Staff Summary Report

Tempe

To: Mayor and City Council
Through: City Manager

Agenda Item Number 58
Meeting Date: 09/05/02

SUBJECT: **BRICKYARD ON MILL – BAMBOO CLUB OF TEMPE #DRB02069**

PREPARED BY: Bill Kersbergen, Principal Planner (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request to appeal the Design Review Board denial for Brickyard On Mill – Bamboo Club of Tempe to install a steel canopy at 699 South Mill Avenue.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request to appeal the Design Review Board denial for **BRICKYARD ON MILL – BAMBOO CLUB OF TEMPE #DRB02069** (Michael Burke, MCW Holdings, property owner) to install a steel canopy located at 699 South Mill Avenue.

Document Name: 20020905devsrh04 Supporting Documents: Yes

SUMMARY: The applicant is before the Council requesting that a freestanding canopy be allowed to remain as installed. This structure was installed on the evening of April 2, 2002 without acquiring the necessary approvals from Design Review or Building Safety.

The structure is installed for the benefit of supporting a sign for the Bamboo Club, a restaurant on the Brickyard's second floor. This is being evaluated not as a free-standing sign, because of its function as a building element. Should this application be denied, the related appeal for DRB02070 (a sign attached to this structure) will automatically be denied.

The Design Review Board and Staff believe that this structure is inappropriate for this location. The galleria space at the Brickyard functions as a common access point for several tenants. The Bamboo Club is currently the only second floor tenant, but it will not remain so and potentially may not be a major tenant on the second floor. Granting "ownership" of this escalator to one tenant will make access to the remaining tenant spaces awkward. The intention is that this structure functions as an attention-grabbing device. It also functions as a support for a building mounted sign. This sign would be approximately eight (8) s.f., and would require an additional variance for being over area.

The Building Safety Division has requested that documentation be submitted which would ensure the health, safety and welfare of the public by satisfying all current building codes. This structure requires structural, life safety and electrical review. The structure will have several areas of concern. Notably, building code will require that this will be fire-sprinklered, fireproofed and that the combustible veneer materials may require fire retardant treatment. To date no documentation has been submitted.

RECOMMENDATION: Staff - Denial
Design Review Board - Denial

ATTACHMENTS:

1. List of Attachments

2-3 History & Facts / Description / Conditions of Approval

A. Location Map
B. Photographic image
C. Photographic image
D. Site Plan
E. Elevation

HISTORY & FACTS:

January 6, 1999. Design Review Board approved the request by 7th & Mill Redevelopment for building elevations, site plan and landscape plan.

January 21, 1999. City Council approved the request by 7th & Mill Redevelopment (MCW Holdings, property owner) for a site plan for a mixed-use development for three new buildings, including; a new Bank of America building with 72,432 s.f. retail and 104,581 s.f. office; a new Myrtle Court building with 38,176 s.f. retail and 147,221 s.f. residential (live/work); and a new Artisan Court building with 8,308 s.f. of retail/workshop space. These approvals included the following:

a. A Site Plan (SIP-98.50) for 7th and Mill Redevelopment for 396,682 s.f. of total building area for retail, restaurant, and office; 122 units of residential live/work units; and a 230,244 s.f. parking garage (2 levels underground with 782 parking spaces), all on 2.8 net acres.

b. Use permits; 1) to allow general retail, general office, medical/dental office, art gallery and restaurant uses, without entertainment, in the CCD Zoning District; 2) to allow all uses to be parked by a shared parking model; 3) to allow live/work condominium units.

c. Variances for the following;

1. Reduce all required front and street side yard building and landscape setbacks to 0' to allow the buildings to be located at the back of the sidewalk.
2. Increase the allowed height of the Myrtle Court building from 35' to:
   a) 98' to top of roof,
   b) 104' to top of parapet.
3. Increase the allowed height of Bank of America building from 35' to:
   a) 91' to top of roof,
   b) 100' to top of parapet,
   c) 111" to top of parapet of mechanical penthouse.
4. Increase the allowed building height of the mechanical penthouse for the Myrtle Court building from 12' to 29', and for the Bank of America building from 12' to 20'.
5. Increase the allowed height of a parapet for the Myrtle Court building from 5' to 8', and from 5' to 11' for the Bank of America building.
6. Waive required landscape islands at the ends of a row of parking in the Artisan Court.
7. Waive the required wall between Myrtle Court building and Governor Moeur House.
8. Reduce the minimum courtyard separation from 50' to 25" between Artisan Court building and Bank of America building, and from 50' to 20' between Myrtle Court building and the existing building.
9. Reduce the required number of bicycle parking spaces from 358 to 120.

