

Staff Summary Report

Development Review Commission Date: **05/27/08**

Agenda Item Number: **___**

SUBJECT: Hold a public hearing for a Use Permit and Development Plan Review for NEW COMMERCIAL DEVELOPMENT, located at 3300 S. Price Road.

DOCUMENT NAME: DRCr_NewCommercialDevelopment_052708

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **NEW COMMERCIAL DEVELOPMENT (PL070532)** (Norden Van Horne, Americor Investment Group Inc., property owner; Kiley Wallace, Robert Kubicek Architects, applicant) consisting of two new commercial buildings, a 10,588 retail shop with speculative tenant space, including restaurant uses, and a 98,972 s.f. self-storage building for a total of 109,560 s.f., on 2.52 net acres, located at 3300 S. Price Road in the PCC-1 Planned Commercial Center Neighborhood District. The request includes the following:

ZUP08067 – Use Permit to allow a self-storage facility in the PCC-1 Planned Commercial Center Neighborhood District.

DPR08092 – Development Plan Review including site plan, building elevations, and landscape plan.

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

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

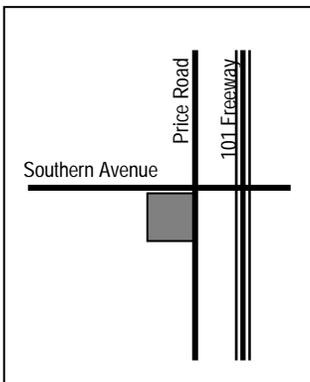


LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval, subject to conditions**

ADDITIONAL INFO:



Gross/Net site area	2.52 acres
Total Building area	109,560 s.f.
Lot Coverage	32 % (50% maximum allowed)
Building Height	35 ft (35 ft maximum allowed)
Building setbacks	5 front, 44' side, 47'5" street side, 30' rear (0', 30', 0', 30' min.)
Landscape area	20% (15% minimum required)
Vehicle Parking	94 spaces (94 min. required, 117 max allowed)
Bicycle Parking	4 spaces (4 minimum required)

A neighborhood meeting was held on May 12th at 5:30 pm for this application.

PAGES:

1. List of Attachments
- 2-3. Comments
- 4-6. Reason for Approval / Conditions of Approval
7. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
- 4-5. Neighborhood Meeting Summary
6. Site plan
- 7-8. Floor plans
- 9-10. Building Elevations
11. Landscape Plan
- 12-21. Color Photos of surrounding area
- 22-23. Color Elevations

COMMENTS:

This site is located on the south west corner of Southern Avenue and Price Road. The site was formerly a large cafeteria-style restaurant, and later Nita's Hideaway, it has been vacant for the past few years. The parcel is adjacent to the former Michael's shopping center, which is vacant except for a few retail and restaurant tenants. This request includes a Use Permit to allow a self-storage facility and a Development Plan Review which includes a site plan, landscape plan and elevations for two new commercial buildings, a 10,588 retail shop with spec tenant space, including restaurant uses, and a 98,972 s.f. self-storage building for a total of 109,560 s.f., on 2.52 net acres, located at 3300 S. Price Road in the PCC-1 Planned Commercial Center Neighborhood District. The applicant is requesting the Development Review Commission take action on the Use Permit and Development Plan Review.

PUBLIC INPUT

- Neighborhood meeting not required by code but recommended by staff.
- Neighborhood meeting held: May 12, 2008 at 5:30pm.
- See attached summary of meeting provided by the applicant.
- Development Services staff attended the meeting.

At the neighborhood meeting three residents, one who is also a tenant of the adjacent commercial center, reviewed the plans. Comments were supportive for the new development and concerned about the condition of the surrounding commercial center. The adjacent development is not owned by this applicant and is not part of this request. To date, staff has received two phone inquiries and one counter visit to review the plans with questions about whether the entire commercial site was being redeveloped and interest in the building elevations. No specific comments were provided.

PROJECT ANALYSIS

USE PERMIT

The proposed use requires a Use Permit to operate a self-service internally accessed and air-conditioned storage facility.

Section 6-308 E Approval criteria for Use Permit:

1. The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general. The hours of operation with staff on site are Monday through Saturday 7am to 7pm, and Sunday 10am to 4pm. There is 24-hour code access with monitoring and security cameras. The use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code. The loading doors are fully screened from the street view and are architecturally integrated into a building designed to look like a commercial building.
2. In comparison to the previous restaurant and nightclub uses and sizes, this use has a relatively lower traffic impact on the site. This use will not have a significant increase in vehicular or pedestrian traffic.
3. There are only two bays for loading and unloading, and all of the storage is internally loaded, with no outdoor storage facilities. The building is secured and air conditioned, and externally functions as any other retail building. There will be no odor, dust, gas, noise, vibration, smoke, heat or glare exceeding that of ambient conditions.
4. The current commercial corner has been struggling for several years, and recent vacancies of the adjacent commercial buildings has turned this center into a greyfield (*greyfield* is an underutilized site that lacks the contamination of *brownfields*. Sometimes called dead malls, they are previously developed commercial properties that have failed). This site might benefit from assemblage and redevelopment of the larger commercial center, or some other use benefitting from the corner proximity of this site to the Freeway; however the proposed use does not contribute to the deterioration of the neighborhood or to the downgrading of property values and may facilitate revitalization of the rest of the center. The proposed use is not in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan and may serve an unmet need for residents within the area.
5. The proposed use and structure is compatible with the existing surrounding structures and uses.
6. The applicant's letter of intent describes design and operational considerations to control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.

DEVELOPMENT PLAN REVIEW

Site Plan

The site plan pushes the retail building up to the street edge, maximizing visibility from both Southern Avenue and Price Road. This building has patios on each end, offering outdoor dining opportunities and increasing surveillance of the site and surrounding area. Bike parking is near the entrances to the building and parking is primarily hidden from street view. The self-storage building is located behind the retail building, with loading bays screened from view. Parking and circulation are designed for maximum accessibility and to minimize conflicts with pedestrians. The placement of the building enhances the character of the surrounding area by hiding the parking and loading areas in the rear, providing more interaction at the street front and placing a patio and future proposed art at the corner. Shade trees will be planted along the south side of the existing Southern Avenue sidewalk, and strategically placed to increase shade around the existing transit stop. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control and activity support.

Building Elevations

The proposed contemporary Mission style buildings use design elements of the existing adjacent commercial center with updated materials. The materials are of superior quality and are compatible with the surroundings. Combinations of slump block and masonry units provide texture and contrast to the three painted stucco building colors and the tile roof. The parapet style roof is broken up with pop-out elements and changes in color. Both buildings have proper scale with the site and surroundings. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk. The building has a distinct masonry base with extensive glazing. The building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility. The self-storage building is designed to look like an office building, and could potentially be converted to another use in the future.

Landscape Plan

The landscape plan has a diverse variety of seven tree species, five shrubs and five ground covers. Landscape areas provide shade, separate parking, buildings, driveways and pedestrian walkways and enhance the street-front appeal of this prominent corner.

Conclusion

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

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Use Permit and a Development Plan Review.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

Site Plan

1. The shops building will be built concurrent to the construction of the self-storage building.
2. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
3. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
4. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.

5. 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.
6. 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

7. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit in the office or garage is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
8. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side

Building Elevations

9. The materials and colors are approved as presented:
Concrete Tile – Monier Lifetile - Boosted Barcelona - *Buckskin* 1BECS0141
Slumpblock– Superlite – natural sandy color and finish, no paint
CMU - Superlite – Founder's Finish, Hayden Founders, integrally colored tan block
Painted EFIS - ICI - *Dapper Tan* #479
Painted EFIS – ICI - *Worsted Tan* #423
Painted EFIS - ICI - *Nutria* #327
Glazing – clear glass
Storefront metal - dark bronze anodized aluminum
Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process.
10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
11. Conceal roof drainage system within the interior of the building.
12. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations.
13. Locate the electrical service entrance section (S.E.S.) inside building or inside a secure yard that is concealed from public view.
14. Exposed conduit, piping, or related materials is not allowed.

Lighting

15. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

16. The plant palate is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.

17. 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" (if any). Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Repair existing irrigation system serving existing trees to remain if damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.
18. 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.
19. 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.

Signage

20. Provide one address sign on each elevation except do not address street side yard & reverse street yard. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
21. **THE SELF-STORAGE FACILITY SHALL BE ALLOWED TO OPERATE BETWEEN THE HOURS OF 7AM AND 7PM, SEVEN DAYS A WEEK. (MODIFIED BY THE COMMISSION)**
22. **ADDITIONAL TREES ARE TO BE PLACE ALONG THE SOUTHERN ELEVATION OF THE SELF-STORAGE FACILITY, WITH LOCATIONS TO BE DETERMINED THROUGH A STAFF REVIEW. (MODIFIED BY THE COMMISSION)**

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Your drawings must be submitted to the Development Services Building Safety Division for building permit by May 27, 2009 or Development Plan approval 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 September 9, 2005, December 19, 2007 and April 16, 2008. 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).
- **PUBLIC ART:** Provide public art as part of this development in conformance with the Art in Private Development Ordinance and the Zoning and Development Code; see the Zoning and Development Code Sec. 4-407 and Appendix D. Contact the Cultural Services Administration (Adrienne Richwine or Liz Lagman 480-350-5287) if any questions regarding implementation of this requirement.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
- **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 to 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.
 - The Owner is required to prepare a security plan for the self-storage use with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction

documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.

