ACTION: Request for approval of a Development Plan Review for an office addition for RISK ASSESSMENT GROUP located at 2100 South Rural Road. The applicant is Bain Architecture.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: RISK ASSESSMENT GROUP (PL120196) consisting of a 1,502 sf. office building addition within an existing 2,153 sf. building on 0.33 acres. The request includes the following:

DPR12091 – Development Plan Review including site plan, building elevations and landscape modifications.

Property Owner: Brad Brigham, CMAN Investments LLC
Applicant: Kevin Bain, Bain Architecture & Planning
Current Zoning District: R/O, Residence/Office District
Net site area: 0.33 acres
Total Building area: 3,263 sf.
Lot Coverage: 23% (35% maximum)
Building Height: 18.77 ft. (30 ft. maximum)
Building Setbacks: 20’ side yard (10’ minimum side setback)
Landscape area: n/a (15% minimum required)
Vehicle Parking: 17 spaces (10 minimum required)
Bicycle Parking: 4 spaces (4 minimum required)

ATTACHMENTS: Development Project File

STAFF CONTACT: Ryan Levesque, Senior Planner (480-858-2393)
 COMMENTS:

This site is located southwest of Rural Road and Broadway Road. The current business, Risk Assessment Group, had originally made exterior modifications to the property in 2009. The request before you today consists of a 2,153 sf. addition, removing 392 sf. of the existing building, totaling 3,263 sf. of building area. The development will be constructed with a subgrade and above grade level addition, planned to be used for office and storage space needs for the existing business. The building design is intended to give the appearance of an extended roof elevation, while minimizing the overall height of building so as not to appear as a two-story structure. The request intends the match the existing building design, materials and color. Wainscot stone will be applied on all sides of the building addition’s base. The existing landscape for the area will be maintained, along with the addition of a required landscape island at the end of the parking row and extending the existing landscape to align with the new driveway edge.

Section 6-306 D Approval criteria for Development Plan Review:

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape; The new building addition provides additional articulation in the building form with the elevated levels, providing variation in the building height.

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; The building addition will maintain is original orientation as provided on site.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; The materials will match the existing building to provide a seamless addition.

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; The site is adjacent to a two story apartment complex to the south. Landscaping will be maintain with the existing theme.

5. Large building masses are sufficiently articulated so as to relieve monotonity and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; The building design provides an articulated base with use of stone wainscot and top with the traditional roof design that exists from the former house.

6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; The building achieves the same architectural interest that exists in the current building design.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; Not applicable to this request.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; The current access drive will be maintain, providing a minimum 20 foot-wide driveway required for fire access. The site will maintain its current pathway access to the north connecting to the public sidewalk.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; The addition provides appropriate crime prevention measures. Through conditions, laminated glazing is proposed for the lower level windows to prevent unauthorized entry.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; Landscape details will be maintained, providing a new landscape island that will separate parked vehicles from the access drive.
11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; No additional signs are proposed for this request.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Existing lighting will be maintained with no additional changes.

Conclusion
Based on the information provided and the design submitted, staff recommends approval of the requested Development Plan Review. This request project meets the approval criteria for a Development Plan Review and will conform to the conditions proposed.

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

1. The materials and colors are approved as presented, matching the existing building colors and stone wainscot. Additions or modifications may be submitted for review during building plan check process.

2. On the south elevation provide laminated safety glazing at the lower level windows.

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

4. Provide one additional tree, three in total, in conformance with the required number of street trees.

5. Provide building address numerals on the freestanding sign and near the building entrance.
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.

- Specific requirements of the Zoning and Development Code (ZDC) 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, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or available at the Community Development.

- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. 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 Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

- FIRE:
  - Clearly define the fire lanes. 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 structures. Layout and details of fire lanes are subject to Fire Department approval.
  - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

HISTORY & FACTS:
March 11, 2009 Community Development staff administratively approved exterior building modifications for CMAN INVESTMENTS, located at 2100 South Rural Road.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
DEVELOPMENT PROJECT FILE
for
RISK ASSESSMENT GROUP

ATTACHMENTS:

1. Location Map
2-7. Aerial & Site Photo
8-9. Letter of Explanation
10. Project Data
11. Site Plan
12-13. Floor Plans
14-15. Building Elevations
16. Building Section / Roof Plan
17-18. Landscape Plan
May 31, 2012

Development Plan Review
City of Tempe
Development Services Department
31 East 5th Street, Garden Level
Tempe, Arizona 85281

Subject: Letter of Explanation

Project: Risk Assessment Group, Inc. - Office Addition
2100 South Rural Road
Tempe, Arizona 85282

This project consists of the addition of a partial subgrade and above grade addition to an existing single level office building. The additional area will provide office space as well as storage and records retrieval space for the existing facility which provides private investigation/employment screening services for off-site clients.

