

Staff Summary Report



Development Review Commission: 10/12/10

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_101210

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)

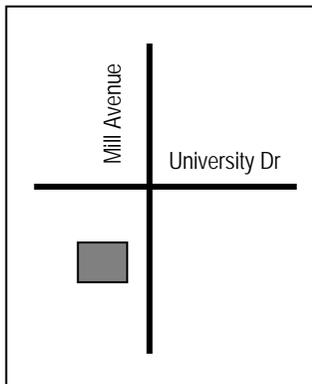
REVIEWED BY: Lisa Collins, Community Development Department Deputy Director/Planning (480-350-8989) 

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, 10' side, 20'-6" street side, 18' 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
- 5-6. Main Residence and Guest House Floor Plan
- 7-9. Elevations
- 10-12. Petition of Support
13. Letter of Support
14. Letter of Opposition
15. Letter of Opposition
- 16-17. Photo Simulations

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

PUBLIC INPUT

A neighborhood meeting was held to introduce this request on June 9, 2010. To date, staff has received one letter in support, a petition of support with fifteen (15) signatures and two letters in opposition.

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 BULLETED 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:

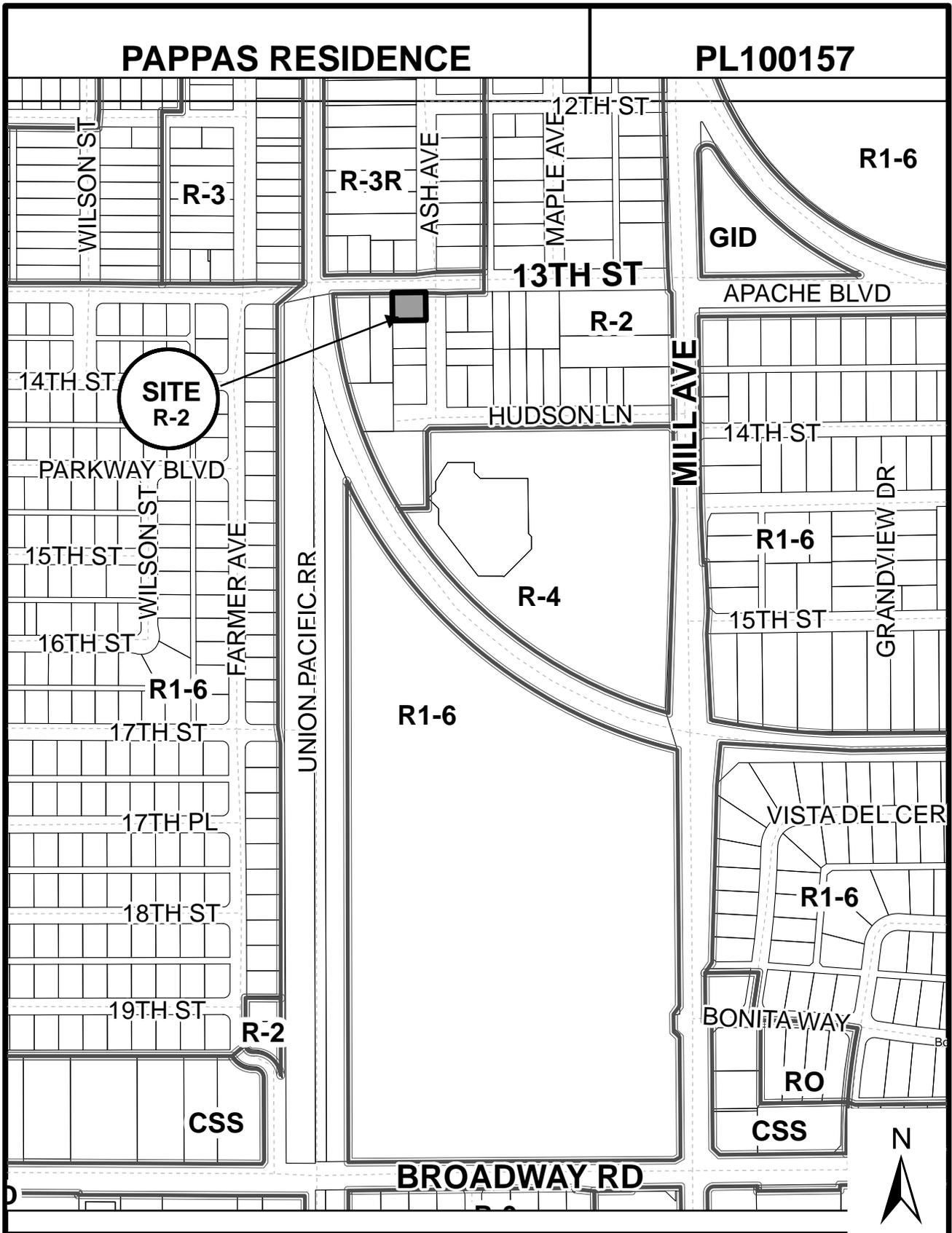
June 9, 2010 The homeowner held a neighborhood meeting.

July 13, 2010. The Development Review Commission continued the request by the Pappas Residence.

September 28, 2010. The Development Review Commission continued the request by the Pappas Residence.

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.