February 4, 1999. City Council approved the request by 7th & Mill Redevelopment (MCW Holdings, property owner) for a 1-lot subdivision and a condominium map for the Bank of America building, the Artisan Court building, and Myrtle Court building, including 122 dwelling units and a 2-level parking garage. The applicant proposes to combine the existing lots into one parcel and then convert the proposed buildings into condominiums for potential future sale. City Council also approved the following:

a. A Final Subdivision Plat (#SD-9903) for 1 lot on 2.7 net acres.
b. A Horizontal Regime (Condominium Map) (#SH-99.04) for residential, parking garage, retail and office.

July 19, 2000. Design Review Board approved the request by Brickyard on Mill – Artisan Court for building elevation modifications.

May 1, 2002. The Design Review Board continued the request by Bamboo Club of Tempe to install a steel canopy. The continuation was at the request of the applicant due to a lack of a quorum.

June 5, 2002. The Design Review Board denied the request by Bamboo Club of Tempe to install a steel canopy.

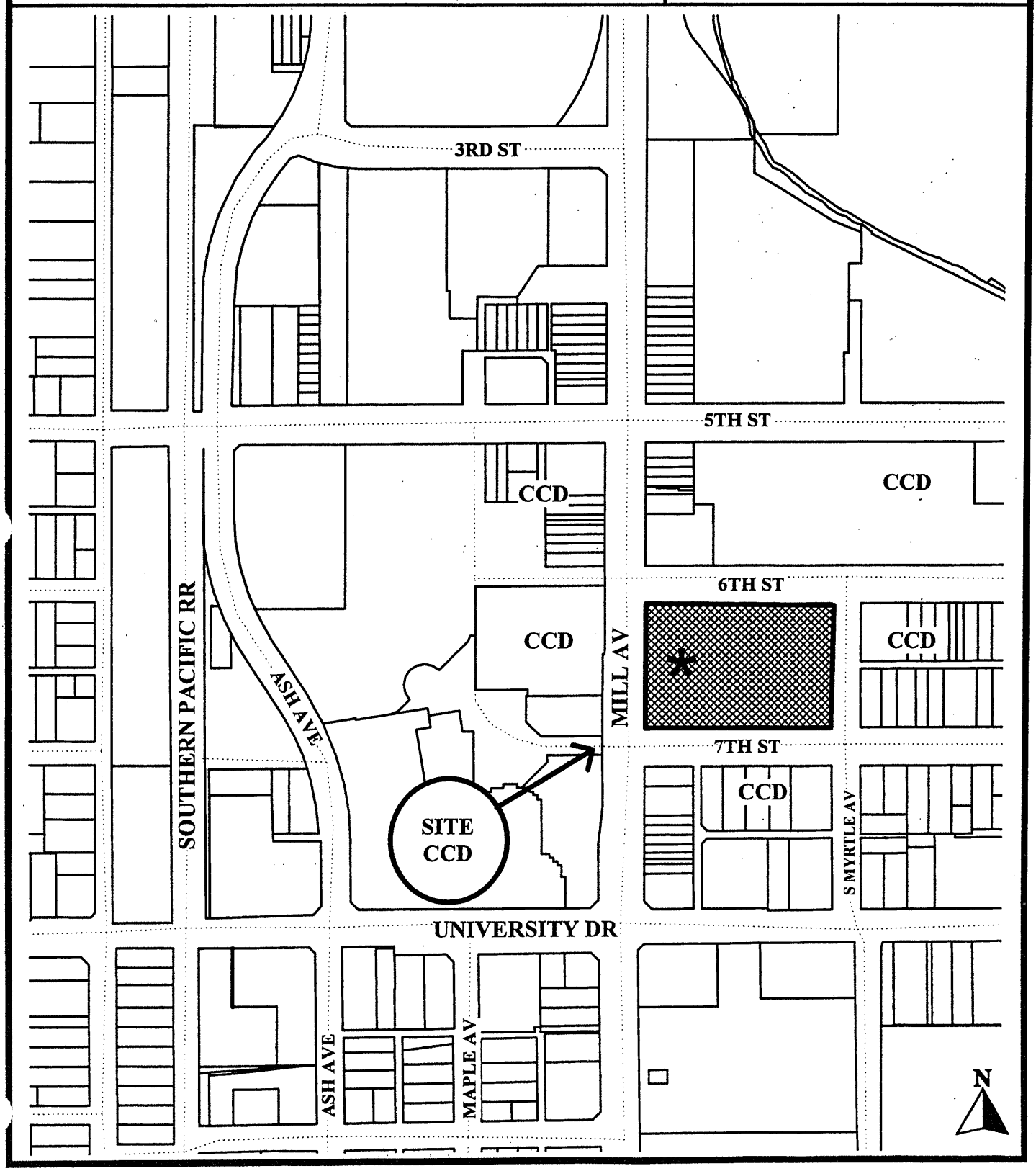
DESCRIPTION: Owner - Mike Burke/MCW Holdings
Applicant - John McCall/Main Street & Main Inc.

