

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 06/09/2015  
Agenda Item: 9

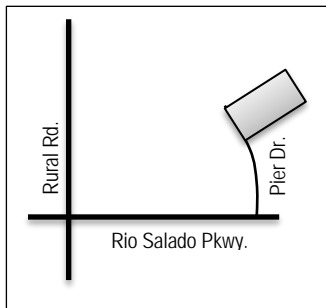
**ACTION:** Request for an Amended Planned Area Development Overlay and a Development Plan Review consisting of a new mixed-use development containing 272 apartment units and 5,071 square feet of retail space within a six-story, 84'-5" high building for SOUTHBANK LOT 6, located at 1190 East Vista del 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 23, 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   |
| Density                 | 81.4 du/ac   |
| 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 Ryan Levesque, Deputy Community Development Director - Planning