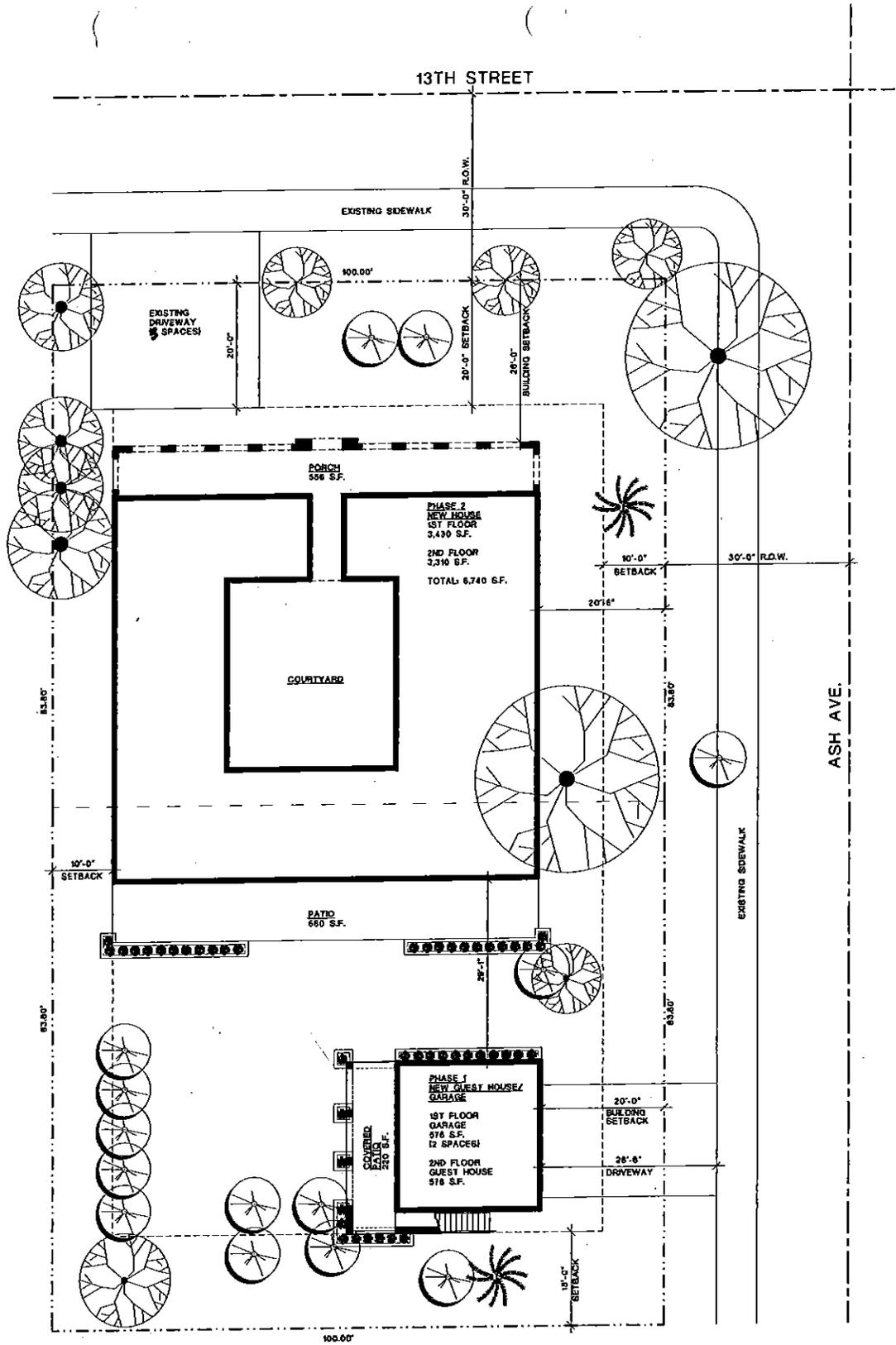
We ask that this Development Plan Review approval be approved for 2 years to accommodate the 2 phases of the project.

Please feel free to contact me with any questions.

Thank you for your consideration,



Tessa Jones
the Phactory



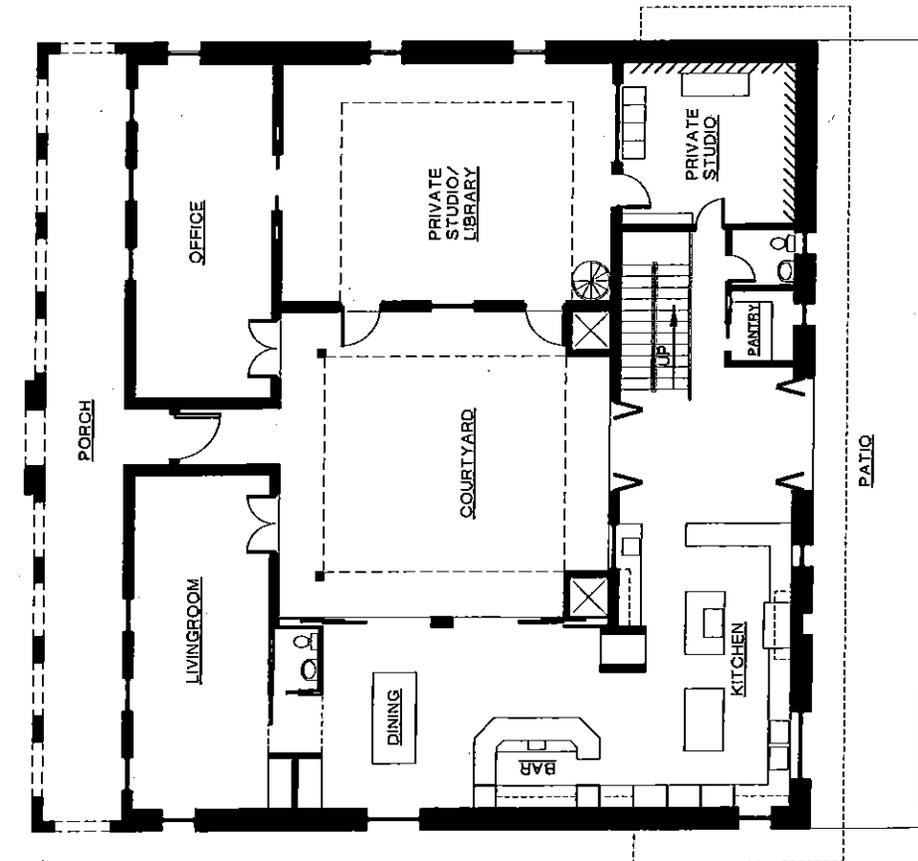
SITE PLAN
SCALE: 1/16"=1'-0"



