

Staff Summary Report



Development Review Commission: 07/13/10

Agenda Item Number: ____

SUBJECT: Hold a public hearing for a Development Plan Review and for THE PAPPAS RESIDENCE located at 55 West 13th Street

DOCUMENT NAME: DRCr_PappasResidence_071310

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request by PAPPAS RESIDENCE (PL100157) (Michael Pappas, property owner, Tessa Jones/The Phactory, applicant;) for a 7,000 +/- s.f., two unit multi-family development including a main residence and an accessory dwelling unit located at 55 West 13th Street in the R-2, Multi-Family Residential District. The request includes the following:

DPR10106 – Development Plan Review including site plan and building elevations.

PREPARED BY: Sherri Lesser, Senior Planner (480-350-8486)

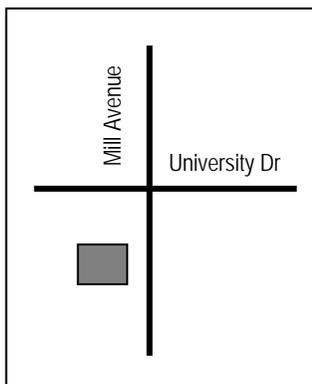
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval

ADDITIONAL INFO:	Gross/Net site area	16,760 s.f or .384 net acres
	Total Building area	7892 s.f. (including 1152 s.f. for guest house/garage)
	Lot Coverage	28 % (45% maximum allowed)
	Building setbacks	26 ' front, 11'-6" side, 20' street side, 15' rear
	Vehicle Parking	5 provided (4.5 required by ordinance)



This request is for approval of building elevations and a site plan for the Pappas Residence a two dwelling unit multi-family development. The main residence is a two story, 6740 s.f. structure and the second residence is an 1152 s.f. two story guesthouse with a garage. This development will replace an existing two unit development consisting of a main house and guest house. The property is located within the boundaries of the Maple Ash Neighborhood Association. The applicant held a neighborhood meeting on June 9, 2010.

PAGES:

1. List of Attachments
2. Comments; Reason for Approval
3. Conditions of Approval; Code Requirements: History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site plan
5. Main Residence Floor Plan
6. Guest House Floor Plan
- 7-9. Elevations

COMMENTS:

This site is located in the neighborhood south of University Drive and west of Mill Avenue at the southwest corner of Ash Ave and 13th Street. This request includes a Development Plan Review for a two-story 29' tall 6740 s.f. residential dwelling with a detached two-story guest house with garage building on a 16,760 s.f. lot. A neighborhood meeting was held to introduce this request on June 9, 2010.

PROJECT ANALYSIS

The proposed project conforms to the General Plan Land Use Residential designation and the Zoning and Development Code R-2 Multi-Family District standards. The Development Plan Review is required for a development on a multi-family zoned property with two or more units. The size of the structures greater than 5000 s.f. in building area requires the application to be reviewed by the Development Review Commission in a public meeting. The property is located within the boundaries of the Maple Ash Neighborhood Association. The surrounding area is an eclectic mix of historic homes, new construction, single family and multi-family developments with both single story and two story structures.

DEVELOPMENT PLAN REVIEW

Site Plan

The proposed site plan is a traditional residential layout; the main residence is located near the front of the lot behind the front yard setback. The second structure is near the southeast corner of the lot and has a garage entrance from the side street (Ash Avenue). The main residence is a semi "u" shape configuration with an open courtyard in the center. The building configuration is designed for efficiency, energy and functionalism. The parking will be located on the existing driveway on the 13th Street side of the property and within the garage.

Building Elevations

The house was designed in character with a Tuscan motif featuring a courtyard, stucco exterior, arched openings, and tile roof. The courtyard will function as private outdoor space and incorporates cooling towers to moderate temperatures within the courtyard and throughout the house. Both structures will be constructed with "green building" materials. The walls will be constructed with AAC insulated block. The color palette is a beige and light tan.

Landscape Plan

This property is a "single family" character with no formal landscape plan. The property is enriched with lush landscape for which the property owner will maintain. Three (3) trees will be removed with the construction of the new residence. The owner recently planted nine (9) trees pre-construction and anticipates adding more to the property. A 15'-17' tall oleander hedge surrounds the property which will remain with the new development. Their project includes a proposal for a rain capturing watering system. They also will maintain the existing irrigation system.

