
MINUTES OF THE DEVELOPMENT REVIEW COMMISSION February 25, 2014

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
6:00 PM

Commission Present:

Dennis Webb, Chair
Paul Kent, Vice Chair
Angie Thornton
Peggy Tinsley
Kevin O'Melia
Ron Collett
Linda Spears

Commission Absent:

Dave Maza
Dan Killoren
Trevor Barger

City Staff Present:

Steve Abrahamson, Planning and Zoning Coordinator
Diana Kaminski, Senior Planner
Sherril Lesser, Senior Planner
Steve Nagy, Administrative Asst. II

Chair Webb called the meeting to order at 6:00 p.m., which included the introduction of the Commission and City staff. It had been determined in the Study Session that the minutes for January 28, 2014 could be approved as drafted with appropriate reference added to the Study Session Minutes. Item No. 4 was placed on the Consent Agenda should no one from the public wish the case to be heard. Items #2 and #3 would be heard.

CONSENT AGENDA

On a motion by Commissioner Tinsley and seconded by Commissioner Spears, the Commission with a vote of 7-0 approved the Consent Agenda as recommended in the following staff reports:

4. Request for a Zoning Map Amendment from GID General Industrial to MU-4 Mixed Use, a Planned Area Development Overlay to determine development standards a Development Plan Review and a Subdivision Plat for a mixed-use development with 294 new multi-family units for TEMPE LAKESIDE APARTMENT HOMES (PL130421), located at 551 N. College Avenue. The applicant is Sender and Associates.

Report: [DRCr_TempeLakesideApts_022514.pdf](#)

1. CONSIDERATION OF MEETING MINUTES: 01/28/2014

On a motion by Commissioner Spears and seconded by Vice Chair Kent, the Commission with a vote of 6-0 (Commissioner Thornton abstained) approved the minutes, with appropriate reference made in the Study

Session Minutes, of the January 28, 2014 meeting.

02/11/2014

The 02/11/2014 agenda review was postponed to allow more time for staff review.

REGULAR AGENDA

2. Request for a Development Plan Review for eight new attached two-story single-family townhomes for **KENNETH PLACE TOWNHOMES (PL120269)**, located at 1419 South Kenneth Place. The applicant/owner is Neil Tang.

Report: [DRCr_Kenneth Place_022514.pdf](#)

Diana Kaminski presented the case by explaining that the applicant had addressed the concerns of the Commission and included a new report that included new information. Ms. Kaminski also referred to two citizens, Mary Abetta and Holly Bowers that had written letters in favor of the project. She continued by telling the Commission the applicant was present to address and further concerns the Commission may have.

Chair Webb invited the applicant up.

Mario Mangiamele from Chandler, AZ, introduced himself on behalf of Neil Tang, the applicant. Mr. Mangiamele continued that their project furthers the goals of the General Plan. Having simply run out of time to provide documentation that all of the Commission's concern had been addressed, Mr. Mangiamele requested that the Commission consider granting a continuance to the applicant. Mr. Mangiamele continued that he believes they are meeting the challenges of integrating multi-family projects into single-family neighborhoods and he hopes that subjectivity is not a factor in the Commission's decision.

The applicant's designer, Tommy Suchart, from Scottsdale, AZ, then approached the Commission with a more in-depth design presentation including images of various project elevations. Mr. Suchart presented the perforated corrugated steel that would be used to help address some of the safety concerns the Commission expressed in the past. Other concerns that had been addressed also included the addition of entry courtyard gates, trash receptacle storage accessible from the outside of each unit, and the alignment of the exterior windows. Mr. Suchart went on to emphasize the reason for the choice of project materials and expressed that he believes the project would improve the streetscape as well as add value to the neighborhood.

Vice Chair Kent asked Mr. Suchart to clarify the opening in the entry courtyard, which Mr. Suchart explained was simply an added opening to add to the vibrancy of the project. Vice Chair Kent did not see the purpose of adding an opening to an area that was gated.

Upon further discussion, which included garbage storage details, entry courtyard gates, and how the corrugated steel will hold up over an extended period, the Commission found that there were details that still needed to be worked out. Ms. Kaminski clarified which details would need to fall within code and building safety compliance.

After no requests for public comment, Chair Webb expressed that he would like to hear a motion to continue the case as to allow Commission Barger, absent from this meeting, to provide his assessment of the project.

On motion to continue PL120269 by Commissioner Tinsley and seconded by Commissioner Spears, the motion failed with a 3-4 vote, with Commissioners O'Melia, Collett, Thornton, and Kent dissenting.

Commissioner Collett then moved to approve the case which was seconded by Commissioner Tinsley, the Commission with a vote of 4-3 approved the case with Chair Webb, Commissioners Spears and Kent dissenting.

3. Request for a Use Permit to allow Tandem Parking and a Development Plan Review consisting of a new 33 unit multi-family development for **JENTILLY LANE CONDOMINIUMS (PL130373)**, located at 1717 South Jentilly Lane. The applicant is Trapezium Consulting.

STAFF REPORT: [DRCR_JENTILLYLANECONDOS.PDF](#)

Sherri Lesser presented the case by reviewing the continued request for the Jentilly Condominiums. Ms. Lesser informed the Commission that the points requested in the last hearing had all been met, and all required conditions for the requested Use Permit have been met.

There were no questions from the Commission to Ms. Lesser.

The applicant, Bruce Tully of the Trapezium Consulting Group, from Scottsdale, AZ began by acknowledging that all of the concerns presented by the Commission had been addressed. These items included the following: providing an updated site plan, updating the landscape plan, limiting the amount of tandem parking to 9 units, and adjusting distances from balconies to the pool.

Commissioner Tinsley asked why the applicant believes he could sell 33 owner occupied units that will not become rental units. Dr. Tully declined to speculate, but expressed that the developer will be operating an HOA and use a management company that has CC&R's in place that will govern the HOA and management company. Future owners of the units will need to abide to these CC&R's and HOA.

After brief commentary by the Commission, Commissioner Collett moved to approve PL130373, which was seconded by Vice Chair Kent. The motion carried, approving the project with a vote of 6-1, with Commissioner Tinsley dissenting.

5. ANNOUNCEMENTS – No announcements.

The meeting was adjourned at 7:10 p.m.

Prepared by: Steve Nagy,
Reviewed by: Ryan Levesque, Senior Planner



Ryan Levesque, Senior Planner