ACTION: Request for an Amended Planned Area Development Overlay consisting of a 5-story mixed-use development to increase the number of units from 395 units to 399 for THE MOTLEY (formerly THE HAYDEN AT DORSEY STATION), located at 1221 East Apache Boulevard. The applicant is Charles Huellmantel, Huellmantel & Affiliates.

FISCAL IMPACT: While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: THE MOTLEY (PL150521) consists of redevelopment of an existing apartment complex and a 1970's motel site from the corner of Apache Boulevard & Terrace Road, extending to Cedar Street. The applicant conducted a neighborhood meeting on December 15, 2015. The request includes the following:

- Planned Area Development Overlay to increase the number of units from 395 to 399 and maintain the already established development standards as approved by City Council on October 2, 2014.

On September 15, 2014, City Council approved an ordinance for PAD Reform that stated that “any increase in the amount of approved residential units” is considered a major modification to the approved plans and therefore requires processing through the original decision-making body. The addition of four units to the total building count does not add any bedrooms to the project. Therefore, it does not have any effect on the required parking, as approved.

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Sonoran Apache, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Charles Huellmantel, Huellmantel &amp; Affiliates</td>
</tr>
<tr>
<td>Current Zoning District</td>
<td>R-4, Multi-Family Residential District CSS, Commercial Shopping and Services District</td>
</tr>
<tr>
<td>Transportation Overlay District</td>
<td>(Station Area)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Gross/Net site area</th>
<th>6.70 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Building area</td>
<td>600,417 sf.</td>
</tr>
<tr>
<td>Residential Density</td>
<td>59 du/ac (General Plan Projected: up to 65 du/ac)</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>52% (NS)</td>
</tr>
<tr>
<td>Building Height</td>
<td>65 ft. (NS)</td>
</tr>
<tr>
<td>Building Setbacks</td>
<td>0' front, 20' east side, 0' west side, 0' rear (20' max front.)</td>
</tr>
<tr>
<td>Landscape area</td>
<td>10% (NS)</td>
</tr>
<tr>
<td>Vehicle Parking</td>
<td>607 spaces (523 min. required)</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>250 spaces (386 min. required)</td>
</tr>
</tbody>
</table>

ATTACHMENTS: Development Project File, Original Project File

STAFF CONTACT(S): Suparna Dasgupta, Principal Planner (480-350-8562)

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: Suparna Dasgupta, Deputy Community Development Director
COMMENTS:
This site is located on the south side of Apache Boulevard, between Terrace Road to the west and Cedar Street to the east. The site has direct access to the Dorsey Light Rail Station. To the north of the site, across Apache Boulevard, is existing commercial. To the west of the site are remnant industrial space and an abandoned car wash. To the south is the Jen Tilly Terrace Neighborhood, consisting of a combination of older multi-family properties and newer single-family homes. Directly east and southeast of the site is the Hudson Manor, an established single-family subdivision.

This request includes the following:
1. A Planned Area Development Overlay (required for MU-4 designation) with modified number of units from 395 to 399.

PUBLIC INPUT
A neighborhood meeting is required for an Amendment to a Planned Area Development Overlay. The applicant held the neighborhood meeting on December 15, 2015 from 5:30 pm at the Apache Police Substation. Notification was sent to all residents and tenants on the site, as well as property owners within a 600' radius and neighborhood associations within 1,320 foot radius of the vicinity. The site was also posted along Apache Boulevard and Spence Avenue, at least 15 days in advance of the meeting. No individual from the public attended the neighborhood meeting.

See summary of meeting provided by the applicant, located within the Development Project File attachments.

PROJECT ANALYSIS

ZONING
The property is zoned MU-4, Mixed-Use High Density District and a Planned Area Development Overlay, while retaining the Transportation Overlay.

The General Plan 2040, ratified by the voters on May 20, 2014, projects this site with a Projected Land Use of “Mixed-Use” and Projected Residential Density of High Density (up to 65 dwelling units per acre). This projects zoning request and density for the site is consistent with the General Plan maps.

PLANNED AREA DEVELOPMENT OVERLAY
The Amendment to the Planned Area Development increases the total number of units from 395 to 399 but maintains the already established specific development standards as approved by City Council on October 2, 2014.

Conclusion
Based on the information provided and the above analysis, staff recommends approval of the requested Amendment to the Planned Area Development.

REASONS FOR APPROVAL:
1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The Amended PAD overlay does not change the previously approved development standards established.

CONDITIONS OF APPROVAL:
1. A building permit application shall be made on or before October 2, 2016 March 17, 2018, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. All other conditions of approval for Zoning Map Amendment and Planned Area Development Overlay for THE HAYDEN AT DORESEY STATION (PL140078) as approved by City Council on October 2, 2014, except condition #1 stated above, will remain in full force and effect.
HISTORY & FACTS:

December 20, 1974  City Council approved the Development Plan for VAGABOND MOTOR HOTEL, located at 1221 East Apache Boulevard.