Based on the approval criteria for Development Plan Reviews located in Section 6-306 D and the Maple Ash Neighborhood Checklist the project achieves the following:

1. The placement of building maximizes natural surveillance and visibility of pedestrian areas.
2. Materials are compatible with the surroundings
3. Buildings and landscape elements have proper scale with the site and surroundings
4. Large building mass is divided with a first floor architectural detail that creates a human-scale as viewed from the sidewalk.
5. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.

Conclusion

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

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project meets the development standards required under the Zoning and Development Code.
3. The project meets the approval criteria for a Development Plan Review.

DPR10106

CONDITIONS OF APPROVAL

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by July 13, 2011 or Development Plan approval will expire.

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.

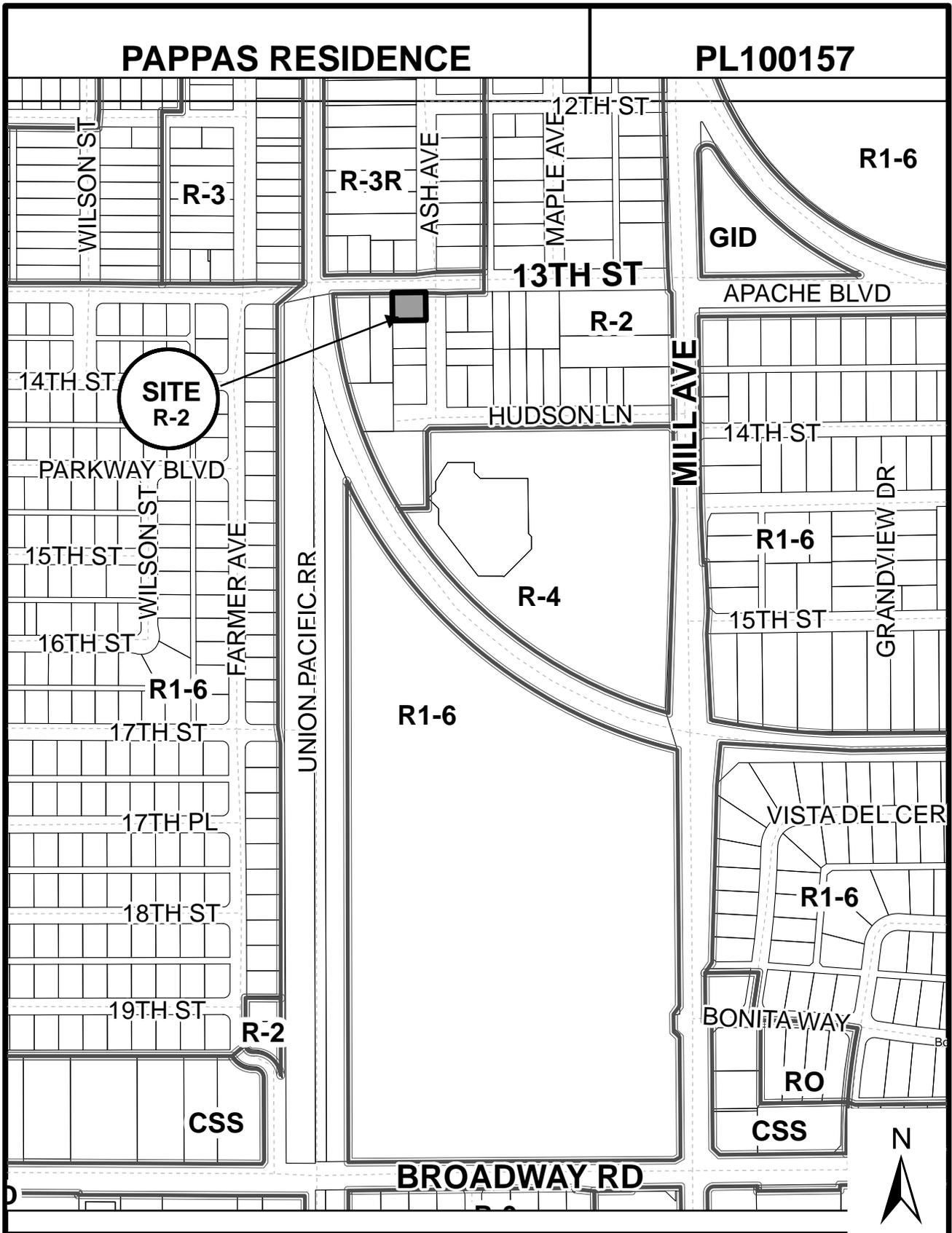
- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- **BUILDING HEIGHT:** Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).