- 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.
- Provide emergency radio amplification for the self-storage building, as required. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link (http://www.tempe.gov/itd/Signal_booster.htm) and if needed contact ITD / Communications (Dave Heck 480-350-8777) to discuss the size and materials of the buildings, to verify radio amplification requirement, and determine the extent of construction to fulfill this condition.

- 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.

- ENGINEERING AND LAND SERVICES:
 - Underground overhead utilities. Underground utilities requirement excludes 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:
 - Double container enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - 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

- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

- 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 lights in order to maintain illumination levels for exterior lighting.

- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us . Follow the link to "form", to "native plants", and to "notice intent to clear land".

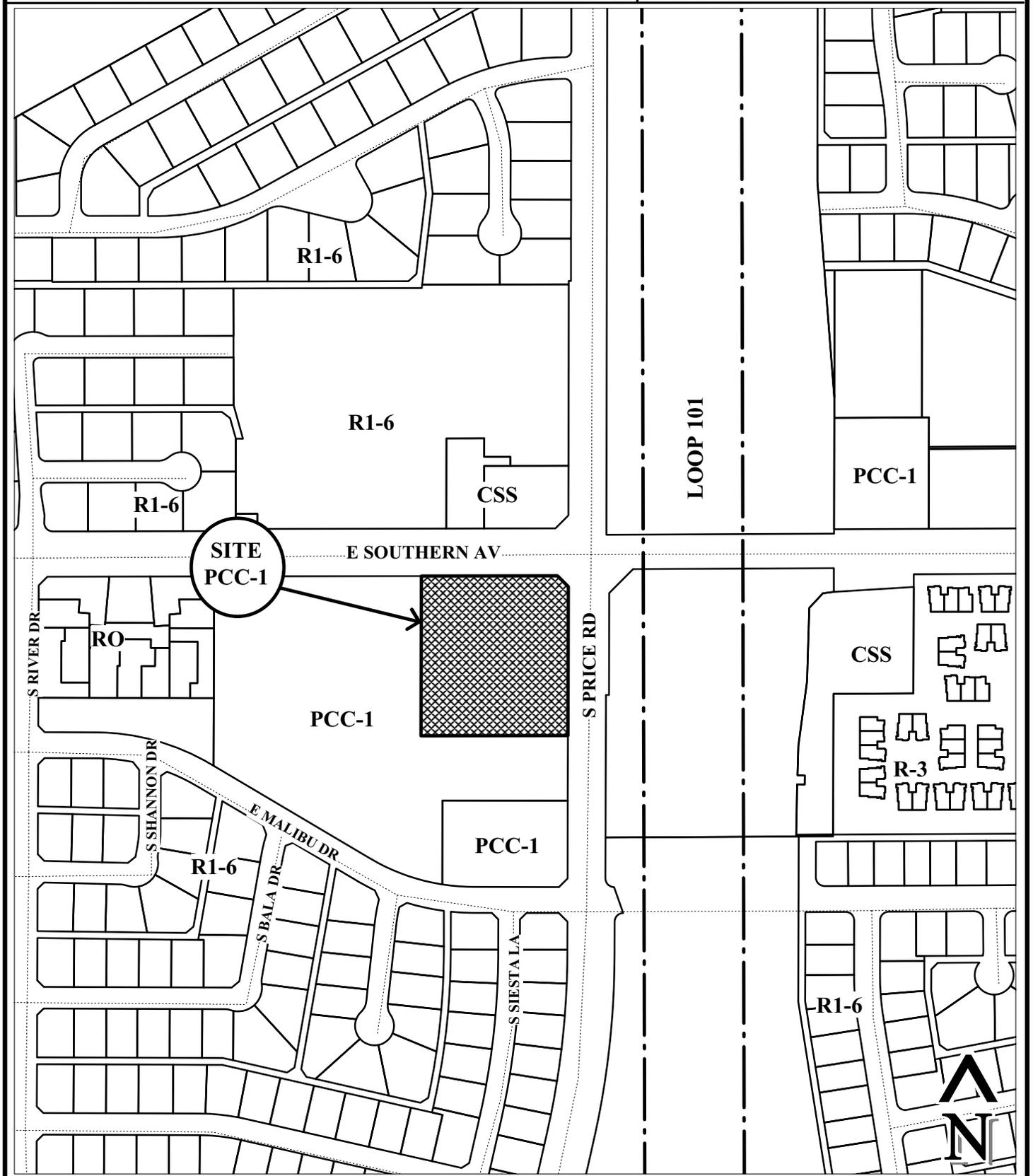
- SIGNS: Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development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

HISTORY & FACTS:

January 9, 1975	City Council approved a zoning amendment for 12.6 acres from R1-6 to PCC-1
April 6, 1977	Design Review Board approved site plan, building elevations and landscape plan.
June 23, 1977	City Council approved the Final Plan of Development for Picadilly Cafeteria.
July 20, 1977	Design Review Board approved a request for fascia material.
October 18, 1988	Hearing Officer approved a request for parking and landscape variances due to right-of-way acquisition by ADOT.
April 5, 1995	Design Review Board approved a request by Plum Creek Ranch for building elevations, site plan and landscape plan.
July 6, 1995	City Council approved a request by Plum Creek Ranch for an Amended Final Plan of Development consisting of 14,250 s.f. building on 2.52 net acres, and a use permit to allow entertainment as an accessory use to a restaurant.
November 19, 1998	City Council approved a request by Run of the Mill Steakhouse for a use permit time extension and change of business ownership.
September 5, 2000	Board of Adjustment approved a request for Red Mountain Steakhouse for a variance to increase the maximum allowable sign area from 80 s.f. to 102.7 s.f.
April – May 14, 2002	Series of neighborhood meetings and Planning and Zoning Commission meetings resulting in denial of a use permit and parking variance for Nita's Hideaway.
June 6, 2002	City Council approved an appeal of the Planning and Zoning Commission denial of Nita's Hideaway for a use permit for a 14,250 s.f. bar/restaurant and a parking variance to reduce the required number of parking spaces from 285-190.
October 17, 2002	City Council approved the request by Nita's Hideaway for an Amended General and Final Plan of Development for Michael's Plaza consisting of 93,790 s.f. on 7.8 net acres, in the PCC-1 Zoning District, to apply the Tempe Standard Shared Parking Model, with a use permit for parking to be provided on demand (shared parking) and a variance to waive the requirement of parking by demand for sites of at least 100,000 s.f. of gross floor area.
October 23, 2002	Board of Adjustment approved a request for Nita's Hideaway for a Use permit to allow a 675 s.f. outdoor dining/drinking patio and a variance to waive any additional required parking spaces related to the dining/drinking patio.
August 2003	Nita's Hideaway closed.
April 14, 2008	Demolition permits issued and existing vacant restaurant building demolished.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
Section 6-308, Use Permit

NEW COMMERCIAL DEVELOPMENT**PL070532**



NEW COMMERCIAL DEVELOPMENT (PL070532)

**New Commercial Development
SWC Southern Ave and Price Road
Letter of Explanation**

The proposed project will consist of a storage center to the rear of the property with a shops building housing six shops to the front of the shopping center along Southern Ave.

We believe this project will not cause any significant increase to the surrounding area traffic because access will be primarily from the 101 freeway and Southern Ave. Both of the uses will be used throughout the day and most will be during off-peak hours. There will be no vehicle access to or from the any residential developments. We do expect an increase in pedestrian traffic because of the two existing transit stops which link to enhanced Orbit bus lines in Tempe which will connect to the nearby (1.5 mile away) soon to be completed light rail project on Apache Blvd. We believe the pedestrian friendly walkable design of the shops building, fosters community and is in keeping with the city of Tempe desire to promote alternative transportation modes. The design has also maximized connectivity to the sidewalk and street.

This project will be free of any hazards or nuisances such as dust, gas vibration, smoke, heat or glare. Any noises will be consistent with ambient noise associated with neighborhood shops and a restaurant. We have designed the storage building to the south to buffer the surrounding shops and residences from any ambient noise.

This project will be an asset to it's surroundings by including a pedestrian scaled neighborhood shops building with wide sidewalks, attractive landscaping and shade structures that will be providing goods and services to the surrounding neighborhood as well as rejuvenating the surrounding Michaels Center. The building and future art area provides a sophisticated design solution and creates a distinctive Tempe sense of place along this important connecting street between Mesa and Tempe.

We have looked at the surrounding neighborhood and existing Michaels center design and have utilized elements such as the use of shaded overhangs with Spanish clay tiles and glass storefronts. The areas that I believe we have improved/modernized the adjacent center design is in the use of more varied massing and use of muted toned slump block and other materials to give a more natural Spanish colonial feel. Also the more pedestrian scale and the site planning in using smaller setbacks with buildings built up to the sidewalk to connect with the street instead of a large parking lot separation between the buildings and the sidewalk I believe is an improvement and is consistent with its Tempe location. We believe these esthetically pleasing buildings will be an asset to their Tempe surroundings.

