ACTION: Request a Development Plan Review and for a new two-story multi-family development consisting of five dwelling units for TEMPE STUDENT HOUSING, located at 1432 and 1435 S Bonarden Lane. The applicant is 3 Engineering LLC. (This item is being continued from the August 28, 2018 meeting)

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

RECOMMENDATION: Continue until October 9, 2018

BACKGROUND INFORMATION: TEMPE STUDENT HOUSING (PL180175) is a multi-family development located on two lots across the street from each other at the south end of Bonarden, adjacent to the railroad tracks. The two properties are zoned R-4, and would be developed as one project consisting of a single 4-bedroom unit on the west lot, with a surface parking for guests and four 4-bedroom units on the east lot. Each unit would have a two-car garage. The units resemble single-family residences but are not designed to be platted for individual sale. On August 28, 2018 The Development Review Commission heard a request for this project, and with a vote of 5 to 2 approved two Use Permit Standards for rear yard (east and west) setback of 8’ and south side yard setback of 8’ for the two lots. After further discussion regarding the design, the Commission voted 7 to 0 to continue the requested DPR to September 12th to allow the applicant to address the Commission comments regarding design. Due to the limited time between hearings, the applicant was not able to redesign the site and landscape plan and return drawings for the report. The applicant has requested time to meet with the Commission and discuss proposed elevation design changes and is requesting a continuance to the October 9th hearing date to allow sufficient time to further refine the design. The requested review includes the Development Plan Review building elevations and floorplans.

Existing Property Owner: Justin Helms, Haken Tempe Development LLC
Applicant: Matthew Mancini, 3 Engineering, LLC
Zoning District: R-4
Gross / Net site area: APN133-10-051 (west lot) .24 acres
APN133-10-057 (east lot) .34 acres
.58 acres total development
Density / Number of Units: 9 du/ac (25 du/ac allowed in R-4) / 5 dwelling units
Unit Types: West lot – 4 du/ac, 1 unit, East lot – 11 du/ac, 4 units
Total Bedrooms: 5 four-bedroom units
Total Building Area: 2,400 s.f. per unit, 12,000 s.f. total
Lot Coverage: West lot 1,200 s.f. or 11.5% (60% maximum allowed)
East lot 4,800 s.f. or 31.8% (60% maximum allowed)
Total Lot Coverage: 6,000 s.f.
Building Height: 26’ (40’ maximum allowed)
Building Setbacks: West lot - 47’ east front, 8’ west rear, 8’ south side, 71’ north side
East lot – 21’ west front, 8’ east rear, 8’ south side, 10’ north side
(20’ front, 10’ rear, 10’ side minimum in R-4)
Use Permit Standard Reduction of 20% for the rear and side yard setbacks from 10’ to 8’ on both lots.
Landscape area: West lot - 31%(25% minimum required in R-4)
East lot - 42% (25% minimum required in R-4)
Vehicle Parking: 22 spaces: 10 garage + 12 surface lot. (16 minimum required for 5 4-bedroom units, ratio is 3.2 per unit including guest parking)

Bicycle Parking: 10 spaces (5 min. required)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

**COMMENTS:**

This site is located south of Apache Boulevard and Spence Avenue, east of Rural Road, west of Terrace Road, and north and adjacent to the Union Pacific Railroad. The property is located in the Jen Tilly Neighborhood Association, within Character Area Three and zoned R-4. The site is comprised of two separate lots divided by a dead-end street without a turnaround. To the north and west of the site are older single-family and multi-family residences. To the east is vacant property owned by the City of Tempe, in the early design process for a new housing development on South Rita Lane. To the east of this are newer two-story single-family residences. The proposed site configuration resolves the traffic circulation conditions on Bonarden Lane by providing a standard circulation detail for large vehicle turn-around at the south end of Bonarden and redevelops two lots. Existing entitlements for this property that will remain in effect are: R-4 Multi-Family Zoning will remain. The requested continuance would be to October 9th, for Development Plan Review (DPR180096) including site plan, building elevations, and landscape plan.

**SITE PLAN REVIEW**

The site was challenged by a non-standard street termination that did not permit safe circulation for fire and refuse, and the need to provide upgraded sidewalks for the new development. The applicant had four preliminary site plan reviews, with changes to elevations, site plan and landscape plan to address staff comments. The final design required changes to the colors, which were originally proposed for five identical buildings with all grey materials.

**PUBLIC INPUT**

- A Neighborhood meeting was not required
- Community Development staff received seven emails concerning the proposed development. Residents are opposed to student housing, are concerned about traffic, tenant and guest behavior, property management, and parking. One resident spoke at the August 28th DRC hearing in opposition to the project. One resident provided written support read into the record. Three additional emails from residents were provided during study session, two in opposition and one in support.

