CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION  

Meeting Date: 10/22/2013  
Agenda Item: 2

**ACTION:** Request for a Development Plan Review consisting of a new 3-story multi-family development containing 367 dwelling units for LAKE COUNTRY VILLAGE RESIDENTIAL located at 1030 East Baseline Road. The applicant is Huellmantel & Affiliates.

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

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

**BACKGROUND INFORMATION:** LAKE COUNTRY VILLAGE RESIDENTIAL (PL130217) consists of a proposed 367 unit multi-family residential development along the northern portion of the existing Lake Country Village Shopping Center. The southern portion of the site, adjacent to Baseline Road, will remain. The request includes the following:

DPR13237 Development Plan Review including site plan, building elevations and landscape plan.

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>LCV Property Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Charles Huellmantel, Huellmantel &amp; Affiliates</td>
</tr>
<tr>
<td>Zoning District</td>
<td>PCC-2, Planned Commercial Center General District with a Planned Area Development Overlay</td>
</tr>
<tr>
<td>Lot Size</td>
<td>14.707 acres</td>
</tr>
<tr>
<td>Dwelling Units /Density</td>
<td>367 units / 25 dwelling units per acre</td>
</tr>
<tr>
<td>Total Building area</td>
<td>511,074 sf. (9 buildings)</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>27.28% (50% maximum allowed)</td>
</tr>
<tr>
<td>Building Height</td>
<td>42 ft. (55 ft. maximum per PAD)</td>
</tr>
<tr>
<td>Building Setbacks</td>
<td>0’ front, 20’ parking, 29.38 ft. side, 0’ rear</td>
</tr>
<tr>
<td>Landscape area</td>
<td>39.47% (20% minimum required)</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>350 spaces (min. 261 spaces required)</td>
</tr>
<tr>
<td>Parking Required/Provided</td>
<td>721 spaces (min. 721 spaces required)</td>
</tr>
<tr>
<td>Tandem Spaces</td>
<td>114 tandem spaces (in front of garages)</td>
</tr>
</tbody>
</table>

**ATTACHMENTS:** Development Project File

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

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: Ryan Levesque, Senior Planner
COMMENTS

The site is located northeast of Baseline Road and Rural Road at the rear half of the remaining Lake Country Village Center. The project will consist of a proposed for 367 multi-family residential development. Lake Country Village is located north of Baseline Road, south and west of Lakeshore Drive, south of Minton Drive (a private street) and east of Jentilly Drive (a private street). Wells Fargo Bank at northwest corner of Baseline and Lakeshore is not a part. The site is within the PCC-2, Planned Commercial Center General District. General Plan 2030 Land Use Map designation is Mixed-Use; General Plan 2030 Density Map is Medium to High, up to 25 dwelling units per acre.

Lake Country Village is a commercial shopping center that has existed since the early 1970’s. A large portion of the center’s commercial space is vacant. A planned area development overlay and a use permit to allow residential (up to 25 dwelling units per acre) was approved in May of 2010 by the City Council. At that time, LCV Property Incorporated (the owner) looked to renovate Lake Country Village to retain the existing commercial and add office and residential components. In the application presented by the applicant, “…our proposed rezoning case (PL090467) is being sought to establish certain development parameters to meet future market demand in a mixed-use development format…” With the goal of creating a mixed use product, a Use Permit request was approved to insert residential in a commercial district has already been approved by the Development Review Commission and a Planned Area Development Overlay to establish site-specific development standards for a mixed-use project that are distinct from those for the underlying commercial zoning district (PCC-2).

The application submitted for this requests, seeks approval of a Development Plan Review consisting of 367 new multi-family residential units within a 3-story design. This request, although different from the original mixed-use PAD, providing a more vertical integrated mix of uses, designates that back half of the project area for the residential project. The existing Baseline Road frontage would conceivably accommodate future and existing commercial located along the arterial street.

On October 1, 2013, the applicant received approval by the Hearing Officer for a use permit to allow tandem parking, allowing the development project to utilize tandem parking spaces located in front of the garage units. The request before you today would complete the design entitlements required for this project.

PUBLIC INPUT

At the time this report was created, staff only received a couple inquiries on the proposal from a neighboring commercial property owner and one from a resident. A copy of the plan was forwarded to the recipients.

This site received approval of a Planned Area Development Overlay. The proposed development plan meets the required development standards established by the PAD, as identified below. Upon approval of a development plan, staff will complete the administrative application for the amended PAD.