The hours of operation for the storage building will be from 7am to 7pm Monday–Saturday and 10am to 4pm on Sunday with at least one employee on duty. There will be 24 hour security for the building and every storage unit will have a door sensor to be monitored from the office. There will be a number of cameras in the building and there will be key pads for customers to enter a combination to get through the door to their storage, as well as key pads in the elevators to get to their floor. Everything will be monitored and recorded from the office. This secure design and the natural surveillance of the surrounding shops is in keeping with Tempe's Crime Prevention through Environmental Design Policies (CPTED). We do not believe this project will create a nuisance to it's surrounding neighborhood or to the general public.

Kiley Wallace
RKA



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(602) 955-3900 Phone
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www.rkaa.com

Principals:

Robert W. Kubicek, A.I.A.

Harvey G. Unti, A.I.A..

Jorge A. Calderon, V.P.

David J. Gibson, V.P.

Kevin D. Kerpan, V.P.

**Neighborhood Meeting Summary/ Citizen Participation Report for
SW Corner of Southern Avenue and Price Road,
Tempe, Arizona**

Date: May 13, 2008

Overview: This report provides results of the implementation of the Citizen Participation Plan. This site is located on the South West corner of Southern Ave. and Price Road and is an application for Development Plan Review and a Use Permit for the Storage Use... This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, letters, and other materials are attached.

Contact:

Kiley Wallace – Robert Kubicek Architects and Associates
2233 E. Thomas Rd.
Phoenix, AZ 85016
(602) 955-3900; (602) 955-0496 (FAX)
Email: kwallace@rkaa.com

Neighborhood Meetings: The following is the date and location of the neighborhood meeting where citizens were invited to provide input and discuss the proposal.

1. 5/13/08 – Tempe Public Library, Conference Room 15, 3500 S Rural Road, Tempe
5:30 P.M. TO 6:30 P.M. – 3 citizens were in attendance (see attached sign in list)

Correspondence:

1. Meeting notice mailed to all surrounding property owners within 300 feet. (See attached list)
2. Meeting notice mailed to all registered neighborhood and homeowner associations and property owners 300 feet from the surrounding commercial center as requested (see attached list).
3. Hand delivered neighborhood meeting notice to remaining retail tenants in surrounding commercial center as requested.

Results:

There are over 60 persons on the contact list as of the date of this Citizen Participation Report (see attached).
3 citizens attended the Neighborhood meeting.

1. Summary of concerns, questions, and suggestions:

Access / Traffic

- Resident Cathy Thuringer said she believes traffic and congestion on nearby Malibu Drive will not be increased by the new development because there is no direct access.

Architecture

- Neighboring business manager Eileen Landt said she hoped the project would spur renovation on the neighboring Michael's plaza.
- Resident Cathy Thuringer expressed she is in favor of the project and appreciated its four sided architectural style and character.

Uses and Hours of Operation

- Residents asked why this location was chosen and what the hours of operation would be for the proposed Storage. Site was chosen based on market study, hours of staffing will be from 7am-7pm with key entry access after hours.

Height of buildings

- Residents asked what the height would be. The building height will be 35' which is slightly higher than elements in the surrounding center. No objection was made with respect to the building height.

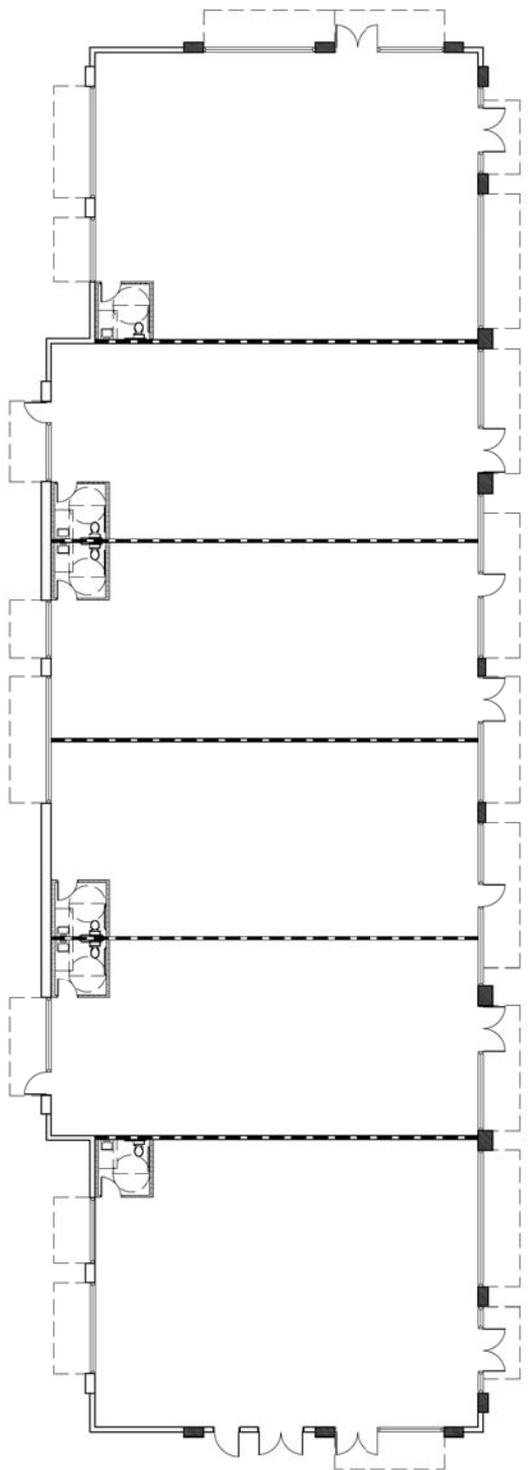
Timeframe

- Residents asked about the timeframe and wondered when the project would be built. The owner representative /developer said he was looking at a goal of January to begin construction.

Conclusion

- After learning about the proposed development and asking questions Residents and neighbors expressed support for the project and no attendees voiced opposition to the proposed development.

SHOPS A- PRELIMINARY FLOOR PLAN
 1/8" = 1'-0"