HISTORY & FACTS:

June 9, 2010 The homeowner held a neighborhood meeting.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



Location Map



PAPPAS RESIDENCE (PL100157)

the PHACTORY llc

architecture
design
fabrication

480.921.9500
2417 s. palm drive
tempe, arizona 85282
thephactory@cox.net

25 May 10

Project: Pappas Residence
55 W. 13th Street
Tempe, AZ 85281

Letter of Explanation

This project consists of two phases, the first phase will include a two story guest house / garage with access off of Ash Avenue, and the second will consist of a new two story ground up courtyard style home.

Once the guest house / garage is completed, the owner will move in to the guest house then demolish the existing house and construct the new courtyard home. The materials will be "green building" products. We will be capturing the rainwater for use on the vegetation on the property. We will be incorporating AAC insulated block on both structures. On the main house, we will have double AAC block walls on the east, south & west exposures. The main house will incorporate cooling towers to keep the courtyard temperature moderate.

The property is currently very lush and irrigated and the owner plans to maintain this. We will be removing 3 trees to accommodate the placement of the buildings. The owner has planted 9 trees recently & plans to add as many more during the construction.

We will be holding a Neighborhood Meeting on June 9 at 6:30 (see attached letter) and hope to obtain neighborhood support at that time. We will submit a report of the meeting once we have completed it.

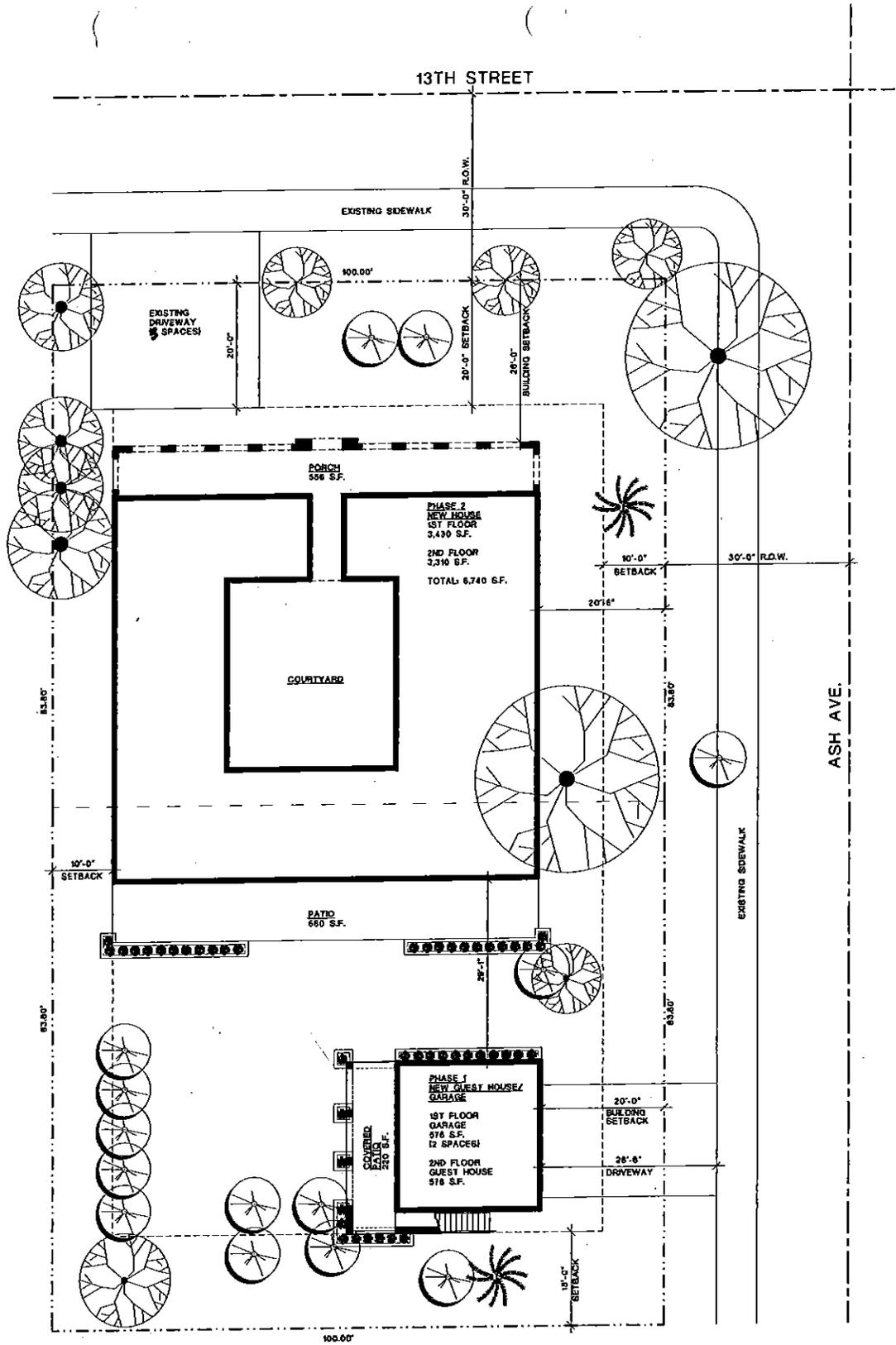
We ask that this Development Plan Review approval be approved for 2 years to accommodate the 2 phases of the project.