August 26, 1983  City Council approved a rezoning from C-2 and R1-6 to R-3 for C & F PROPERTIES for 1.85 acres, and approved a Site Plan for Spence Villa Apartments consisting of 78 units on 3.67 acres, and variances to reduce the require RV spaces from 16 to 0, increase compact spaces from 30 to 42 spaces, and decrease guest parking from 16 to 15 spaces.

August 6, 2014  Neighborhood meeting conducted by the applicant for this request. Meeting was held at the Apache Police Substation at 5:30 pm.


September 11, 2014  City Council introduction and first public hearing for this request.

October 2, 2014  City Council second and final public hearing for this request.
ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Proposed Cover Sheet for 1st Amended PAD Overlay for The Hayden at Dorsey Station
5. Proposed Site Plan for 1st Amended PAD Overlay for The Hayden at Dorsey Station
6. Enlarged Floor Plan
7-10. Overall Floor Plans
SUMMARY

On October 2, 2014, Lennar Multifamily Communities received approval from the City Council for a Zoning Map Amendment and Planned Area Development Overlay to allow for The Motley (formerly The Hayden at Dorsey Station) a mixed-use project consisting of 395 residential units and commercial space. (The Development Plan Review was approved by the Development Review Commission on August 25, 2014)

As the Lennar team developed construction documents for building permits a potential building code issue was uncovered with the configuration of two-bedroom units located near an elevator core. The same issues occur in the same way on all four residential levels (thus, the issue occurs four times). Lennar attempted to solve this issue a number of ways, but ultimately concluded that the best way to reconfigure the elevator core area was to break each two-bedroom unit into two one-bedroom units. This change resulted in the addition of 4 units, bringing the total number from 395 to 399. **It should be noted that addition of four units to the total building unit count will not add any bedrooms to the project.** Given that the bedroom count of the project is not altered by this request, it appears the changes are minor. However, because splitting the same bedroom technically add units (into the same amount of space), Lennar is required to go back through the PAD process due to recent revisions to the Tempe ZDC. Revised Section 6-312(c) that requires that any increase in the approved number of units go through the major modification process.

Lennar is requesting the approval of the increase in dwelling units from 395 to 399 to allow for 4 two-bedroom units to be reconfigured into 8 one-bedroom units to accommodate design challenges that arose during the building plan process.
AMENDED PLANNED AREA DEVELOPMENT OVERLAY
FOR THE HAYDEN AT DORSEY STATION
A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 01 NORTH, RANGE 04 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
LMC APACHE TERRACE HOLDINGS, LLC
710-15 E. CAMBECHEL ROAD, SUITE 425
SCOTTSDALE, ARIZONA 85250
480-718-1361

PROJECT DATA

OWNING DISTRICTS AND OVERLAY

APPROVED PAD 14010

PROPOSED PAD

ZONING DISTRICT(S) AND OVERLAY(S)

APPROVED PAD 14010

PROPOSED PAD

SITE VICINITY MAP

COORDINATES OF APPROVED PAD

APPROVED PAD 14010

PROPOSED PAD

DESCRIPTION OF PROPERTY

1. The Hayden at Dorsey Station shall be a Mixed-Use Development in the Southwest quarter of Section 23, Township 01 North, Range 04 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona.

2. The Hayden at Dorsey Station shall be developed on a portion of land located in the Southwest quarter of Section 23, Township 01 North, Range 04 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona.

3. SECURITY PLAN REQUIRED. PROVIDE CCTV IN ALL ELEVATORS AS INSTALLED ON THE NE CORNER OF DORSEY AND APACHE.

4. GATE CODES AND KNOX BOX CONTROLS.

5. EMERGENCY ACCESS ONTO SPENCE AVE WILL NEED LOCKBOX PER FIRE DEPARTMENT STANDARDS. WIDTH TO BE 26' PER FD REQUIREMENTS.


7. ARTIST'S FEE QUOTA AS DETERMINED BY THE CITY OF TEMPE DESIGN COMMISSION.

8. BICYCLE PARKING AND STORAGE.

9. THE BUILDING SHALL BE CONSTRUCTED IN A MANNER TO MAXIMIZE THE OPPORTUNITY TO EXPAND STREET-SIDE RETAIL.

10. THE DEVELOPER SHALL INSTALL TEN (OR MORE) LEVEL-ONE ELECTRIC CAR-CHARGING STATIONS THAT OPERATE AT 220V.

11. This budget will cover the artist fees, materials and installation.

GENERAL NOTES

1. The Hayden at Dorsey Station shall be developed on a portion of land located in the Southwest quarter of Section 23, Township 01 North, Range 04 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona.

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NOTICE OF ALTERNATIVE BILLING CYCLE
This Agreement allows the Owner to require the submission of billings or estimates in billing cycles other than thirty (30) days. Billings or estimates for this Agreement shall be submitted as follows: The period covered by each Application for Payment shall be one calendar month.