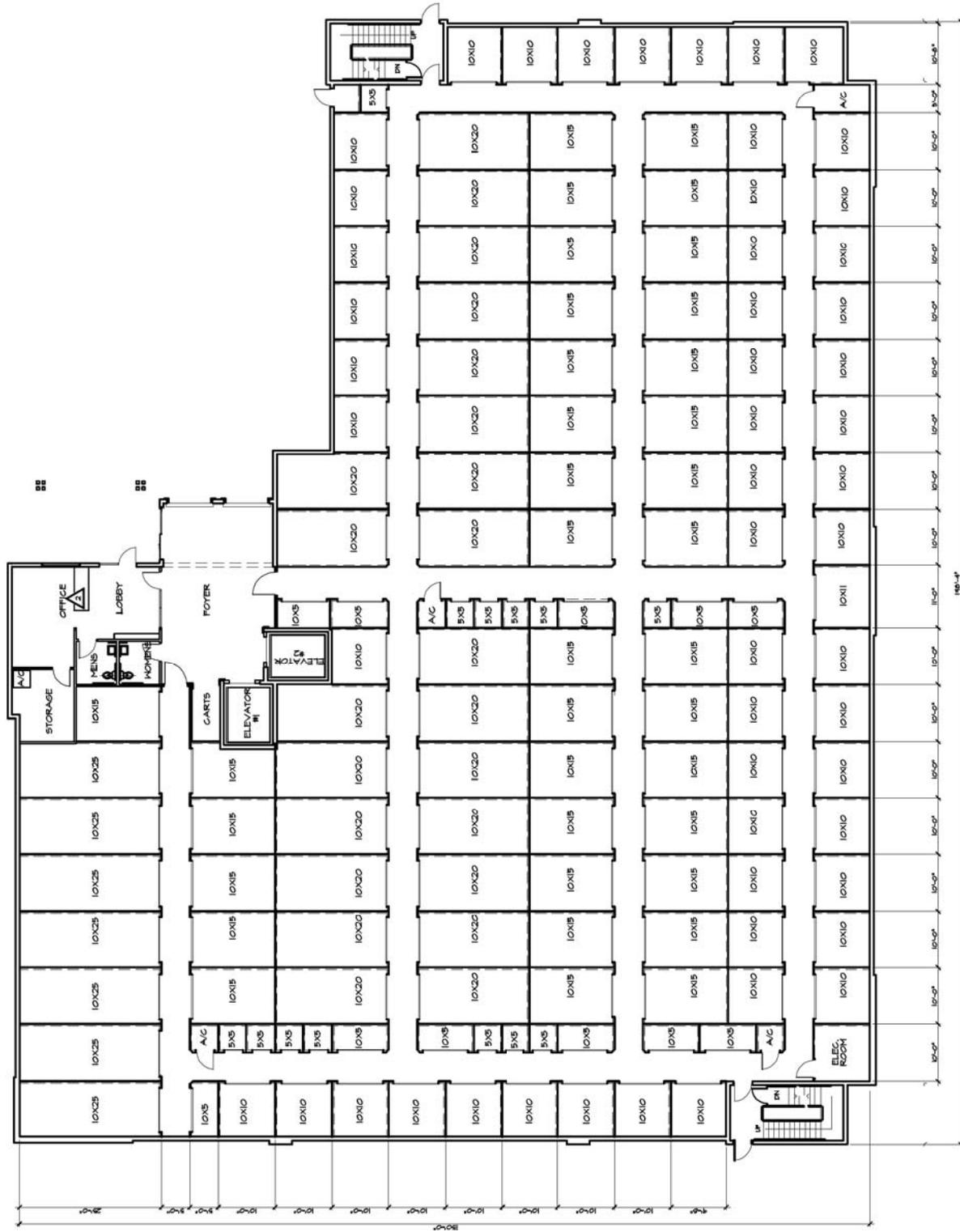
PRELIMINARY FLOOR PLAN

NO.	DATE	DESCRIPTION

date: 08-01-08
 PROJECT NO. 07241.00

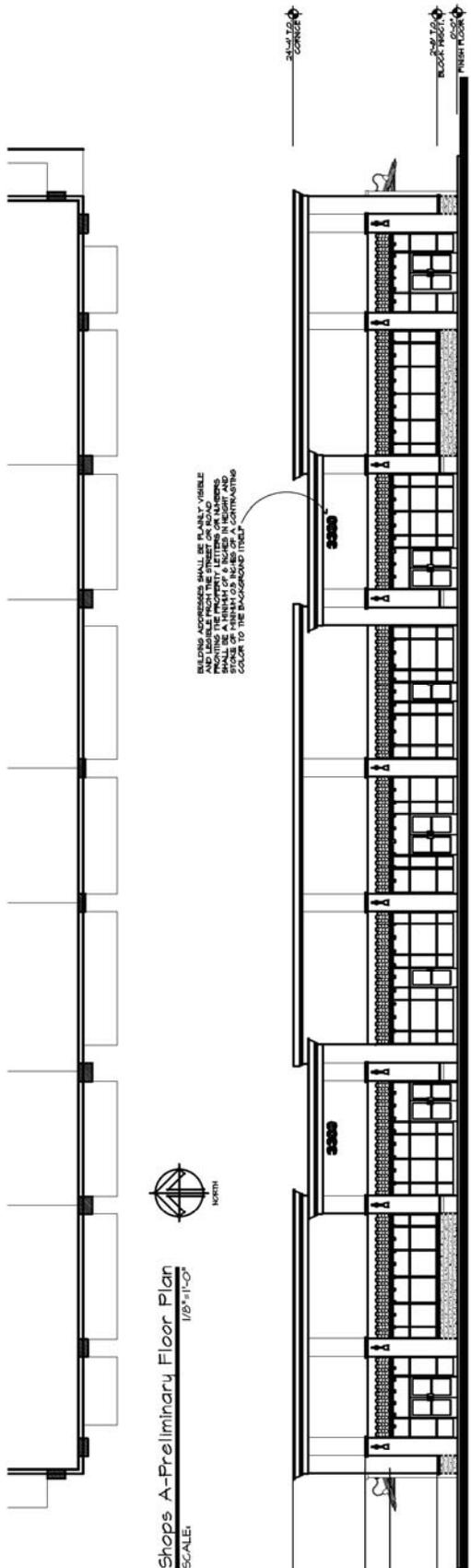
ROBERT KUBICKI
 Architects and Associates, Inc.

2233 East Thomas Road
 Phoenix, AZ 85016-1874
 (602) 965-3900 Phone
 (602) 965-0488 Fax
 www.rka.com



1ST FLOOR PLAN

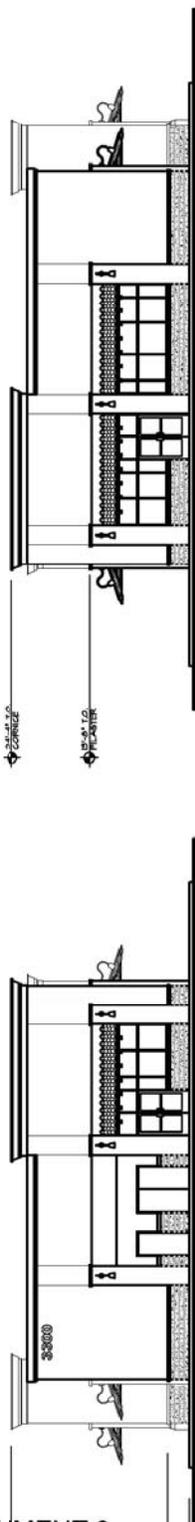
SCALE: 1/8" = 1'-0"



Shops A-Preliminary Floor Plan
 SCALE: 1/8"=1'-0"

BUILDING ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD. SIGNAGE SHALL BE A MINIMUM OF 6" HIGH IN HEIGHT AND SHALL BE THE SAME COLOR AS THE BACKGROUND IT RELATES TO.

Shops A-South Elevation
 SCALE: 1/8"=1'-0"

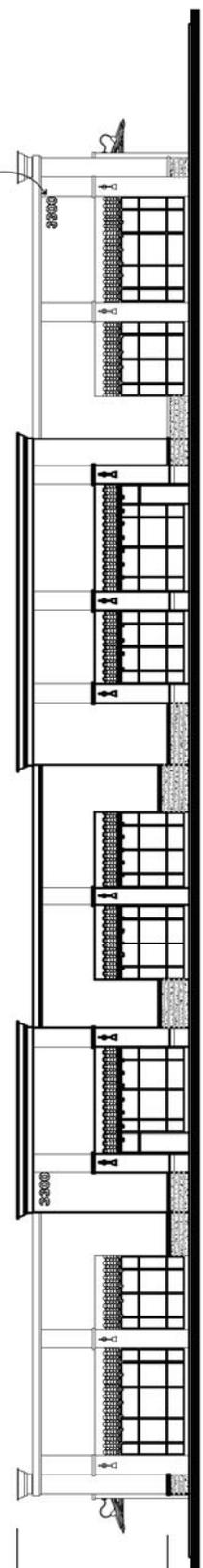


Shops A-East Elevation
 SCALE: 1/8"=1'-0"

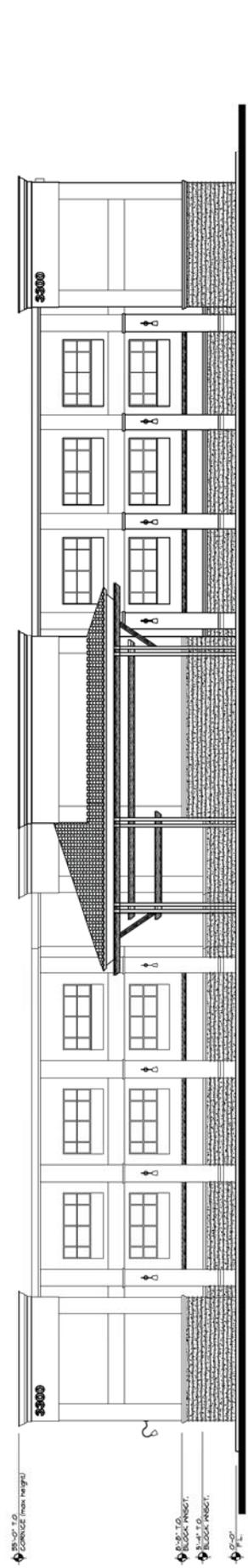
ALL SIGNAGE SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD. SIGNAGE SHALL BE A MINIMUM OF 6" HIGH IN HEIGHT AND SHALL BE THE SAME COLOR AS THE BACKGROUND IT RELATES TO.

ATTACHMENT 9

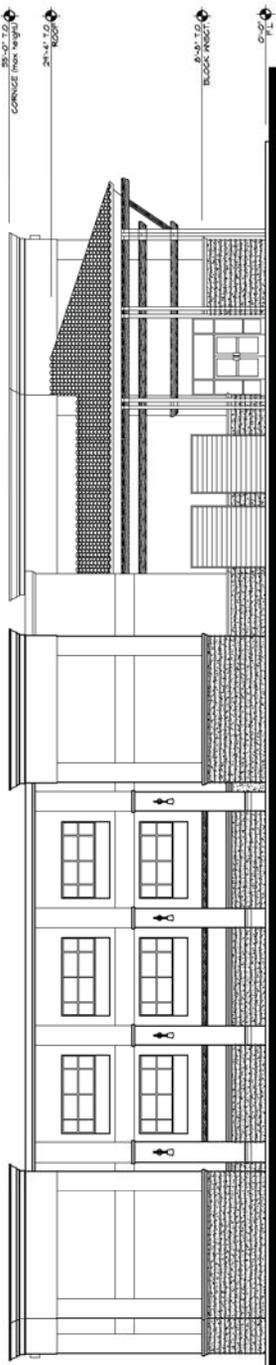
Shops A-West Elevation
 SCALE: 1/8"=1'-0"