Please feel free to contact me with any questions.

Thank you for your consideration,



Tessa Jones
the Phactory



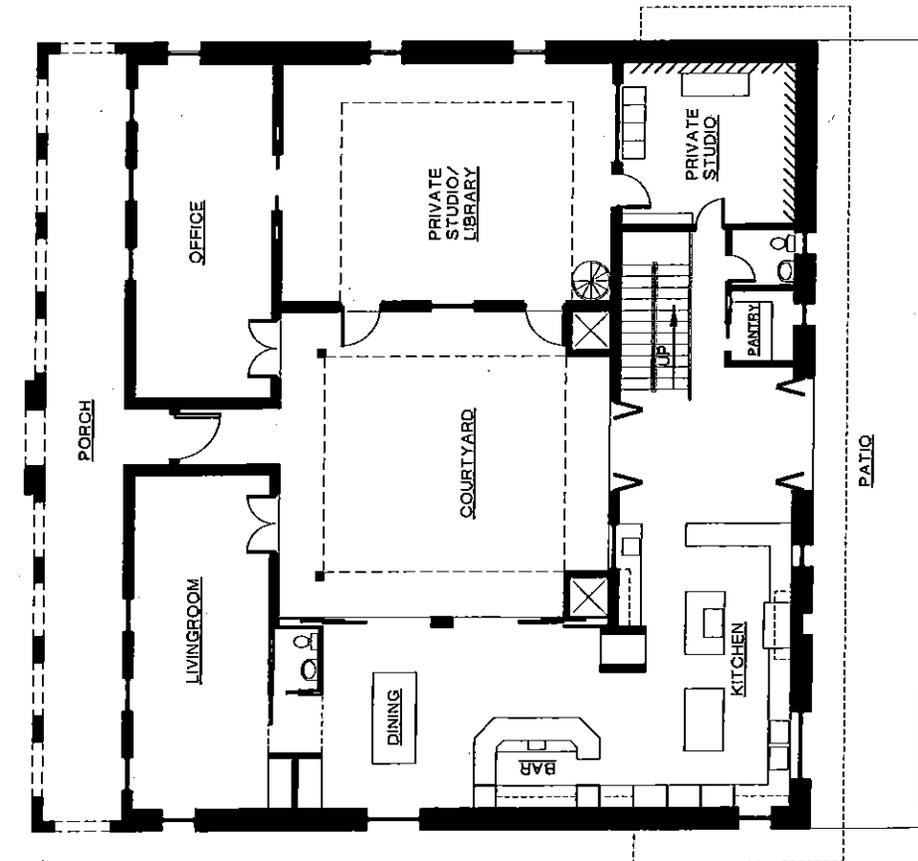
SITE PLAN
SCALE: 1/16"=1'-0"