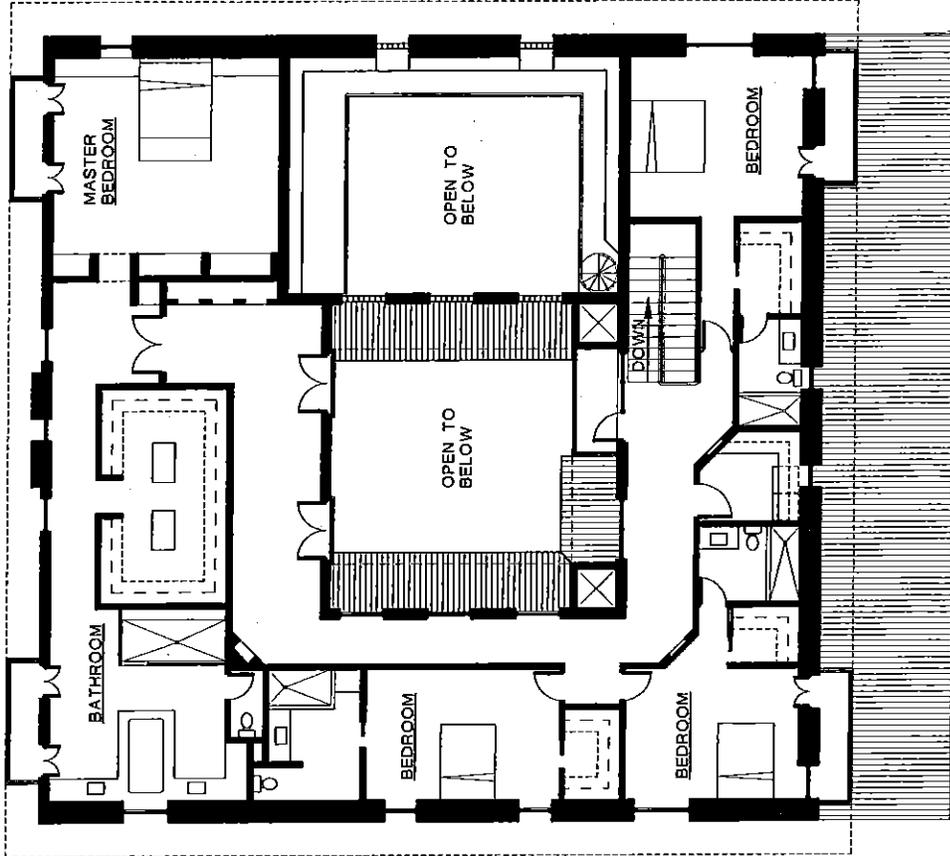
Pappas

55 W. 13th Street, Tempe, Arizona 85281

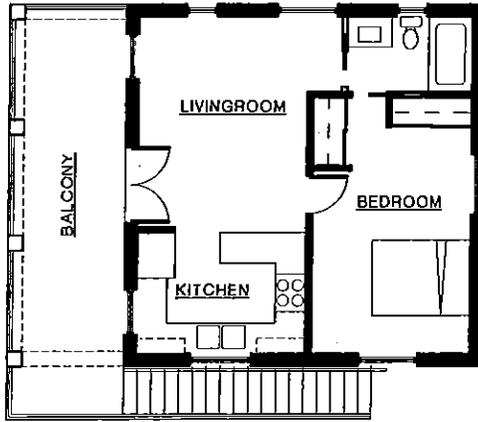
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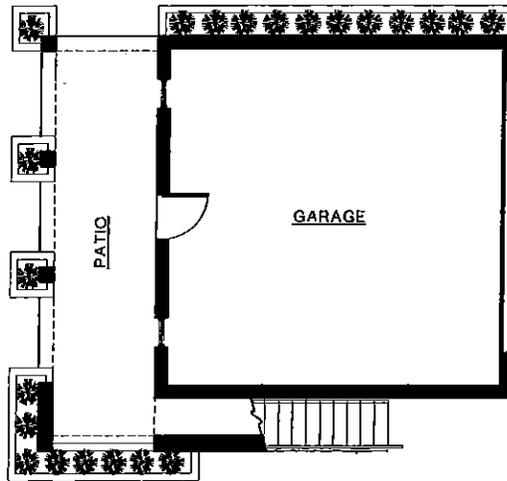
1ST FLOOR PLAN
SCALE: 3/32"=1'-0"