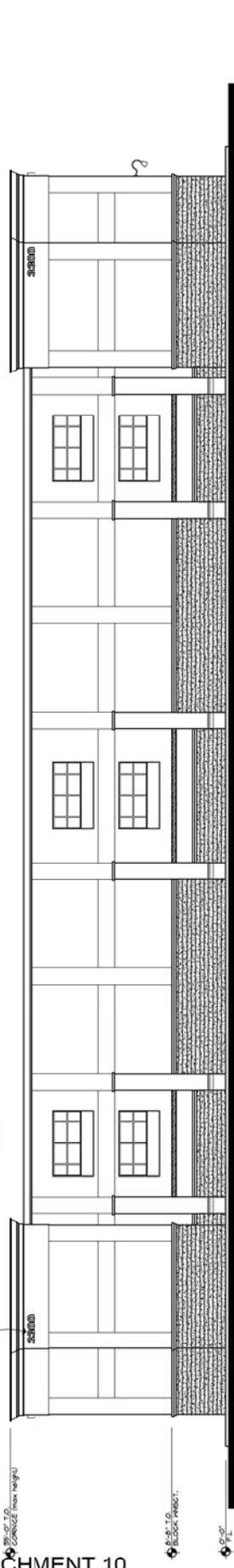
Shops A-North Elevation
 SCALE: 1/8"=1'-0"



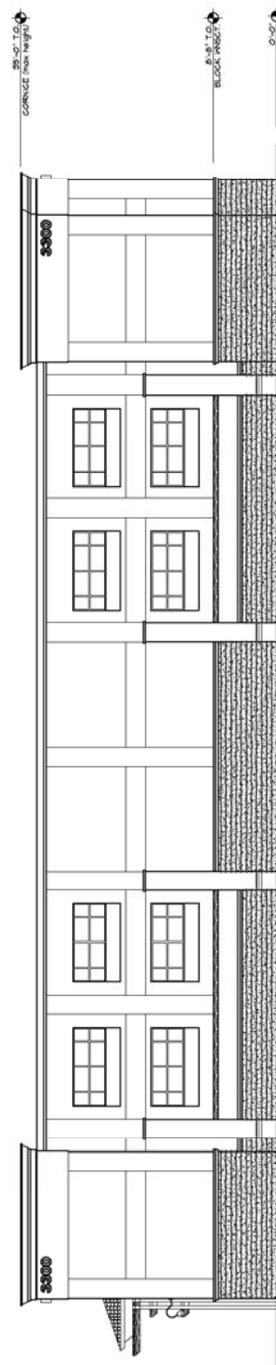
Storage Building-North Elevation
SCALE: 1/8"=1'-0"



Storage Building-East Elevation
SCALE: 1/8"=1'-0"



Storage Building-South Elevation
SCALE: 1/8"=1'-0"



Storage Building-West Elevation
SCALE: 1/8"=1'-0"

BUILDING APPEARANCE SHALL BE RAINLY-VISIBLE AND LEGIBLE FROM THE STREET OR ROAD AND SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT AND SHALL BE THE BACKGROUND COLOR OF THE BUILDING.

3330













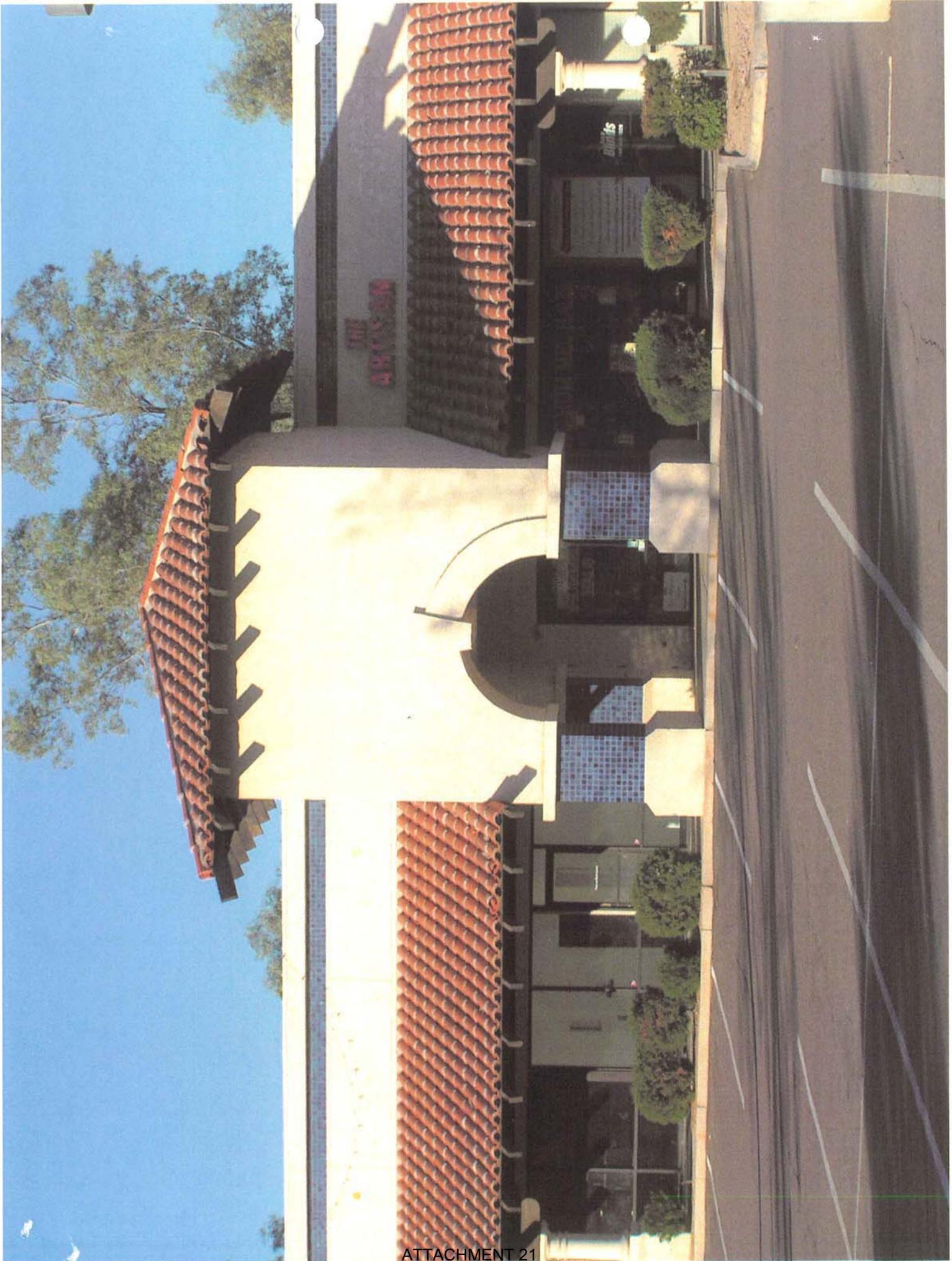
CHIROPRACTOR

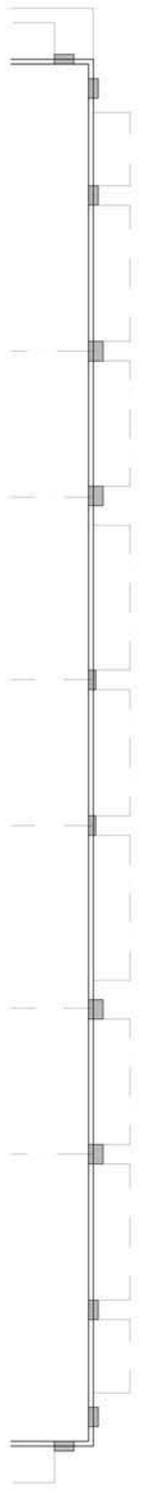
INSURANCE

CANDID WEDDINGS









Shops A-Preliminary Floor Plan
 SCALE: 1/8"=1'-0"



Shops A-South Elevation
 SCALE: 1/8"=1'-0"



