
**Minutes of the
Development Review Commission
November 10, 2015**

Minutes of the regular hearing of the Development Review Commission, of the City of Tempe, which was held at the Council Chambers, 31 East Fifth Street, Tempe, Arizona.

Present:

Paul Kent – Chair
Trevor Barger- Vice Chair
Linda Spears- Commissioner
Angela Thornton- Commissioner
David Lyon- Commissioner
Thomas Brown- Commissioner
Gerald Langston- Alt. Commissioner

City Staff Present:

Ryan Levesque, Dep. Comm. Dev. Dir. - Planning
Suparna Dasgupta, Principal Planner
Obenia Kingsby, Planner I/II
Steve Abrahamson, Principal Planner
Sarah Adame, Comm. Dev. Admin Assistant II+

Absent:

Andrew Johnson- Commissioner
Daniel Killoren- Alt. Commissioner
Margaret Tinsley- Alt. Commissioner

Guest Present: NONE

Number of Interested Citizens Present: 0

Hearing convened at 6:25 p.m. and was called to order by Chair Paul Kent.

CONSENT AGENDA MADE BY CHAIR KENT

- 2) Request for a Code Text Amendment for **DOWNTOWN PARKING STANDARDS (PL150432)**, consisting of changes within the Zoning and Development Code for general parking ratios and transportation overlay district parking reductions specific to properties with the zoning designation of CC, City Center District and establishing an alternate standard for parking requirements in the downtown. The applicant is the Community Development Department.

Public Comment: 0

Motion: Vice Chairman Barger motioned to approve Downtown Parking Standards (PL150432)
Seconded by Commissioner Thornton

Vote: Approved by 7-0

THE BOARD DISCUSSED THE FOLLOWING CASE(S):

- 1) Request for a General Plan Projected Density Map Amendment from Medium – High Density (up to 25 du/ac) to High Density – Urban Core (more than 65 du/ac), a Zoning Map Amendment from GID to MU -4, a Planned Area Development Overlay, and a Development Plan Review for a 90'-0" high mixed used development containing 361 units and 4 live-work units for **CRESCENT RIO (PL150283)**, located at 700 West 1st Street. The applicant is Charles Huellmantel, Huellmantel & Affiliates

Presentation by Applicant, Charles Huellmantel

Mr. Huellmantel stated a brief description of the project and informed the Commission that his team needs some extra time to address some of the concerns raised by City staff.

Questions from the Commission:

Chairman Kent expressed his concern with the density issue of this project based on bedrooms and height.

Commissioner Lyon stated that he would like to talk more about the density issue. Commissioner Lyon also requested Mr. Huellmantel to provide an exhibit that shows the project in its larger context.

Chairman Kent expressed that he would like the project to provide more grass or turf. Mr. Huellmantel explained that they are working on exhibits that will incorporate more grass into the project.

Commissioner Spears expressed her concerns regarding maintaining the neighborhood and pedestrian scale on 1st Street and the applicant's willingness to reduce the height of the building facing 1st Street.

Commissioner Langston asked if there have been any neighborhood meetings to allow the neighbors a time to comment. Mr. Huellmantel stated that a neighborhood meeting was held and City staff was present at the meeting along with two people from the public.

Vice Chairman Barger informed the public that this agenda item is being continued to another date but if there are any member of the public who wishes to speak can do so now.

Public Comment: 1

Mark Onia, Tempe, stated that he thinks it's a good fit for what they are trying to accomplish within the 1st Street Corridor and that it will fit in with the other projects.

Chairman Kent asked Mr. Onia what is his relationship was as it relates to this project and Commissioner Brown asked Mr. Onia if he is a land owner or a home owner. Mr. Onia responded and said that he is a future property owner on 1st Street.

MOTION: Vice Chairman Barger moves to continue the case Crescent Rio (PL150283) to December 08, 2015.

Seconded by Commissioner Thornton

VOTE: Approved 7-0

DECISION: Request for a General Plan Projected Density Map Amendment from Medium – High Density (up to 25 du/ac) to High Density – Urban Core (more than 65 du/ac), a Zoning Map Amendment from GID to MU -4, a Planned Area Development Overlay, and a Development Plan Review for a 90'-0" high mixed used development containing 361 units and 4 live-work units for CRESCENT RIO (PL150283), located at 700 West 1st Street approved to be continued to December 08, 2015.

Staff Announcements:

Development Review Commission Retreat December 10th, 2015, 11:00 am – 4:00pm

Staff, Ms. Dasgupta advised the Commission that if there other items or projects that they would like to discuss and see at the Retreat that should go on the Agenda to please let staff know as soon as possible.

Chairman Kent stated that they would like to tour Skywater and other projects along Apache.

Upcoming Agendas:

December 8th, 2015 Regular Meeting agenda has four projects: Character Areas – Alameda and Apache, Crescent Rio, McClintock MarketPlace, Howe Avenue Apartments, Hardy Townhomes, The Pier and The Valor on 8th.

December 8th, 2015 Study Session agenda will have a presentation from The Maxwell on College.

There being no further business the meeting adjourned at 6:51 pm.

Prepared by: Sarah Adame

Reviewed by: Suparna Dasgupta



Suparna Dasgupta, Principal Planner, Community Development Planning