The following criteria have been considered in the planning of this addition:

1. The placement, form and articulation of the addition ‘provides a variation’ in form and building height to the existing structure.

2. The building orientation and earth sheltering of the lower level of the addition as well as extension of the existing covered patio will provide shade for energy conservation and comfort of the building occupants.

3. The building materials of the addition will match the existing structure and finish, which are of a superior quality in appearance and are easily maintained.

4. The building addition and landscape elements are scaled in proportion to the existing structure and surroundings.

5. By placing a portion of the lower level of the addition partially below grade the overall building height is reduced at the 2 level addition. The single level portion of the addition continues the existing roof line of the original structure and blends the addition with the existing building creating a well defined base and top and will enhance the pedestrian experience at the street level.

6. Special treatment of the windows, stone wainscot and color scheme add interest and visibility at the street level. Window placement, in particular is set, not only to introduce light at the interior to create a pleasant workspace, but also to establish a visual rhythm and reinforce the residential theme of the original building.
7. The existing building and the addition provide access to employees utilizing a variety of transportation options, as well as providing convenient, hidden parking for employees and customers.

8. Ingress and egress to the vehicular areas are designed to minimize conflicts with pedestrian access and street/sidewalk circulation.

9. The existing structure, due to the sensitive nature of the services provided by the Owner, is provided with a sophisticated security and surveillance system. All refuse and discarded information/material is removed daily by a privately contracted collector to avoid attracting potential criminal interest in an on-site dumpster/enclosure. The drive to South of the addition will not only provide emergency vehicle access but also provides a natural surveillance opportunity to further deter criminal activity and access.

10. The existing landscaping provides 'clear definition' and delineation between vehicular areas and the building and walkways. New landscaping continues this theme and will help to soften the scale of the addition from the parking of this building as well as the apartment neighbors to the West.

11. The existing building identification sign is ground level, tasteful, and proportionally sensitive to the streetscape and landscaping. No addition signage is anticipated with this addition.

12. All lighting will be compatible with the existing building. No additional exterior lighting is anticipated with this addition other than low level security lighting as necessary for security surveillance equipment.
PROJECT DATA

Project Address: 2100 South Rural Road
Tempe, Arizona 85282

APN No. 133-25-045-C

Legal Description:
Parcel No. 133-25-045-C, Lot No. 33, Sunset Villa Subdivision, Section 27, Township 1N Range 4E, Maricopa County, Arizona, Book 73, Page 15 M.C.R.
Sunset Vista MCR 73-15 Lot 33 & also S2 Olsen Dr Adjacent & Parallel to Lot 33 as abandoned by City P/D 10009-00 4 & Ex P/D 7527-753 & except any part lying within Joshua Sq. & also except 5 feet as described per 88-566526. Deed Number 041407269.

Zoning: R/O Residential/Office

Occupancy: B

Construction Type: V-B Sprinklered

Building Areas:
Existing Building Area to be Removed
2,153 s.f.
392 s.f.

Gross Existing
1,761 s.f.

New Main Level
388 s.f. (Includes Stairways)

New Lower Level
558 s.f.

New Upper Level
558 s.f.

Gross New Area Total
1,502 s.f.

Gross Total Area (enclosed)
3,263 s.f.

Covered Patio
224 s.f.

Total Covered Area
3,487 s.f.