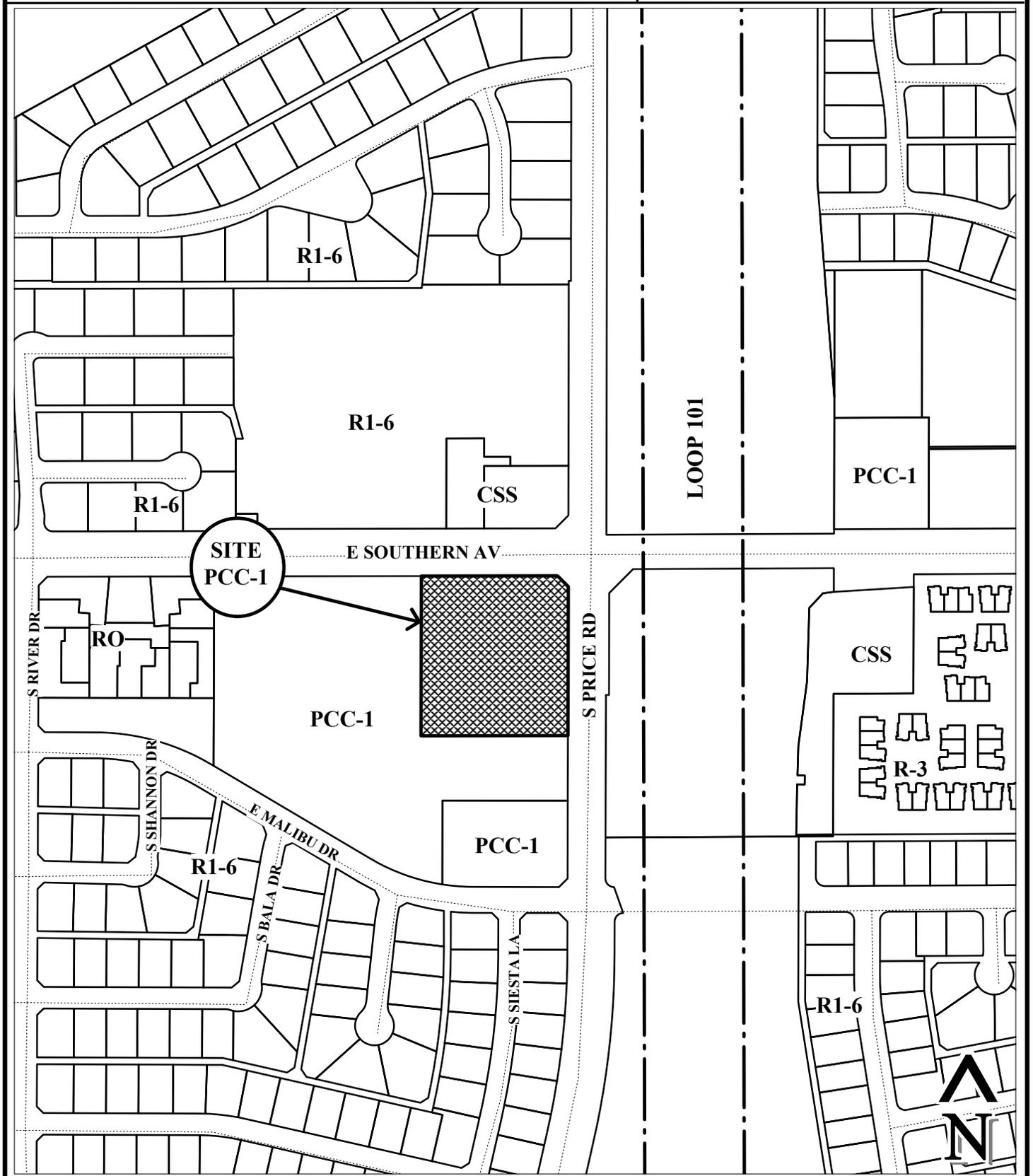
Shops A-East Elevation
 SCALE: 1/8"=1'-0"



Shops A-West Elevation
 SCALE: 1/8"=1'-0"



Shops A-North Elevation
 SCALE: 1/8"=1'-0"

NEW COMMERCIAL DEVELOPMENT**PL070532**



NEW COMMERCIAL DEVELOPMENT (PL070532)

**ew Commercial Development
SWC Southern Ave and Price Road
etter of Explanation**

The proposed project will consist of a storage center to the rear of the property with a shops building housing six shops to the front of the shopping center along Southern Ave.

We believe this project will not cause any significant increase to the surrounding area traffic because access will be primarily from the 101 freeway and Southern Ave. Both of the uses will be used throughout the day and most will be during off-peak hours. Their will be no vehicle access to or from the any residential developments. We do expect an increase in pedestrian traffic because of the two existing transit stops which link to enhanced Orbit bus lines in Tempe which will connect to the nearby (1.5 mile away) soon to be completed light rail project on Apache Blvd. We believe the pedestrian friendly walkable design of the shops building, fosters community and is in keeping with the city of Tempe desire to promote alternative transportation modes. The design has also maximized connectivity to the sidewalk and street.

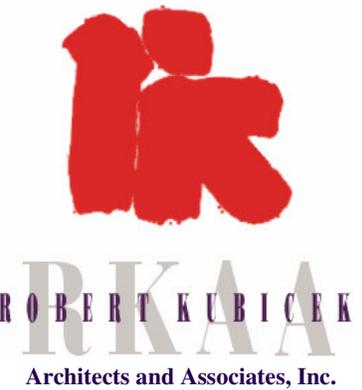
This project will be free of any hazards or nuisances such as dust, gas vibration, smoke, heat or glare. Any noises will be consistent with ambient noise associated with neighborhood shops and a restaurant. We have designed the storage building to the south to buffer the surrounding shops and residences from any ambient noise.

This project will be an asset to it's surroundings by including a pedestrian scaled neighborhood shops building with wide sidewalks, attractive landscaping and shade structures that will be providing goods and services to the surrounding neighborhood as well as rejuvenating the surrounding Michaels Center. The building and future art area provides a sophisticated design solution and creates a distinctive Tempe sense of place along this important connecting street between Mesa and Tempe.

We have looked at the surrounding neighborhood and existing Michaels center design and have utilized elements such as the use of shaded overhangs with Spanish clay tiles and glass storefronts. The areas that I believe we have improved/modernized the adjacent center design is in the use of more varied massing and use of muted toned slump block and other materials to give a more natural Spanish colonial feel. Also the more pedestrian scale and the site planning in using smaller setbacks with buildings built up to the sidewalk to connect with the street instead of a large parking lot separation between the buildings and the sidewalk I believe is an improvement and is consistent with its Tempe location. We believe these esthetically pleasing buildings will be an asset to their Tempe surroundings.

The hours of operation for the storage building will be from 7am to 7pm Monday–Saturday and 10am to 4pm on Sunday with at least one employee on duty. There will be 24 hour security for the building and every storage unit will have a door sensor to be monitored from the office. There will be a number of cameras in the building and there will be key pads for customers to enter a combination to get through the door to their storage, as well as key pads in the elevators to get to their floor. Everything will be monitored and recorded from the office. This secure design and the natural surveillance of the surrounding shops is in keeping with Tempe's Crime Prevention through Environmental Design Policies (CPTED). We do not believe this project will create a nuisance to it's surrounding neighborhood or to the general public.

Kiley Wallace
RKAA



2233 East Thomas Road
Phoenix, AZ 85016 - 3474
(602) 955-3900 Phone
(602) 955-0496 Fax
www.rkaa.com

Principals:

Robert W. Kubicek, A.I.A.

Harvey G. Unti, A.I.A..

Jorge A. Calderon, V.P.

David J. Gibson, V.P.

Kevin D. Kerpan, V.P.

**neighborhood Meeting Summary/ Citizen Participation Report for
SW Corner of Southern Avenue and Price Road,
Tempe, Arizona**

Date May 1 , 200

Overview This report provides results of the implementation of the Citizen Participation Plan. This site is located on the South West corner of Southern Ave. and Price Road and is an application for Development Plan Review and a use Permit for the Storage use... This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, letters, and other materials are attached.

Contact

Kiley Wallace – Robert Kubicek Architects and Associates

22 E. Thomas Rd.

Phoenix, AZ 85011

(02) 55- 00 (02) 55-04 (A)

Email kwallace_rkaa.com

neighborhood Meetings The following is the date and location of the neighborhood meeting where citizens were invited to provide input and discuss the proposal.

1. 5/1 /0 – Tempe Public Library, Conference Room 15, 500 S Rural Road, Tempe
5:00 P.M. TO 7:00 P.M. – citizens were in attendance (see attached sign in list)

Correspondence

1. Meeting notice mailed to all surrounding property owners within 100 feet. (See attached list)
2. Meeting notice mailed to all registered neighborhood and homeowner associations and property owners 100 feet from the surrounding commercial center as requested (see attached list).
and delivered neighborhood meeting notice to remaining retail tenants in surrounding commercial center as requested.

Results

There are over 100 persons on the contact list as of the date of this Citizen Participation Report (see attached).
100 citizens attended the neighborhood meeting.

1. Summary of concerns, questions, and suggestions

Access / Traffic

- Resident Cathy Thuringer said she believes traffic and congestion on nearby Malibu Drive will not be increased by the new development because there is no direct access.

Architecture

- neighboring business manager Eileen Andt said she hoped the project would spur renovation on the neighboring Michael's plaza.
- Resident Cathy Thuringer expressed she is in favor of the project and appreciated its four sided architectural style and character.

Uses and Hours of Operation

- Residents asked why this location was chosen and what the hours of operation would be for the proposed Storage. Site was chosen based on market study, hours of staffing will be from 7am-7pm with key entry access after hours.