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



SECOND FLOOR



FIRST FLOOR

GUEST HOUSE / GARAGE FLOOR PLANS

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

Pappas

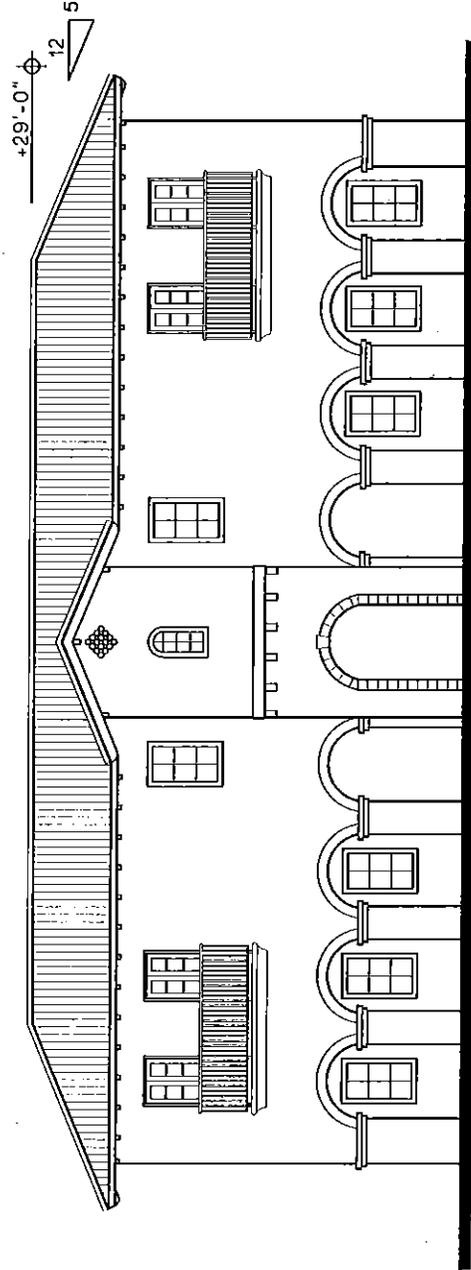
55 W. 13th Street, Tempe, Arizona 85281

26 JUNE 10
the Factory

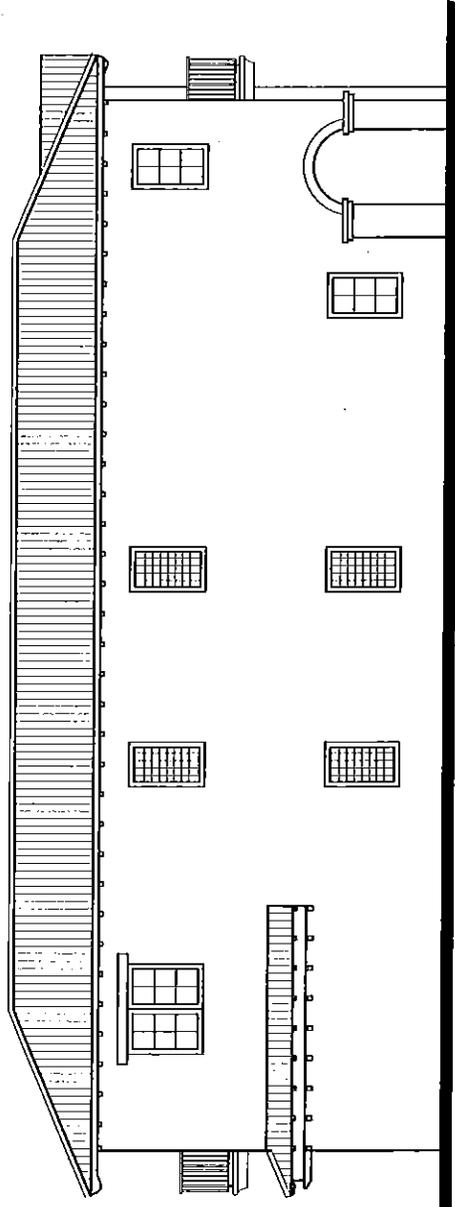
Pappas

55 W. 13th Street, Tempe, Arizona 85281

The Factory