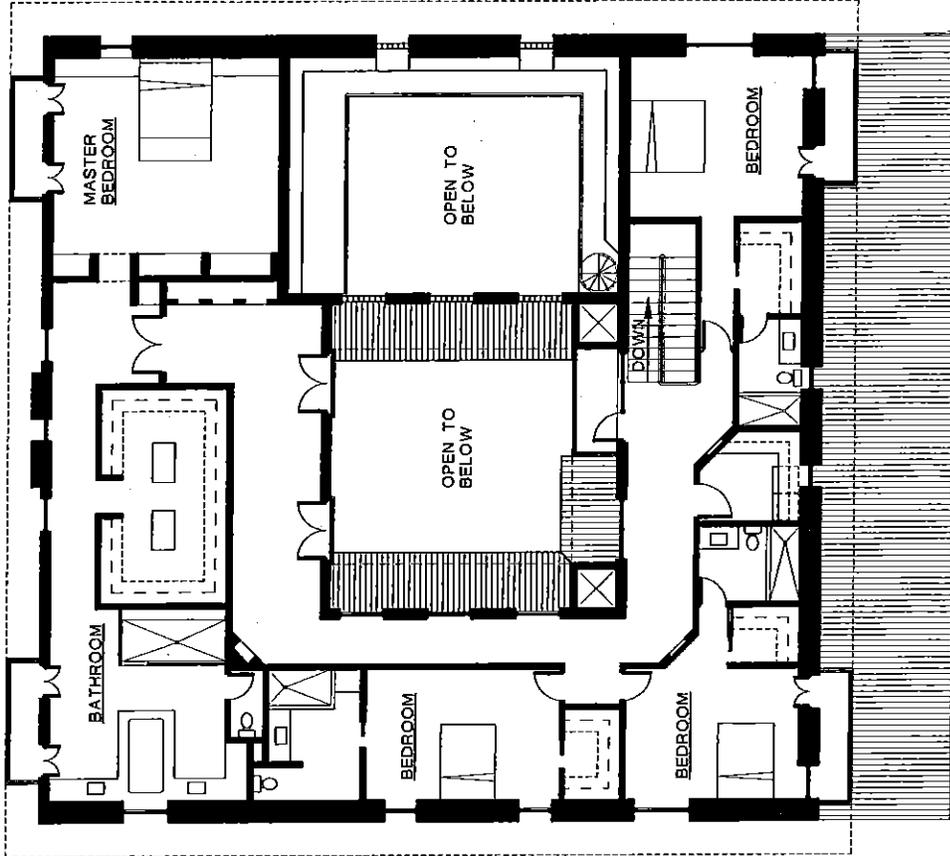
Pappas

55 W. 13th Street, Tempe, Arizona 85281

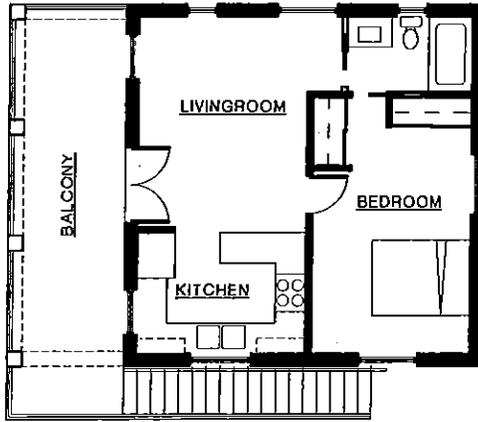
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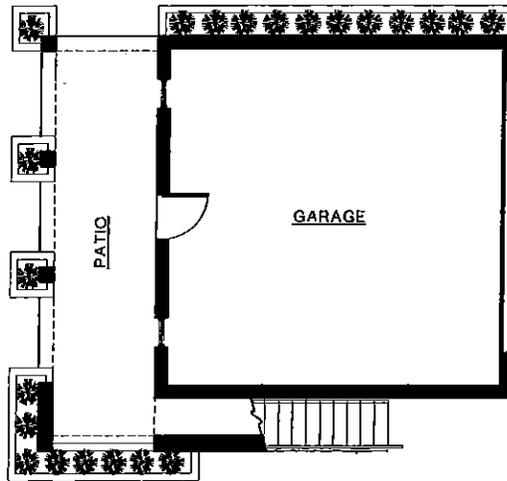
1ST FLOOR PLAN
SCALE: 3/32"=1'-0"