Height of Buildings

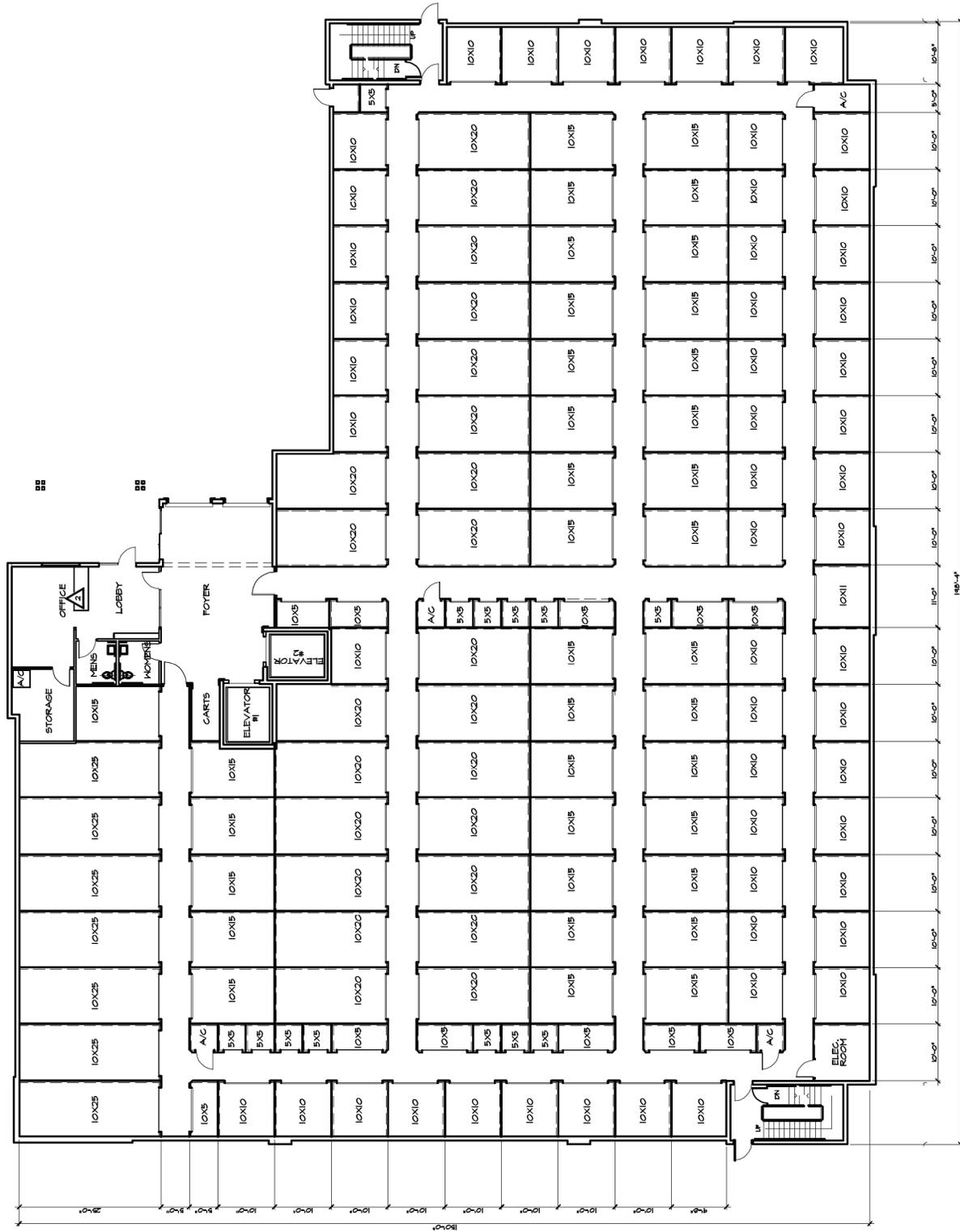
- Residents asked what the height would be. The building height will be 5' which is slightly higher than elements in the surrounding center. No objection was made with respect to the building height.

Timeframe

- Residents asked about the timeframe and wondered when the project would be built. The owner representative /developer said he was looking at a goal of January to begin construction.

Conclusion

- After learning about the proposed development and asking questions Residents and neighbors expressed support for the project and no attendees voiced opposition to the proposed development.



1ST FLOOR PLAN

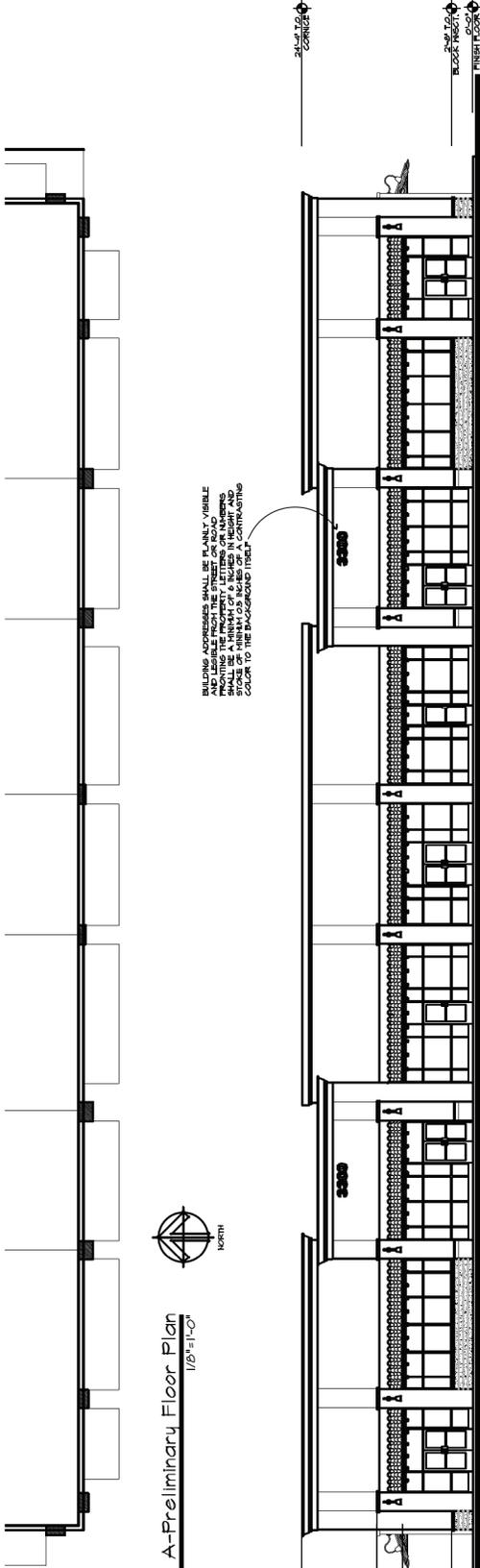
SCALE: 1/8" = 1'-0"

**COMMERCIAL DEVELOPMENT FOR
SWC SOUTHERN AVENUE
AND PRICE ROAD
TEMPE, ARIZONA**

sheet **EL-1**
of
job **0724150**
check **MJ**
drawn **RM**
design **RM**

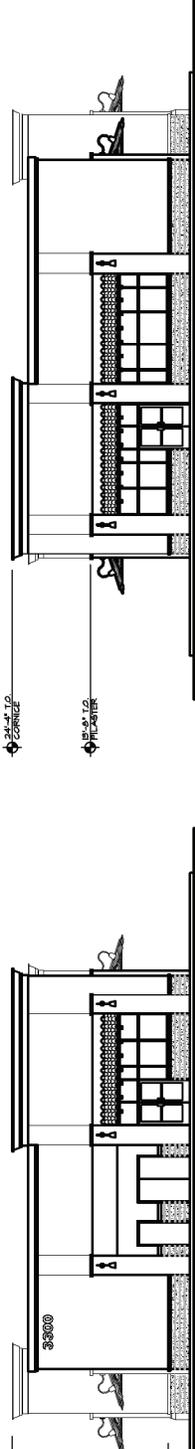
date **05/08/08**
designed by **RM**
checked by **MJ**

ROB KNUDSEN
Architects and Associates, Inc.
2233 East Thomas Road
Phoenix, AZ 85016-2474
(602) 955-3900 Phone
(602) 955-0498 Fax
www.rkba.com

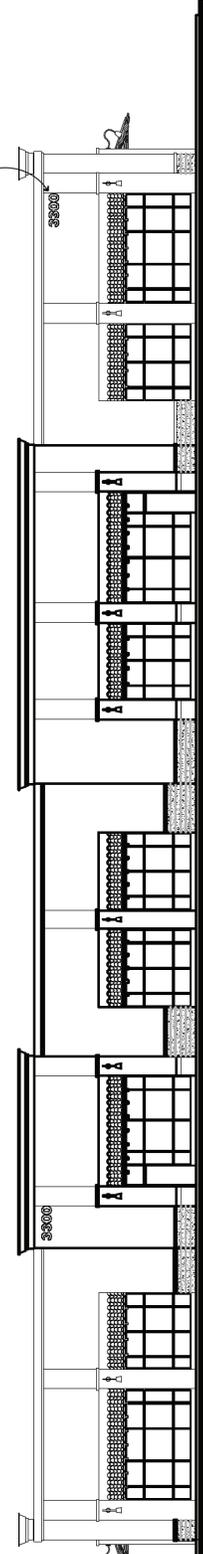


Shops A-Preliminary Floor Plan
SCALE: 1/8"=1'-0"

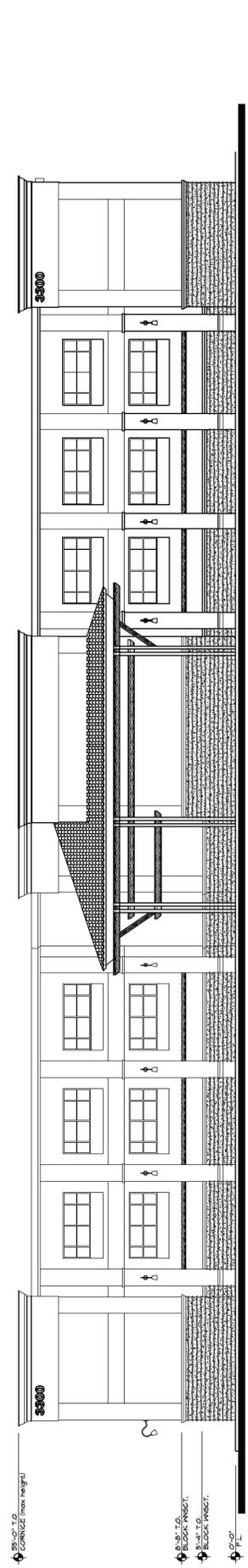
Shops A-South Elevation
SCALE: 1/8"=1'-0"



