alley

Manufacturing

Shipping

Quality Control

Existing Building

Planting Schedule

THIRDS	QUANTITY	SIZE	THIRDS	QUANTITY	SIZE
CAESALPINIA MEXICANA	4	24" box	EMERGENT BIRD-OF-PARADISE	4	24" box
CERCIDIMUM DESERT MAUNT ¹ (MIMIFRUIT)	3	24" box	DESERT MAUNT THORNTES	3	24" box
CERCIDIMUM PRAECOX (MIMIFRUIT)	4	30" box	SORCERER PALM VIOLETS (Share indicated on Plan)	4	24" box
Relocated Palms from Site	2	---	AGAVE	20	5 gallon
AGAVE DESMETIANA	3	5 gallon	COCAPEL AGAVE	3	5 gallon
AGAVE VILMORINIANA	4	15 gallon	MEXICAN GRASS TREE	4	15 gallon
DASYLIRION LONGISSIMUM	8	5 gallon	COAL YUCCA	8	5 gallon
HEPESALOE PARVIFLORA					

General Notes

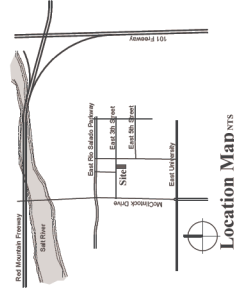
- No lot for lot for lot.
- All landscape areas shall be supported by an automatic irrigation system (Drip System with Ammann Controller).
- Plant material utilized in landscape areas in the ROW must be included on the most recent edition of the Project's Active Management Area List Water Use / Drought Tolerant Plant List.
- The Property Owner and / or Contractor shall be responsible to install / maintain all landscaping within the ROW.
- Plant material shall be installed around all fire suppression equipment. No plants may be installed that will obstruct when

Note:
Provide Documentation to Owner for all
C) Patented Plant Varieties installed in Project.

Green Water Area ASIA
LANDSCAPE ARCHITECT
171 East Missouri
Phoenix, Arizona 85016
Tel: 602-734-3000



Two weeks before you dig
CALL FOR THE BLUE STAKES
602-285-1100
800-285-1100
BUDGET
CALL COLLECT



North / Scale 1" = 10'

Preliminary Planting Plan

SSL - Industrial Building

1853 East Third Street
Tempe, Arizona

15 December 2008