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

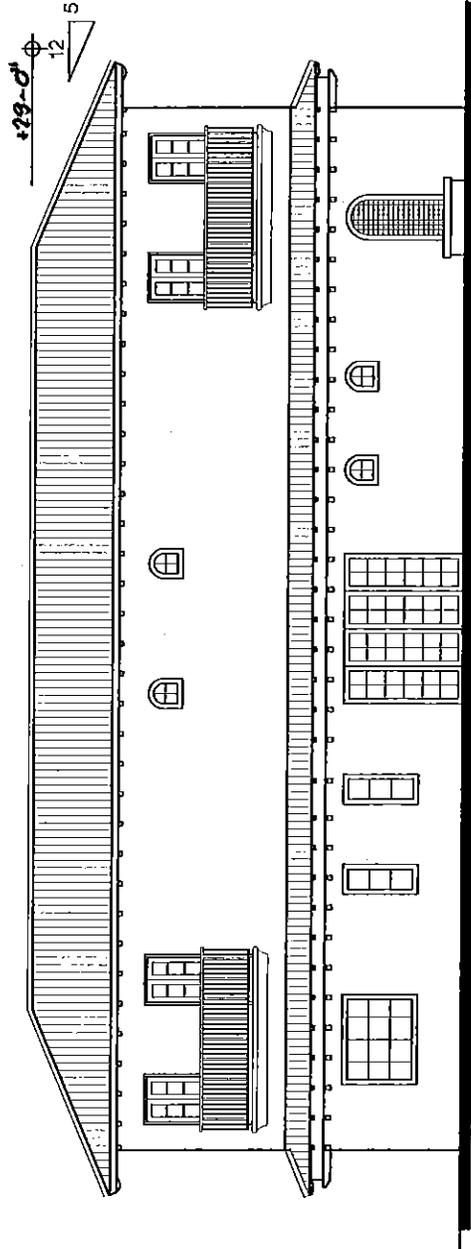


EAST ELEVATION (ASH AVE.)
SCALE: 1/8"=1'-0"

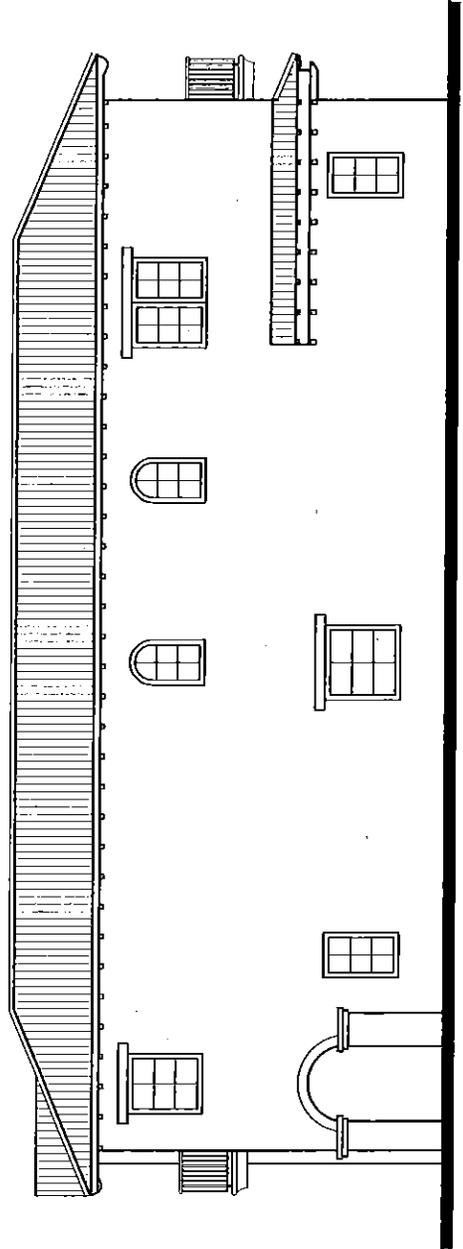
Pappas

55 W. 13th Street, Tempe, Arizona 85281

the Phactory



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

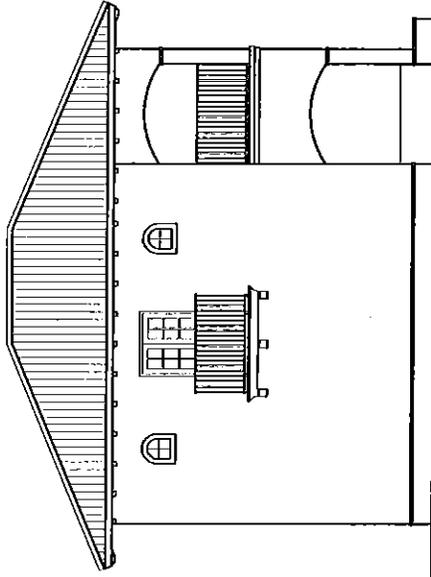


WEST ELEVATION
SCALE: 1/8"=1'-0"