2ND FLOOR PLAN
SCALE: 3/32"=1'-0"



SECOND FLOOR



FIRST FLOOR

GUEST HOUSE / GARAGE FLOOR PLANS

SCALE: 1/8"=1'-0"

Pappas

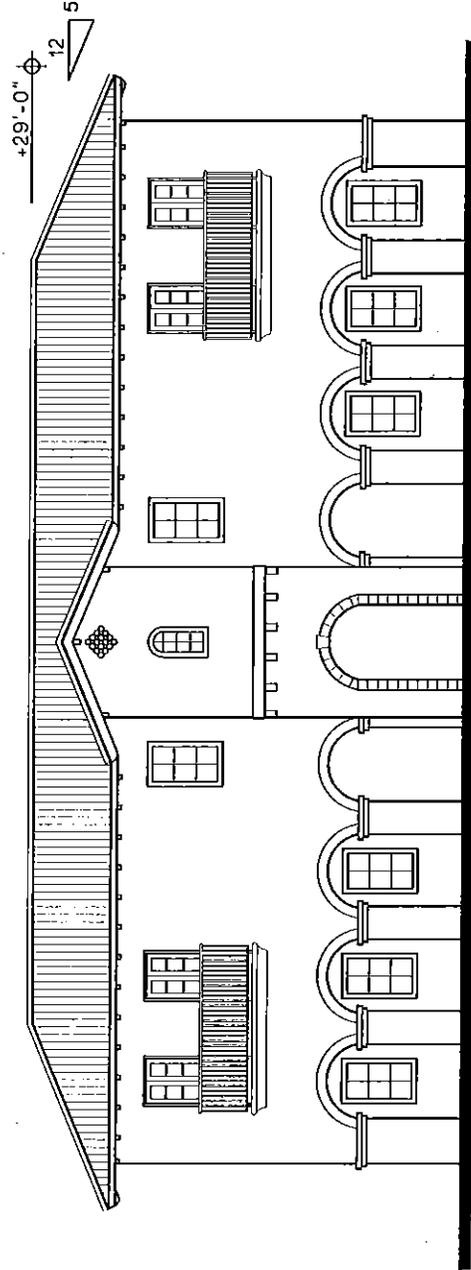
55 W. 13th Street, Tempe, Arizona 85281

26 JUNE 10
the Factory

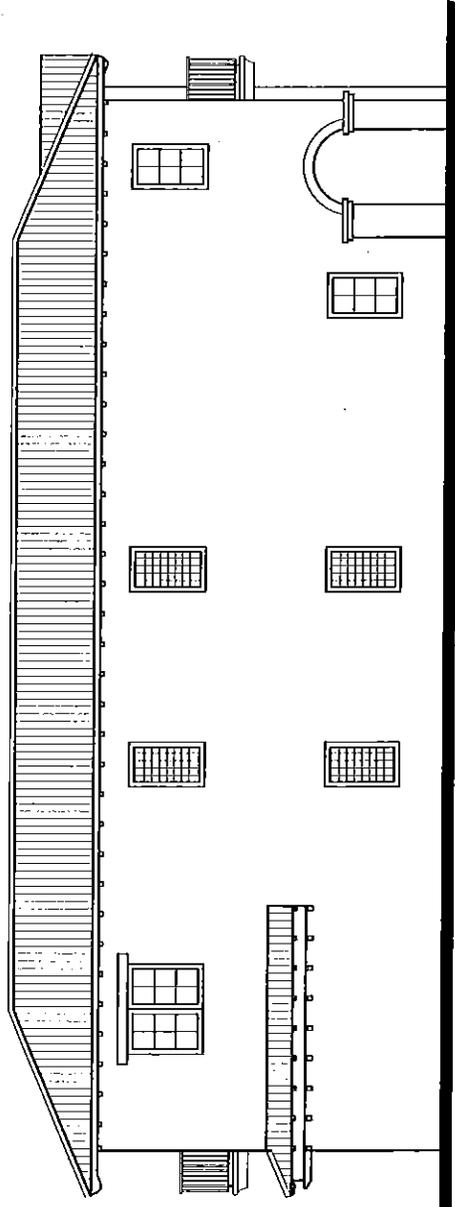
Pappas

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The Factory



NORTH ELEVATION (13TH ST.)
SCALE: 1/8"=1'-0"

