

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 05/26/2015

Agenda Item: 5

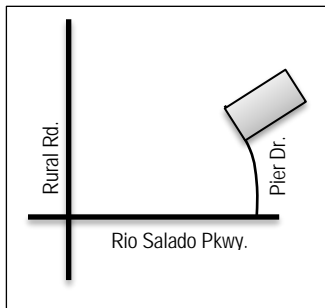
ACTION: Request for an Amended Planned Area Development Overlay and a Development Plan Review consisting of a new mixed-use development containing 272 apartment units and 5,071 square feet of retail space within a six-story, 84'-5" high building for SOUTHBANK LOT 6, located at 1190 East Vista del Lago Drive. The applicant is Huellmantel & Affiliates.

FISCAL IMPACT: While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Staff – Continuance to June 9, 2015 at applicant's request.

BACKGROUND INFORMATION: SOUTHBANK LOT 6 (PL140463) is a mixed-use project proposed within the Southbank development formerly known as The Pier at Town Lake. The building is six stories high (seven including mezzanine) and 88,118 total square feet in area. The request includes the following:

- PAD15004 Amended Planned Area Development Overlay to modify standards for density, lot coverage, landscape area, building height, setbacks, and vehicle parking.
- DPR15075 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Pier at town Lake LLC
Future Property Owner	JLB Partners
Applicant	Charles Huellmantel, Huellmantel & Affiliates
Current Zoning District	MU-4 PAD, Rio Salado Overlay District
Gross/Net site area	3.34 acres
Total Building area	88,118 s.f.
Lot Coverage	63.2% (71% max allowed)
Building Height	84'-5" (291'-6" max allowed)
Building Setbacks	17' north, 9' south, 15' west, 15' east (22'-6", 31'-5", 5', and 90' min required)
Landscape area at grade	36.8% (29% min required)
Upper landscape area	13.8% (deck level)
Landscape area total	50.6%
Vehicle Parking	486 spaces provided with requested parking reduction (541 min. required by code)
Bicycle Parking	265 spaces (541 min. required by code)

ATTACHMENTS: None

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Karen Stovall, Senior Planner
 Reviewed by Larry Tom, Principal Planner