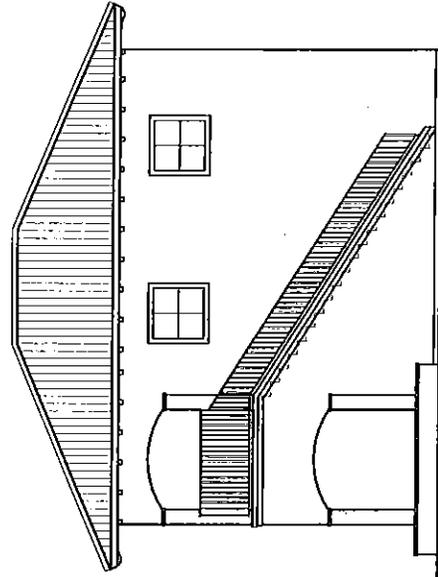
Pappas

55 W. 13th Street, Tempe, Arizona 85281

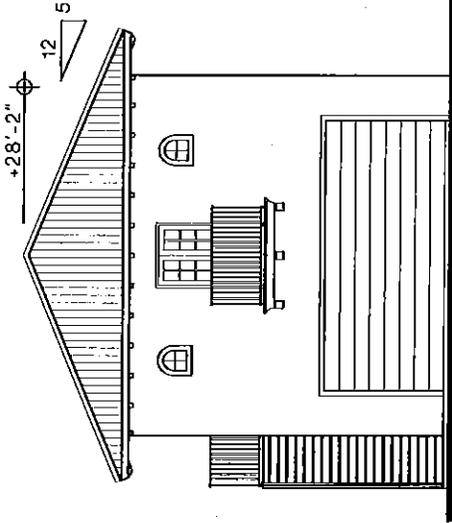
the Phactory



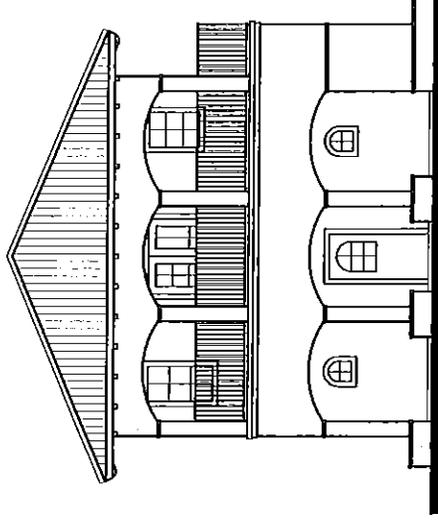
NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

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

I have reviewed the attached drawings and I am in support of the project

Name

Signature

Bryan Payne	BP
MARK RUGER	Mark Ruger
Ric Holst	Ric Holst
Tina McCullough	Tina McCullough
VINCE RAMIREZ	Vince Ramirez
Robert L. Youngs	Robert Youngs
Dawn Cocuzzi	Dawn Cocuzzi
Robert S. Pappas	Robert S. Pappas
Kevin D. Brown	Kevin D. Brown
James J. Anspach	James J. Anspach
BRIAN EWOS	Brian Ewos



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I have reviewed the attached drawings and I am in support of the pro

Name	Signature
David Schlick	
Tyler Coakley	
Lincoln Sharpe	
Robert Archambault	
Drew Dear	
Elizabeth Simpson	
JAMES STORM	
Kyle Tederos	
Louis F. Pitt	
Phil Rod	PHIL RODVORCA
JAMES DOWNNEY	
PATRICIA St Vincent	



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I have reviewed the attached drawings and I am in support of the projec

Name

Signature

James K. Cordatis	
Larry McGowne	
Mike Hendrickson	
Richard Bank	Landlord

Tempe Planning and Zoning Department
31 E. 5th St.
Tempe, AZ 85281

821 S. Ash Ave.
Tempe, AZ 85281

August 1, 2010

To Whom It May Concern:

I'm writing to express my support for the Pappas Residence Project (PL100157) taking place at 55 W. 13th St.

After reviewing the plans and drawings of architect Tessa Jones, I can say I'm excited that this project is taking place in our neighborhood/community.

Ms. Jones has worked on a number of renovation/expansion projects in the neighborhood in recent years, and the Jones/Pappas collaboration is yet another example of her unique ability to blend the structural needs of the homeowner with the neighborhood aesthetic to create pure architectural beauty.

Mr. Pappas' exhaustive research and development in terms of resource sustainability goes far above and beyond anything I've witnessed to date, and his concern for the environment in terms of this project is extraordinary.

Please do what you can to expedite whatever is necessary to move this project forward so that initial stages can commence as soon as possible.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Dear", written in a cursive style.

Don Dear

Lisa Collins, Deputy Development Services Manager
Planning Division
City of Tempe
31 E. 5th Street
Tempe, Arizona 85281

RE: PL100157, Pappas Residence at 55 W. 13th Street

September 30, 2009

Dear Lisa,

As you know, I am opposed to this project on the grounds that it is out of character with what exists in this neighborhood by about 5,000 square feet. You also know, based on your meeting with Kirby Spittler and me on July 8 that there are issues with the project as well as issues with the process. Some of these remain.

I was grateful for the opportunity to meet with you and have seen some progress on problems. The first was that, according to both the County Recorder website and the County Treasurer, Mr. Pappas owned only one of the two properties under discussion. This was cleared up and the data available to the public as of September 2010.

The first publication of public process for this project was in early June when a Hearing Officer request for parking variance was mailed to announce a public hearing scheduled for June 22. My first thought after understanding the scope of the project – at that time the draftsman reported to me was 7,300 square feet – was, “What happened to the basics, like listing both properties on the hearing request and taking care of the request to join two lots together?” There had been no other hearings or meetings scheduled by the city.

It took what seemed like a long time, but now the lot tie is the first item that will be addressed and the parking variance the last item with design review in between the two meetings.

My ^{three} ~~two~~ concerns at this point are:

1. There is not a registered in Arizona architect on this project. This is a requirement for any building or structure which will exceed three thousand square feet, is intended for occupancy by more than 20 persons on a continuous basis and in which the maximum span of any structural member ~~does~~ exceeds twenty feet (AZ Board of Technical Registration).
2. At this point of time there are no details regarding building size except for the “overall” height of the building and the square footage, which has decreased somewhat. In a conversation with Sherri Lesser, Senior Planner assigned to this case, this was determined to be a shortcoming which was to be corrected by the drafter of the plans and resubmitted to the city on Monday, September 27, 2010. I scheduled to meet with Sherri to review the figures, but when I arrived at the city for the meeting, no additional details had been submitted in terms of measurements.

What exactly will the DRC be reviewing? Is this all the data they get? When will I have access to these figures?

3. The use of a 1700 square foot recording studio is allowable in an area zoned for industry.

These are issues that I continue to have concerns about.