<table>
<thead>
<tr>
<th>Lake Country Village Planned Area Development Overlay</th>
<th>PCC-2 (PAD) STANDARDS</th>
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</thead>
<tbody>
<tr>
<td><strong>Building &amp; Site Standard</strong></td>
<td><strong>Proposed Project</strong></td>
</tr>
<tr>
<td>Residential Density (Max.25 du/ac)</td>
<td>367 units</td>
</tr>
<tr>
<td>Building height</td>
<td>41 ft.</td>
</tr>
<tr>
<td>Minimum Building setbacks:</td>
<td></td>
</tr>
<tr>
<td>.......Front (east)</td>
<td>0.0 ft.</td>
</tr>
<tr>
<td>.......Side (north)</td>
<td>30.0 ft.</td>
</tr>
</tbody>
</table>
DEVELOPMENT PLAN REVIEW

Site Plan
The proposed site plan provides eight 3-story residential buildings and a leasing/club building. The project consists of surface parking, covered parking and garage unit parking. Each assemblage of building creates their own unique amenity space of either a pool recreation area, bbq and ramada areas or open turf. The residential development will have cross access from the remaining commercial site to the south along Baseline Road, and access directly off of Lakeshore Drive, as the main entrance for the complex. The entire project area will access control around the entire perimeter by means of entry gates.

Building Elevations
The elevations for the building along the street front and throughout the project site provide a defined base, using a masonry stone veneer at the projection elements of the balconies. This material extends up to the 2nd story and in some areas just up one level. The project provides a mixture of stucco wall system along with segments of the building with a Hardie Plank siding. This play with the material change provides a visual interest in the varied textures and colors. The building’s primary colors are variations of taupe with a white color finish above the stone veneer elements. Sections of the buildings provide movement in the facade with areas designated with individual balconies that pop out and areas of the building wall that recess where there are not balconies. The roof elements of the building also provide variety in the parapet height with the cornice details provided. These elements are carried throughout the project building site.

Landscape Plan
The landscape plan for the project provides heavy foliage of decorative details at the entry as well as identifying the entrances to the amenity courtyard spaces that define featured spaces. The overall landscape plan is compatible with the low-water landscape list, and areas allowed for turf use that allow exemptions to portions of the project for high water use.

Section 6-306 D Approval criteria for Development Plan Review (in italics):

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape; A limited portion of the site has street frontage. The buildings are offset at different angles from the curved street of Lakeshore and Minton, providing different perspectives and building setback relief from the street front.

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; The project provides an ample amount of landscape, intended to minimize heat gain and provide pedestrian comfort. Where landscape is not provided in the parking lots, the applicant will look to provide alternate means of shade with carport canopies.

<table>
<thead>
<tr>
<th>Street Side (south)</th>
<th>Rear (west)</th>
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<tbody>
<tr>
<td>0.0 ft.</td>
<td>0.0 ft.</td>
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<tr>
<td>30.0 ft.</td>
<td>30.0 ft.</td>
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<table>
<thead>
<tr>
<th>Parking:</th>
<th>Residential Parking</th>
<th>Future Parking:</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Retail (164,200 sf.)</td>
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<tr>
<td></td>
<td></td>
<td>Restaurant/Tavern (24,000/6,000 sf.)</td>
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<tr>
<td></td>
<td></td>
<td>Fitness Center (21,000 sf.)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Office (315,000 sf.)</td>
</tr>
<tr>
<td></td>
<td>No change in standards</td>
<td>547.33</td>
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<tr>
<td></td>
<td></td>
<td>440.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>168.0</td>
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<tr>
<td></td>
<td></td>
<td>1,050.00</td>
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</table>
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* The materials provide both traditional exterior of stucco and a combination of masonry and Hardie plank system. The combination of the materials provide a much improved elevation detail.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* The project site is appropriately scaled. The development is in compliance with the maximum allowed building heights for the PAD.

5. *Large building masses are sufficiently articulated so as to relieve monotony 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 project development is not considered a large building mass and are appropriately broken into separate village buildings with courtyard spaces separating the buildings.

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 project will have appropriate scale with treatment of materials and overall interest.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* The project site has immediate access to the freeway systems. The project will be adequately parked for this type of development. Pedestrian and bicyclists will be able to access the commercial center to the south as well as the other centers at the Rural and Baseline Road intersection.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* Circulation conflicts are minimized. Majority of the pedestrian circulation occurs between the buildings rather than on the exterior of the site.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* Plans will be in conformance with the CPTED principles.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* All parking and building areas provided an enhanced landscape accent for the project site.

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; and* Signs have not been submitted at this time.

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting will be appropriately scaled. The project will be providing pedestrian scaled lighting details, minimizing light spillover.

**Conclusion**

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

**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 as well as the standards approved for the Planned Area Development Overlay for this site.
3. The proposed project meets the approval criteria for 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.