Allowable Area: Per IBC Chapter 5 (Table 503)
9,000 s.f. (2 stories)

Occupant Load Calculations:

<table>
<thead>
<tr>
<th></th>
<th>Area</th>
<th>Occupancy</th>
<th>Allowance per Occupant</th>
<th>Occupant Load</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Existing</td>
<td>1,761</td>
<td>B</td>
<td>100 s.f.</td>
<td>16</td>
</tr>
<tr>
<td>Gross New Area</td>
<td>1,502</td>
<td>B</td>
<td>100 s.f.</td>
<td>16</td>
</tr>
</tbody>
</table>

Total 34 occupants

Exits Required:

<table>
<thead>
<tr>
<th>Area Served</th>
<th>Occupant Load</th>
<th>Exits Required</th>
<th>Exits Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>33</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

Plumbing Fixtures Required: (Per Chapter 29, 2009 IBC Section 2902.1)

<table>
<thead>
<tr>
<th>Occupancy</th>
<th>Occupant Load</th>
<th>Water Closets Required Male</th>
<th>Water Closets Required Female</th>
<th>Lavatories Required Male</th>
<th>Lavatories Required Female</th>
<th>Drinking Fountains Required</th>
<th>Service Sink*</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>33</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

*Note: existing show/mop sink.

Parking Required:

<table>
<thead>
<tr>
<th>Occupancy</th>
<th>Area of Use</th>
<th>Area/Space</th>
<th>Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>3046 s.f.</td>
<td>300 s.f.</td>
<td>10 spaces</td>
</tr>
</tbody>
</table>

Spaces Provided: ATTACHMENT 10
17 spaces

Area of use includes all portions of the building excluding exterior walls.
### Landscape Legend

**Existing Trees**
- **Symbol**: 🌳
- **Name**: Evergreen Elm
- **QTY/ Size**: 2 @ 8' VARIES

**Existing Palms**
- **Symbol**: 🌴
- **Name**: Pinyon Date Palm
- **QTY/ Size**: 3 @ 8' VARIES

**Existing Shrubs**
- **Symbol**: 🌿
- **Name**: Hilo Hisea
- **QTY/ Size**: 4 @ 8' VARIES
- **Name**: Lantana
- **QTY/ Size**: 15 @ 8' VARIES
- **Name**: Sage
- **QTY/ Size**: 15 @ 5 GALLON
- **Name**: Desert Baldcypress
- **QTY/ Size**: 7 @ 8' VARIES
- **Name**: Agave
- **QTY/ Size**: 6 @ 8' VARIES
- **Name**: Twisted Myrtle
- **QTY/ Size**: 1 @ 8' VARIES
- **Name**: Mexican Bird Of Paradise
- **QTY/ Size**: 5 @ 8' VARIES

**New Plants**
- **Symbol**: 🌿
- **Name**: Pinyon Date Palm
- **QTY/ Size**: 2 @ 15 GALLON
- **Name**: Lantana
- **QTY/ Size**: 6 @ 5 GALLON
- **Name**:1
- **QTY/ Size**: 6 @ 5 GALLON
- **Name**: Twisted Myrtle
- **QTY/ Size**: 2 @ 15 GALLON

**Soilscape**
- **Material**: NEW LAWN - 100 CF
- **QTY/ Size**: 170 CF

**Irrigation**
- **Material**: USE EXISTING IRRIGATION SYSTEM
- **QTY/ Size**: ADJUST SPRINKLERS WHERE NECESSARY
- **QTY/ Size**: ADJUST EMITTERS WHERE NECESSARY

**Hardscape**
- **Material**: INSTALL NEW CURBING TO MATCH EXISTING - 100 CF
- **QTY/ Size**: RE-USE EXISTING CURBING
- **QTY/ Size**: RE-USE EXISTING GRAVEL PRIMES
- **QTY/ Size**: L/F 2’ SCREENED COLOR APACHE BROWN

**Site Work/ Notes**
- **Material**: CONCRETE REMOVAL
- **QTY/ Size**: CURBING REMOVAL
- **QTY/ Size**: COLLECT AND RE-SPREAD GRAVEL
- **QTY/ Size**: REPLACE SELECTED PLANTS AND REPLACE WITH NEW IN NEW LOCATIONS ON PLAN
- **QTY/ Size**: USE NEW CURBING AND LAWN, SEE PLAN
- **QTY/ Size**: RE-USE EXISTING IRRIGATION SYSTEM, ADJUST SPRINKLERS FOR NEW LAWN
- **QTY/ Size**: RE-USE EXISTING IRRIGATION SYSTEM, ADJUST EMITTERS AND LINE FOR NEW PLANTS

---

**ATTACHMENT 18**