Karyn Gitlis

(480) 967-5226 • kgitlis@interwrx.com

June 22, 2010

To: Sherri Lesser, Senior Planner
Development Services
City of Tempe
P.O. Box 5002, Tempe, AZ 85280-5002

Letter in opposition to 55 West 13th St. / Pappas Residence Redevelopment

Dear Mrs. Lesser,

Daring experiments in building shapes and technologies have their place – but not in areas where radical design injures the essential nature of historic buildings and neighborhoods.

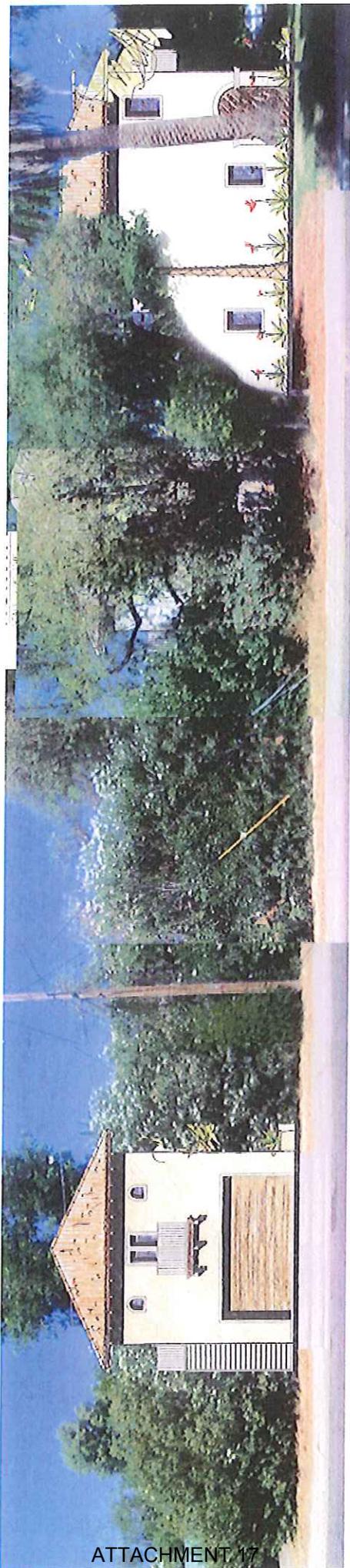
- Steven Semes, author of The Future of the Past: A Conservation Ethic for Architecture, Urbanism, and Historic Preservation

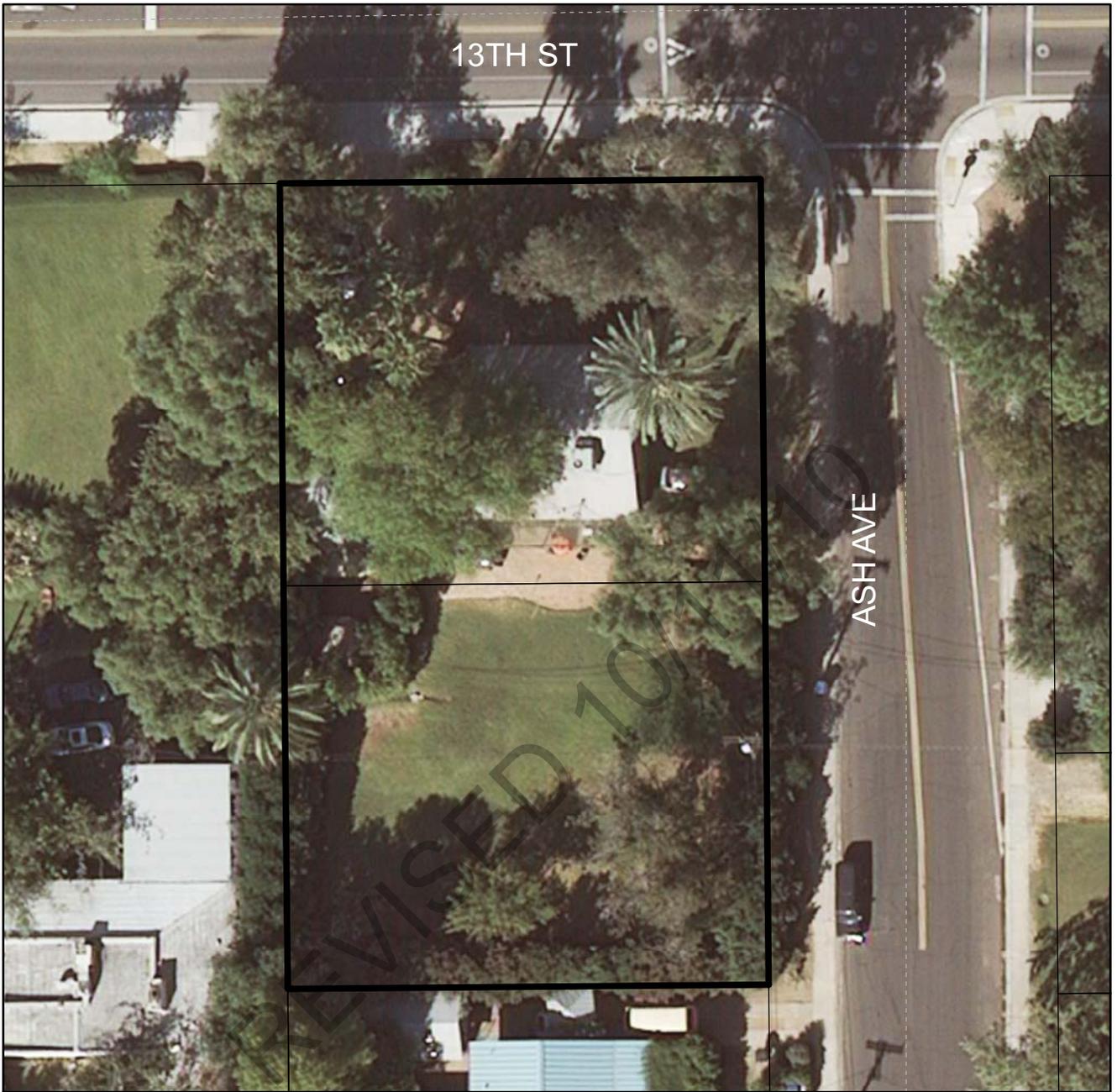
Maple-Ash is one of Tempe's most celebrated and charming neighborhoods and the proposed plan for the new Pappas Residence at 55 West 13th St. directly opposes this. The planned 7,300+ SF residence is dramatically out-of-scale with the existing character of the Maple-Ash neighborhood resulting in a rupture, both visually and philosophically, with the older homes in this community. I feel that new buildings and additions to old buildings should be harmonious with their neighbors. Continuity of an underlying building culture gives historic communities a sense of harmony and beauty – qualities that make them lovable. I cannot in good faith support the building of such a massive, inappropriate home.