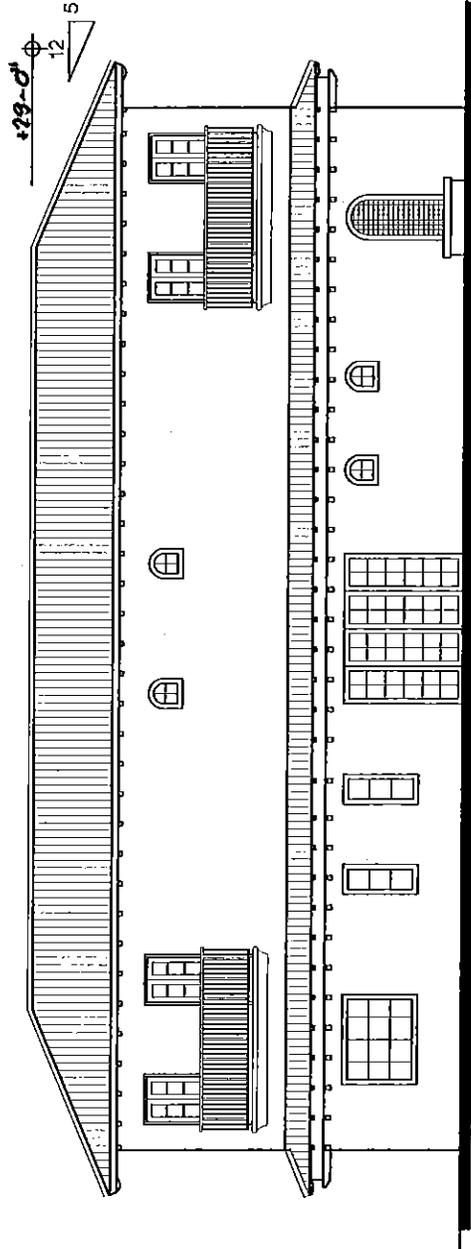


EAST ELEVATION (ASH AVE.)
SCALE: 1/8"=1'-0"

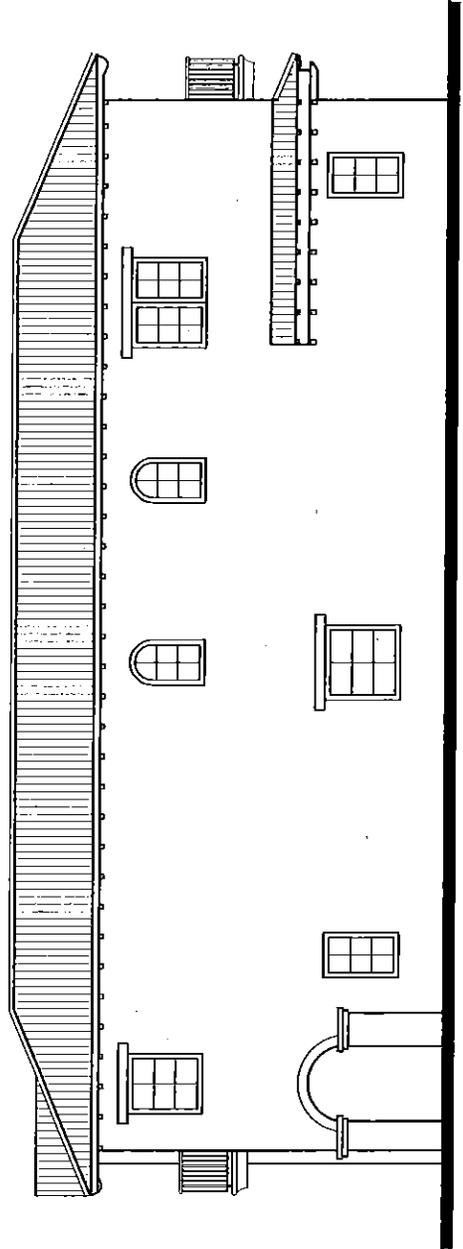
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SOUTH ELEVATION
SCALE: 1/8"=1'-0"