CONDITIONS OF APPROVAL: **Should the application be approved, the following condition is included:**

1. All building code issues must be resolved with the Building Safety Division by October 5, 2002.

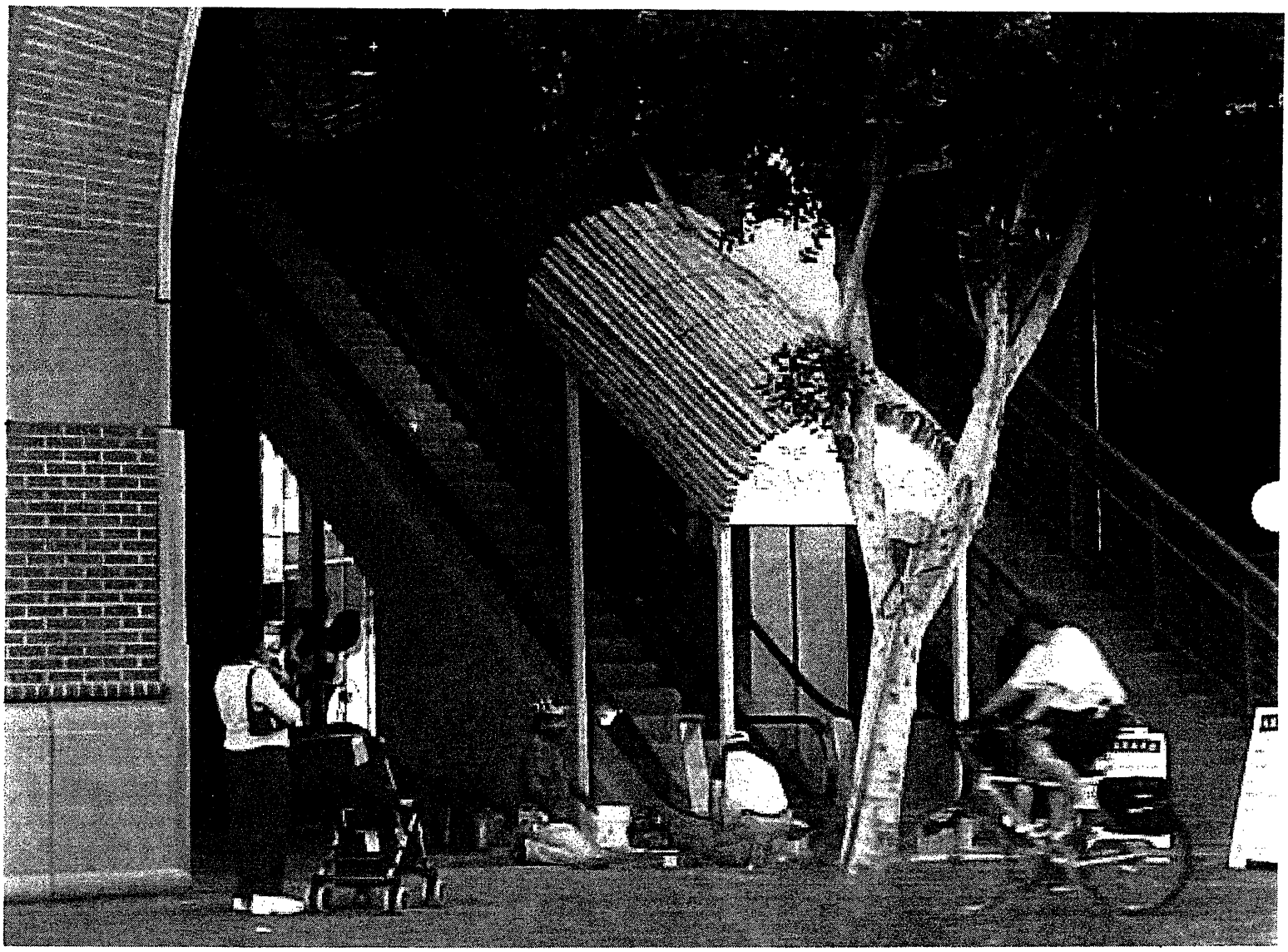
Tempe

BAMBOO CLUB OF TEMPE	DRB 02069



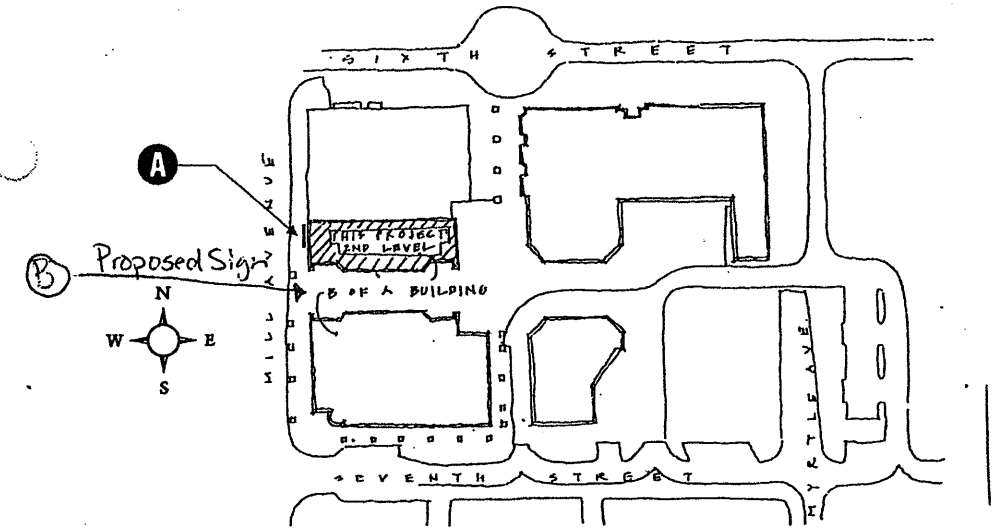
Location Map

BAMBOO CLUB
BAMBOO CLUB
OPEN
UPSTAIRS
BRICKYARD
OPEN

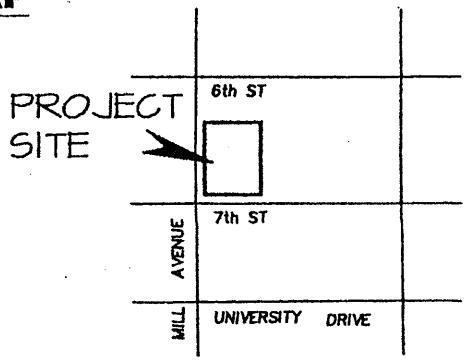


R6: Deleted second set of letters per LB - 6/11/01(t)
R7: Revised installation method - 6/18/01(t)
R8: Changed per LB request - 6/19/01(t)
R9: Moved sign back to turn buckle - max distance - 6/22/01(t)

SITE PLAN
N.T.S.



VICINITY MAP
N.T.S.