1. An Amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

2. Submit an application for a modified site plan and reconfiguration of the existing commercial pads driveway circulation, parking lot and landscape located along Baseline Road. This development proposal will modify the existing cross access and circulation for the remaining development. Provide the required parking that accommodates the existing development for that portion of the site.

Site Plan
3. Provide 6'-0" wide public sidewalk along collector roadways, or as required by Traffic Engineering Design Criteria and Standard Details.

4. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.

5. Provide upgraded paving at each driveway consisting of unit paving material. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.

6. 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.

7. 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.

8. Shade canopies for parking areas:
   a. Provide parking canopy separation from parking spaces adjacent to required landscape islands.
   b. Provide an 8" fascia for the canopy structure.
   c. Maximum 75% light reflectance value shall also apply to the top of the canopy.
   d. Relate canopy in color and architectural detailing to the buildings.
   e. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

Floor Plans
9. Exit Security:
   a. Provide visual surveillance from enclosed exit stairs into adjacent circulation spaces.

10. Public Restroom Security (for amenity areas):
    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
11. The materials and colors are approved as presented:
    Masonry Veneer – Superlite – Cocoa Brown
Cast Stone Header (unpainted)
Stucco Paint Color 1 – Sherwin Williams – “Extra White” SW 7006
Stucco Color 2 – Sherwin Williams – “Universal Khaki” SW 6150
Hardie Board Siding – with Paint Color 3 – SW – “Adaptive Shade” SW 7053
Accent Stucco, Coping, Garage Door, Patio Door & Trim – SW “Sawdust” SW 6158
Stucco Trim Paint Color 5 – Sherwin Williams – “Kestrel White” SW 7516
Guardrails Paint Color 6 – Sherwin Williams – “Tricorn Black” SW 6258

Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

12. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

13. Conceal roof drainage system within the interior of the building.

14. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

15. Locate the electrical service entrance section (S.E.S.) inside the building or in a secure location that is concealed from public street view.

Lighting
16. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape
17. 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.

18. Provide a clear delineation and separate plant legend for any existing landscape to remain. Prepare information as part of the building permit plan review process.

19. 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”. 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. Provide temporary irrigation for any existing landscape to remain.

20. 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.

21. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2” uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

22. Trees shall be planted a minimum of 12'-0” from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0” away. Final approval subject to determination by the Public Works, Water Utilities Division. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0” parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08” thick, installed 0'-2” above finish grade to a depth of 8'-0” below grade. Final approval subject to determination by the Public Works,
Water Utilities Division.

Signage
23. Provide street address sign(s) on the sides of the residential building elevation, excluding building end caps. Provide and address sign for the front and rear sides of the leasing/club building.

a. Conform to the following for building address signs:
   1) Provide street number only, not the street name
   2) Compose of 12” high.
   3) Provide a dedicated light source.
   4) For residential buildings provide a minimum 6” high lettering and number for each building and their unit ranges within that building.
   5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.

b. Utility meters shall utilize a minimum 1” number height in accordance with the applicable electrical code and utility company standards.
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.

- The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

- 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 purchase from 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.

- STANDARD DETAILS:
  - Access to refuse enclosure details an all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.

- BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line. For the purpose of this project, Lakeshore Drive is the prevailing street frontage.

- Provide Pathway separation from sleeping area, a minimum of 10'-0", pursuant to Section 4-503(E)(2).

- Provide street trees along Lakeshore Drive and Minton Drive, consisting of at least one tree per 30' of lineal street frontage. Decorative entrance palm trees do not count towards the total required street trees.

- 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). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

- 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.
• ENGINEERING:
  • Underground utilities except 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:
  • Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
  • Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
  • Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
  • Gates for refuse enclosure(s) are not required, unless visible from the street. 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. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
  • 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 Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. 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 and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
  • 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:
  • Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
  • Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees (20' separation requirement from centerpoint to centerpoint) or other site features 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. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm). Follow the link to “applications to move a native plant” to “notice of intent to clear land”.

- **SIGNS:** Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification 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.

**HISTORY & FACTS:**

- **April 13, 2010**
  Development Review Commission approved the Use Permit to allow residential land use in the PCC-2, Planned Commercial Center General District and recommended approval for the Planned Area Development Overlay for Lake Country Village located at 1030 East Baseline Road.

- **May 20, 2010**
  City Council approved the Planned Area Development Overlay for Lake Country Village located at 1030 East Baseline Road in the PCC-2, Planned Commercial Center General District. This hearing also included an appeal of the use permit condition to extend the approval time period from 2015 to 2020, to submit construction documents to the Building Safety Division for building permit for a phase of the development that contains a multi-family residential component by April 13, 2020, or the Use Permit approval will expire.