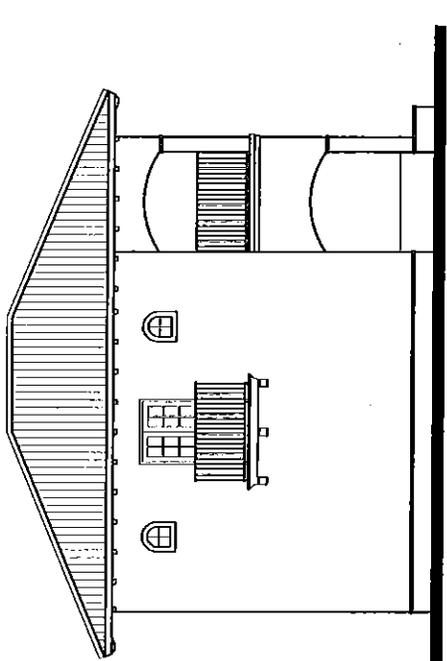


WEST ELEVATION
SCALE: 1/8"=1'-0"

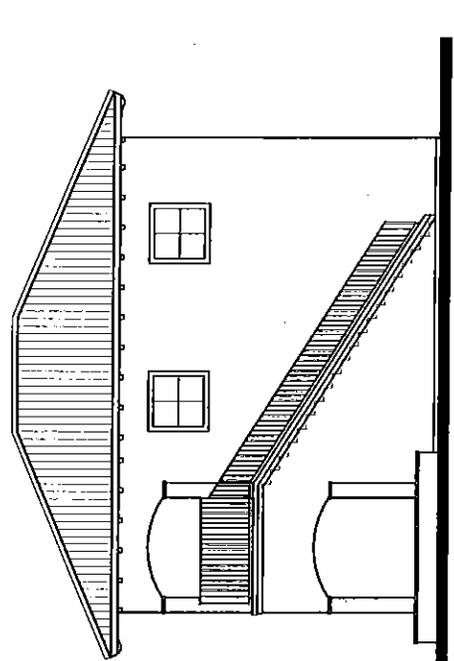
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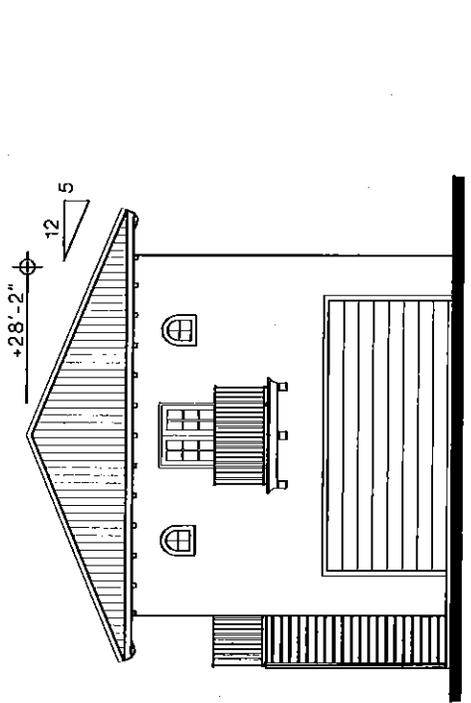
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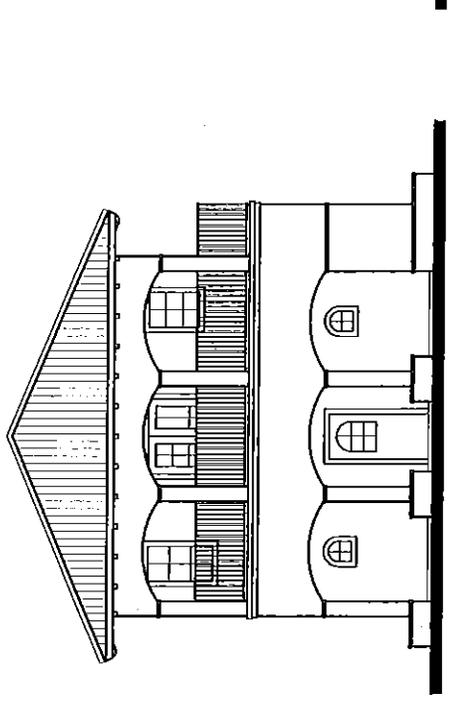
NORTH ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION (ASH AVE.)
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"