PROJECT DATA:

699 SOUTH MILL AVENUE
BANK OF AMERICA BUILDING 2ND FLOOR NORTH SIDE
TEMPE ARIZONA

ZONING CLASSIFICATION CCD

OCCUPANCY CLASSIFICATION A-2.1 1994 UBC SECTION, SECTION 303

PRE-RELEASED DRAWING
INFORMATION REQUIRED FOR RELEASE:

1. Verify on-site conditions
2. Verify sign attachment to existing canopies
3. Verify location of menu sign
4. Verify existing canopy color - supports to match

Brickyard On Mill

MEMBER ISA INTERNATIONAL SIGN ASSOCIATION
MEMBER OF CESA

CUSTOMER APPROVAL

SIGNTECH does NOT provide primary electrical to sign location- *RESPONSIBILITY OF OTHERS!*

Customer Signature Date Customer Signature Date
COPY, COLORS & SIZES

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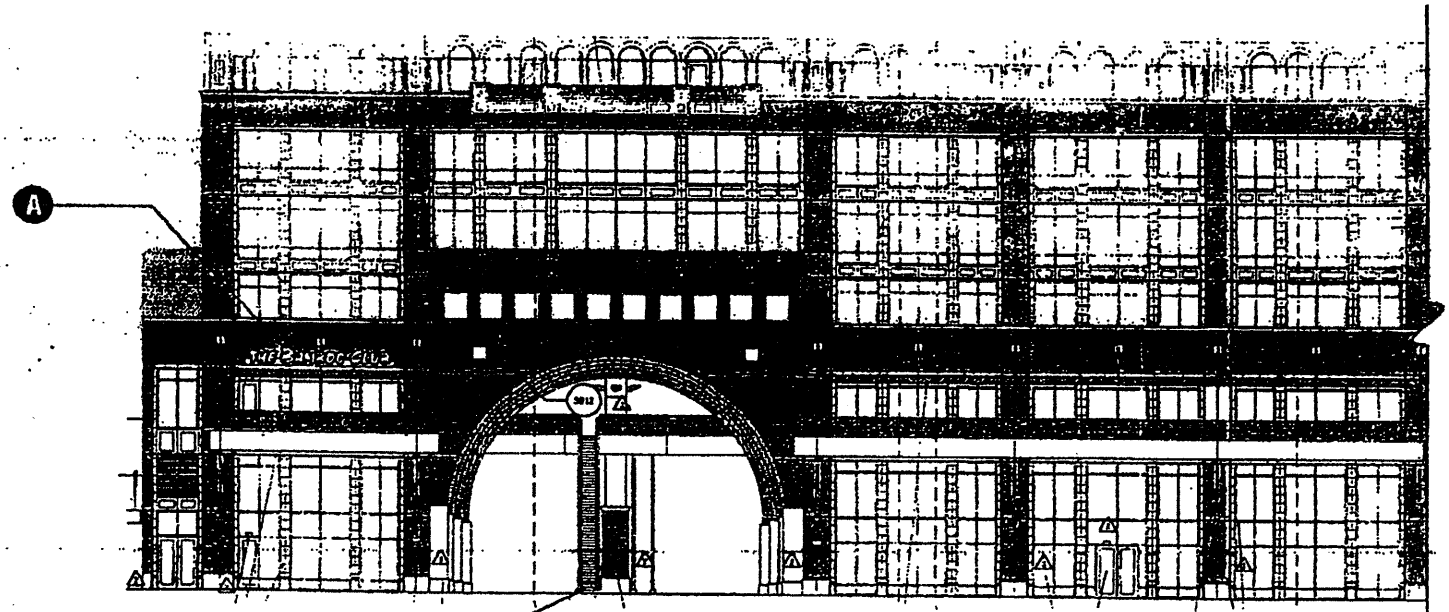
Signtech ELECTRICAL ADVERTISING, INC.
4444 Federal Blvd. San Diego CA 92102-2505
Phone: (619) 527-6100 Fax: (619) 527-6111

Job Name: The Bamboo Club	Date: 3/1/01	REVISIONS	Drawing No. 01-00174
Address:		2 4/5/01(t)	Sheet: 1
City, State: Tempe AZ			
Salesperson: Larry J. Bradley			Of: 8
Drawn by: t.thomsen	Scale: As Noted		R10



WEST ELEVATION.

1/16" = 1'-0"

Proposed Sign

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