I am fearful that if the Pappas Residence is built as proposed without any modifications to size or structure, a door will be opened further that will consequentially and ultimately destroy the character and heritage of the Maple-Ash neighborhood and community.

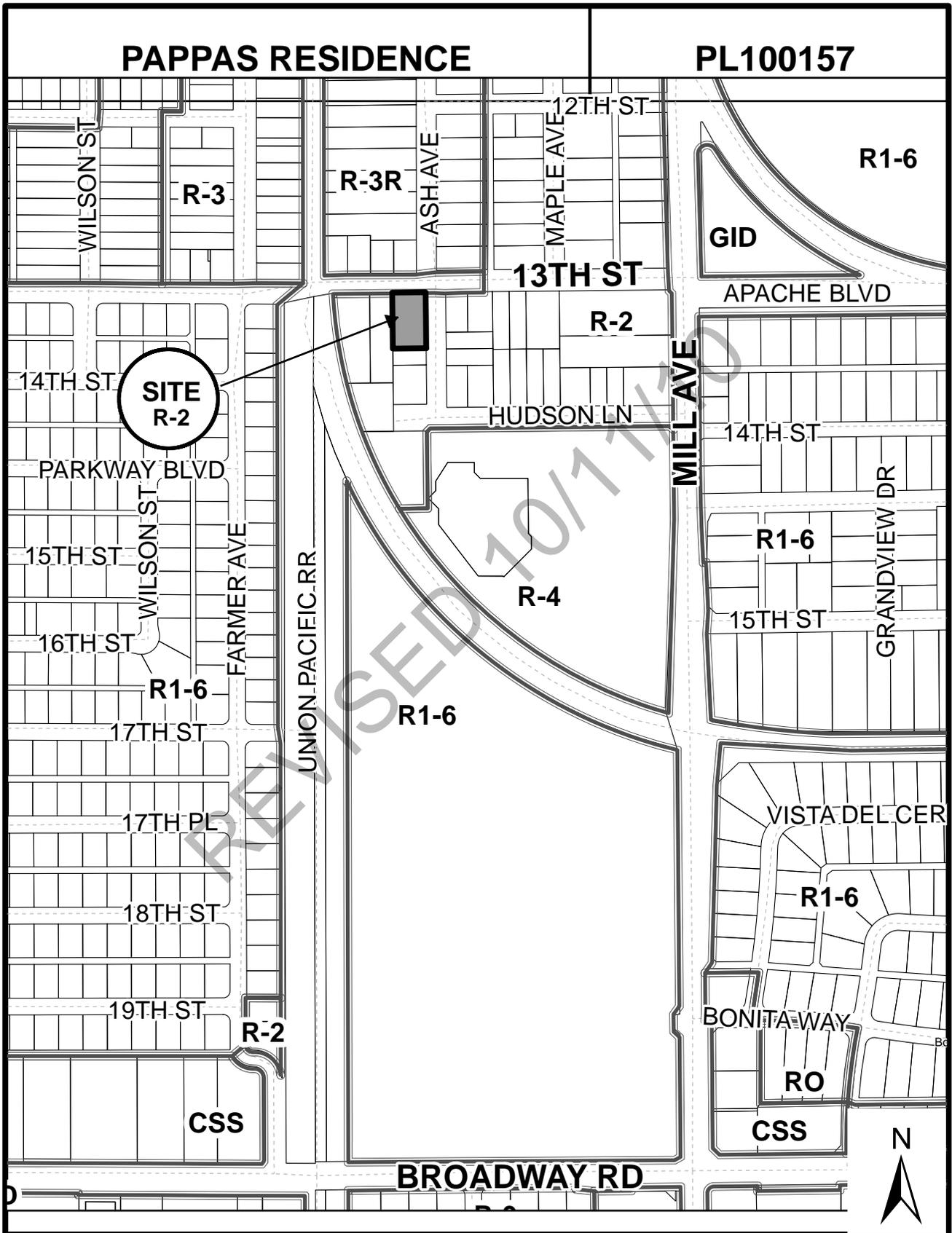
Erin Weed
1111 South Ash Avenue
Tempe, AZ 85281







PAPPAS RESIDENCE (PL100157)



Location Map