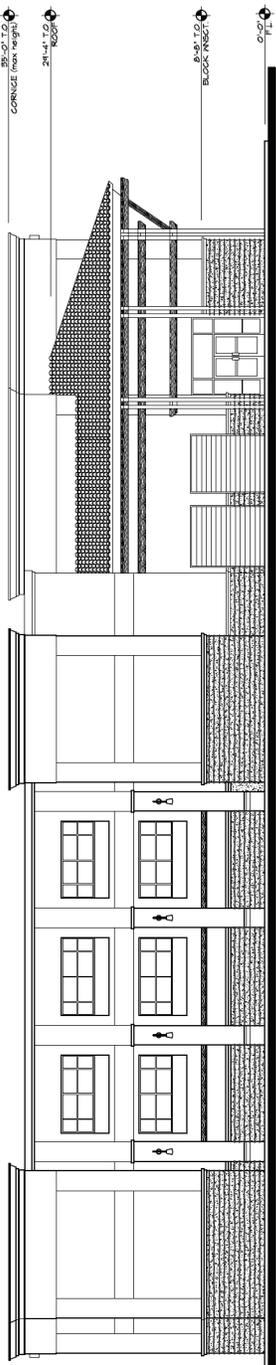
Shops A-East Elevation
SCALE: 1/8"=1'-0"



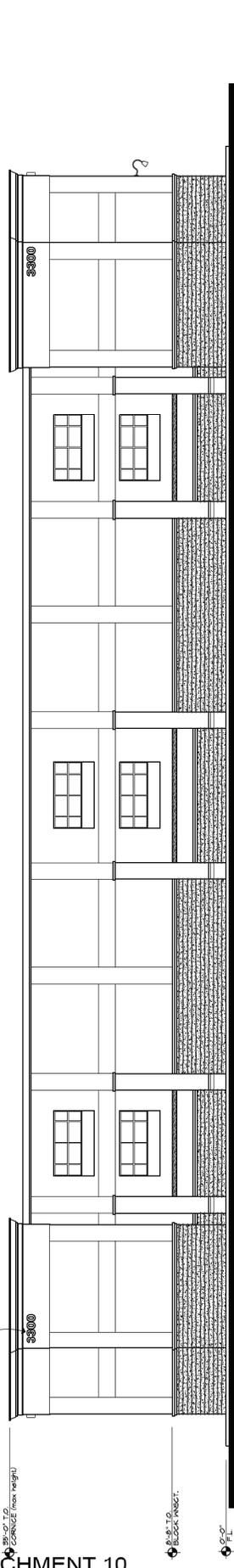
Shops A-North Elevation
SCALE: 1/8"=1'-0"



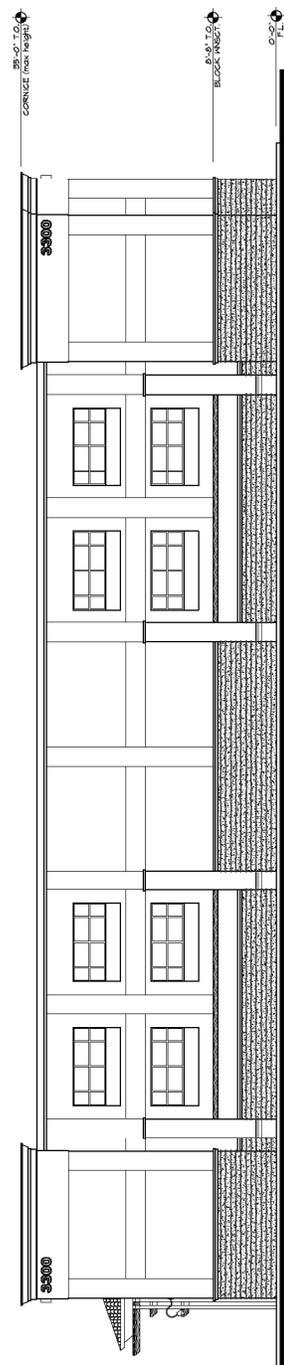
Storage Building-North Elevation
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3330













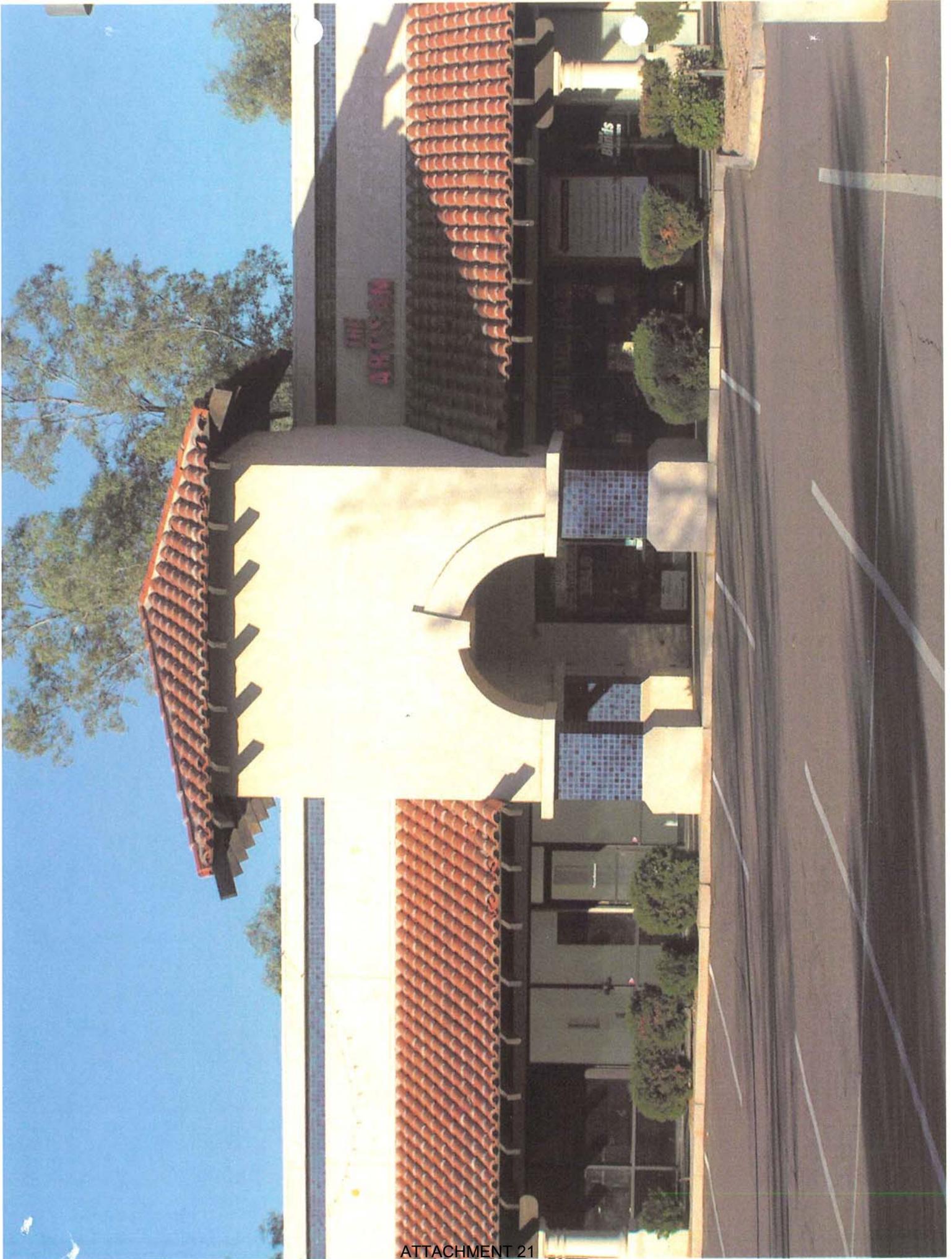
CHIROPRACTOR

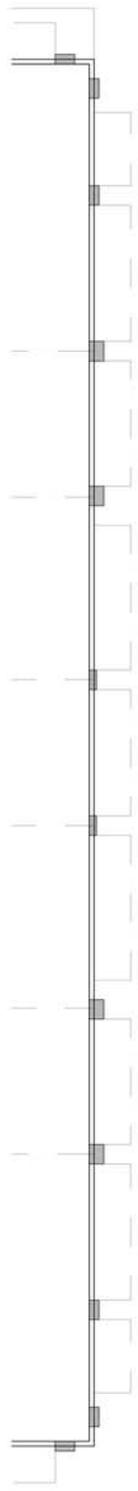
INSURANCE

CANDID WEDDINGS









Shops A- Preliminary Floor Plan
 SCALE: 1/8"=1'-0"



Shops A-South Elevation
 SCALE: 1/8"=1'-0"



Shops A-East Elevation
 SCALE: 1/8"=1'-0"



Shops A-West Elevation
 SCALE: 1/8"=1'-0"



Shops A-North Elevation
 SCALE: 1/8"=1'-0"



Storage Building-North Elevation



Storage Building-East Elevation



Storage Building-South Elevation



Storage Building-West Elevation