**DEVELOPMENT REVIEW COMMISSION**

On August 28, 2018, the Development Review Commission heard a request for two Use Permit Standards for side and rear yard setbacks. This request was approved 5 to 2, with Commissioners Brown and Amorosi in dissent. The Commission discussed the proposed site plan, landscape plan and building elevations for the Development Plan Review. Clarifications on the hammerhead design and required sidewalk configuration were made by staff; the design had significant involvement from traffic engineering, fire and solid waste services to assure truck circulation requirements could be met. Concerns regarding design included:

- Too boxy - provide greater relief on the elevations with projections, pop-outs, recessed areas
- Looks like it was created for another market (not a locally derived context) – look at the architecture within the area for reference.
- Durability and quality of materials and concern regarding longevity of design, express concern regarding exposed wood roof beams on buildings and reference to deterioration of these at other locations.
- Looks like tract homes, not in character with the area
- Like the rooflines & roof material
- Solar orientation and energy efficiency – the design does not address sun exposure to windows and doors, the west and south side windows are not significantly recessed, and the canopies are fairly shallow (decorative not functional)
- Noise mitigation needed for residences in proximity to railroad, particularly with reduced south side yard.
- Liked the color on the doors

Staff provided the following recommendations to the applicant the day after the hearing:

- Local references for building articulation and detail within the façade:
  - Newberry Terrace single-family houses on Terrace Road east of this site.
  - Taylor Morrison Shadow Rock development in north Tempe.
  - Matamy Homes Rhythm development in south Tempe.
- Keep pitched metal roof with gable and hip, this provides a contemporary look more appropriate to newer development in the area, while reflecting the older ranch homes on the street.
- Frame out the rafter ends with fascia board, the other houses on Bonarden do not have exposed rafters.
- Consider a newer more contemporary masonry product such as honed or split faced CMU block, in a more contemporary grout pattern for a more contemporary look and higher-grade product. Or, use a stone product with a more contemporary grout pattern than what was proposed (examples were provided).
- Consider long narrow masonry blocks to reflect slump block character found in older ranch homes but used in a contemporary application.
- Building B recommendations: Add 5’ deep front porch w/ masonry column supports across front of building wall and add 18” interior space to the upstairs bathroom on street front to project this portion of the second floor forward from the rest of the wall plane. The rear could have a pop-out, but not livable space due to the setback. These changes will add dimension and further visually recess the garage, which is 7’ back from the door, creating a 12’ “front patio” in front of the garage and visually reducing the garage impact at street front.
- Building A recommendations: On the first floor: add 5’ deep rear patio to east side of units. Connect canopy on north side of units to be 1 larger shade canopy. On south side first floor, use bay window pop-out to enlarge entrance area and stair landing for better traffic flow, this provides a window view to side yard and physically breaks the building wall with the projection. At the front, provide a canopy 5’ forward of the garage, to create a stronger front approach and larger shaded area. On the second floor, expand the bathroom footprints by 18-24” on north and south sides, this will break up the building wall with a pop-out and provide more interior space.

Additional comments were provided by email by a commissioner after the meeting:
- Modify the mass of the box, get some 3D relief that is more than a 5” pop-out or token effect. This may mean they lose a bedroom or even a building.
- The second floor of every building was identical and had full-height walls surrounding the stairs, so some residents will need to make five 90-degree turns from the top step to their bedroom door. Many of the walls surrounding the stairs can be modified to 42” high walls and open up that maze.
- The exterior walls, if wood frame, should really be 2x6 studs. We have been doing that since about 1980 in AZ. The 2x4s walls were labeled R20 on the sections. Maybe they were planning on 2” EIFS. + R-11 batts.
- The plumbing walls were all 2x4. Try running vent pipes and hot and cold-water pipe in those walls.
- The one AC unit upstairs will require a large duct dropping down to a soffit system for the first floor. Running ducts above the insulation layer on the attic floor wastes energy.

The applicant is redesigning the project based on the feedback provided and would like to show new conceptual designs to the Commission at the September 12th meeting.

**HISTORY & FACTS:**

- **1930s**
  - Based on historic aerials the site was used for agriculture.

- **1949**
  - Development started on the west side of Bonarden Lane (1432 S. Bonarden)

- **1959-1966**
  - Building permits for sewer and electrical work on 1435 S Bonarden (east side of street).
1972 1432 has no permit information, and has history of code violations after this date.

2017 Both properties were acquired by Haken Tempe Development LLC

August 28, 2018 Development Review Commission heard a request for two Use Permit Standards for rear yard (east and west) setback of 8’ and south side yard setback of 8’ for the two lots. The Commission voted 5 to 2 (Commissioners Brown and Amorosi in dissent) to approve the Use Permit Standards. After further discussion regarding the design, the Commission voted 7 to 0 to continue the requested DPR to September 12th.

September 12, 2018 The Development Review Commission was scheduled to hear the request for Development Plan Review, the applicant is requesting review of the elevations for further input on the design modifications.

October 9, 2018 The applicant has requested a continuance to this date to allow sufficient time to redesign the project to meet Commission expectations.

**ZONING AND DEVELOPMENT CODE REFERENCE:**
Section 6-306, Development Plan Review
DEVELOPMENT PROJECT FILE
for
TEMPE STUDENT HOUSING
(PL180175)

ATTACHMENTS:

1-3. Site Context
   (Location Map, Aerial, Aerial with Site Plan Overlay for reference)

4-7. Building Design
   (Blackline Elevations for Buildings A & B and Floor Plans for Building A (units 1-3) and Building B (units 4-5)
General Industrial District (GID)
Mixed Use High (MU-4)
Mixed Use Educational (MU-ED)
Commercial Shopping and Services (CSS)
Single-Family Residential (R1-6)
Single-Family Residential Planned Area Dev (R1-PAD)
Multi-Family Residential Limited (R-3)
Multi-Family Residential General (R-4)
Multi-Family Residential High (R-5)