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION
This Agreement allows the Owner to certify and approve billings and estimates for progress payments within 20 days after the billings and estimates are received from Contractor, for release of retention within 20 days after the billings and estimates are received from Contractor and for final payment within 30 days after the billings and estimates are received from Contractor.

NOTICE OF EXTENDED PAYMENT PROVISION
This Agreement allows the Owner to make payment within 14 days after certification and approval of billings and estimates for progress payments, within 14 days after certification and approval of billings and estimates for release of retention and within 14 days after certification and approval of billings and estimates for final payment.

NOTICE OF ALTERNATIVE ARRANGEMENTS
This Agreement allows the Owner to make alternative arrangements for the occurrence of Substantial Completion and Final Completion. The definitions of Substantial Completion and Final Completion are disclosed on Sheet No. CS (Vol 1 and 2) of these plans.
1. GAS METER(S); SEE SITE PLAN FOR FINAL LOCATION
2. POWER METER(S); SEE SITE PLAN FOR FINAL LOCATION
3. FIRE SPRINKLER RISER
4. FDC CONNECTION FOR SPRINKLER SYSTEM
5. PRE-CAST CONCRETE TREADS BOLTED TO STEEL CHANNEL
6. PROVIDE W.P. CEILING BOARD W/ KNOCK DOWN TEXTURE @ EXTERIOR BREEZEWAY AND BALCONIES
7. ROOF OVERHANG ABOVE UNIT SO2

Additional notes:
- REFER TO ENLARGED PLANS FOR ALL DIMENSIONS AND INTERIOR CODE INFORMATION
- SPECIAL INSPECTION IS TO BE PROVIDED IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE BUILDING SAFETY DIVISION AND SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OR THEIR AUTHORIZED AGENT FROM REQUESTING THE PERIODIC TEMPE ADMINISTRATIVE CODE.
- LIGHT FIXTURES ARE FOR REFERENCE ONLY - REFER TO ELECTRICAL FOR TYPE AND LOCATION OF FIXTURES
ATTACHMENT 8

1. Gas Meter(s); See Site Plan for Final Location
2. CIVIL PLAN GOVERNS FINAL LOCATIONS OF ALL METERS, FIRE HYDRANTS, AND BACKFLOW DEVICES.
3. PROVIDE W.P. CEILING BOARD W/ KNOCK DOWN TEXTURE @ EXTERIOR BREEZEWAY AND BALCONIES
4. CIVIL PLAN GOVERNS FINAL LOCATIONS OF ALL METERS, FIRE HYDRANTS, AND BACKFLOW DEVICES.
5. REFER TO DRAWINGS A0.4.1 THRU A0.4.3 FOR FIRE RATINGS & WALL/PARTITION TYPES
6. PROVIDE W.P. CEILING BOARD W/ KNOCK DOWN TEXTURE @ EXTERIOR BREEZEWAY AND BALCONIES
7. PROVIDE W.P. CEILING BOARD W/ KNOCK DOWN TEXTURE @ EXTERIOR BREEZEWAY AND BALCONIES
8. SPECIAL INSPECTION IS TO BE PROVIDED FOR THE FOLLOWING:
   a. SPRAYED-ON CEMENTITIOUS FIREPROOFING
   b. INTUMESCENT FIRE RESISTIVE COATINGS

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This Agreement allows the Owner to require the submission of billings or estimates in billing cycles other than thirty (30) days. Billings or estimates for this covered by each Application for Payment shall be one billings and estimates for progress payments within 20 Contractor, for release of retention within 20 days after and for final payment within 30 days after the billings andestimates are received from Contractor.

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ARCHITECTURAL ENLARGED PLANS

GAS METER(S); SEE SITE PLAN FOR FINAL LOCATION
4. FDC CONNECTION FOR SPRINKLER SYSTEM
6. ORNAMENTAL RAILING, SEE EXTERIOR ELEVATIONS & RAILING
8. ROOF BELOW
9. FLOOR DRAIN

3070 TEMPE, ARIZONA
3074 PHOENIX, ARIZONA 85251
480-718-1381 p
315-316 TRASH CORRIDOR
312-313 MATCH LINE
133'-83 MATCH LINE
205'-21 MATCH LINE

SECTION 106.5 OF

TODD & ASSOCIATES, INC.

ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE
1999 N 4TH STREET
PHOENIX, AZ 85004
602-274-1866; 602-274-4695;
Fax: 602-274-1631
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SEC OWN ALT. 3

1HR UNIT SEPARATION WALL
DOOR TYPE, REFER TO DRAWING A8.1.1
STUCCO FINISHED EXTERIOR CORRIDOR WALLS
SLOPE 1/8" FT.
STUCCO FINISHED EXTERIOR CORRIDOR WALLS
SLOPE 1/8" FT.