- **May 17, 2011**
  Community Development Manager Designee approved a minor Amendment to the Planned Area Development Overlay for Lake Country Village located at 1030 East Baseline Road.

- **October 1, 2013**
  Hearing Officer approved a Use Permit to allow Tandem Parking for LAKE COUNTRY VILLAGE RESIDENTIAL (PL130217) located at 1030 East Baseline Road. The request consisted of 114 tandem parking spaces in front of garages.

- **October 22, 2013**
  Scheduled public meeting with the Development Review Commission for LAKE COUNTRY VILLAGE RESIDENTIAL (PL130217), consisting of a development plan review for a new 367 unit multi-family residential development.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review
ATTACHMENTS:

1. Location Map
2. Aerial Photo
3-5. Letter of Explanation
6. Site Plan
7. Floor Plans
8. Building Section example
9-32. Building Elevations
33-41. Landscape Plan
42. Preliminary Grading & Drainage Plan
Location Map

TRANSPORTATION OVERLAY DISTRICT

Corridor
Station

ATTACHMENT 1
DEVELOPMENT PLAN REVIEW

FOR

LAKE COUNTRY VILLAGE RESIDENTIAL

LETTER OF EXPLANATION

PARCEL: 133-38-490

CASE #PAD11001

BASELINE AND RURAL ROADS

HUETLMANTEL AFFILIATES

PO Box 1833 - Tempe, Arizona 85280-1833 – 480.921.2800 - charles@huellmantel.com

ATTACHMENT 3
SUMMARY

JLB Partners, the group that built the highly regarded Block 1949 (1949 East University Drive) is working to bring another quality development to Tempe, this time to the area surrounding Rural and Baseline Roads. JLB is proposing to build a highly-amenitized luxury multifamily community just north of Baseline Road along Lakeshore and Minton Drives as indicated by the area highlighted below:

The site has long been an under performing and often a mostly or completely vacant commercial center. The existing center is visually unexciting and poorly situated on the site. We will remove the old and unmaintained retail buildings and replace them with a new sleek, well-designed contemporary project made of high quality materials. The property is bordered by Lakeshore Drive to the north and northeast, small commercial uses along Baseline on the southern edge, and an existing Big Lots, Firestone and an apartment complex to the west and northwest.

We seek a Development Plan Review for the proposed multi-family development on approximately 14.7 acres and consisting of approximately 367 residential units. The site has a current Planned Area Development Overlay in place that was approved in 2011. Other portions of the overall PAD will be before the Development Review Commission under separate requests for a Development Plan Review.
DEVELOPMENT PLAN REVIEW CRITERIA AND JUSTIFICATION

The placement of buildings reinforces and provides variety in the street wall, maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention.

The proposed development does this by utilizing materials that are of superior quality and will be compatible with the surrounding area using a color palate that is complimentary to the existing buildings and landscaping nearby. JLB Partners is proposing to build eight three-story buildings with natural landscape elements have proper scale with the site and surroundings, along with a single story clubhouse. The proposed multi-family housing development will be proportional in height (+/- 40 feet) to the surrounding commercial and residential developments. Visual variation between the buildings will be achieved with minor height variations and +/- 40 foot parapets. These design elements create an appropriately-scaled project for this specific location. Additionally, the proposed Lake Country Village Residential development utilizes design elements such as balconies and ground-floor specific elements including appropriate landscaping in order to create visual separation between each buildings base and top.

JLB has designed the multifamily development with safety in mind and has created natural surveillance with windows and balconies on the ground level of the buildings providing for a social atmosphere that will function to create visual interest as well as increasing security by maximizing natural surveillance and visibility. Throughout the design process, JLB has incorporated elements intended to reduce crime by providing natural surveillance with ground-level patios, windows, gated access, and more. This are intended to create a social environment where residents feel safe and in turn fosters a sense of community by encouraging interaction with neighbors and the surrounding area. Adequate lighting is provided to discourage crime but will not create a negative effect on surrounding properties. As an added security feature and aesthetic component, all on-site utilities will be placed underground.

The proposed development provides future residents with ease of access to nearby public transportation and promotes use alternative modes of transportation to limit its impact on traffic in the area. Lake Country Village Residential will be located within walking distance to bus stations. Bus routes 61 and 72 are both accessible from the proposed multi-family housing development location. Lake Country Village Residential has planned gated access to the development. This will limit excess traffic impact in the area. Safe and orderly circulation will separate pedestrian and bicycles from vehicular traffic. The driveways and access ways to each building provide room for both vehicles and bicycles. The project will be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines.

Thank you for your consideration regarding our request for a Development Plan Review. Please let me know if you have any questions. I can be reached at (480) 921-2800 or via e-mail at charles@huellmantel.com.