# Minutes of the Development Review Commission MAY 10, 2016

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

Present:
Paul Kent – Chair
Trevor Barger - Vice Chair
Angela Thornton – Commissioner
Thomas Brown – Commissioner
David Lyon - Commissioner
Linda Spears - Commissioner
Andrew Johnson – Commissioner

City Staff Present:
Suparna Dasgupta, Principal Planner
Diana Kaminski, Senior Planner
Karen Stovall, Senior Planner
Sarah Adame Admin Assistant II+

Absent:
Margaret Tinsley - Alt. Commissioner
Daniel Killoren - Alt. Commissioner
Gerald Langston - Alt. Commissioner

Guests Present: NONE

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Hearing convened at 6:14 p.m. and was called to order by Chair Paul Kent.

Consideration of Meeting Minutes:

1) Study Session March 22, 2016
   MOTION: Motion made by Commissioner Brown to approve Study Session minutes for March 22, 2016
   Seconded by Commissioner Thornton
   VOTE: Motion passes 5-0 with Vice Chair Barger and Commissioner Spears in abstention

2) Regular Meeting March 22,2016
   MOTION: Motion made by Commissioner Thornton to approve Regular Meeting minutes for March 22, 2016
   Seconded by Commissioner Lyon
   VOTE: Motion passes 5-0 with Vice Chair Barger and Commissioner Johnson in abstention

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The following items were considered for Consent Agenda:

4) Request for Preliminary Subdivision Plat consisting of the relocation of Gilbert Drive and combining three lots to create a new lot for SCOTTSDALE 202 (PL16001), located at 722 N Scottsdale Road. The applicant is Jake Griffin of EEC, Inc.

   MOTION: Motion made by Vice Chair Barger for approval of the request for Preliminary Subdivision Plat consisting of the relocation of Gilbert Drive and combining three lots to create a new lot for SCOTTSDALE 202 (PL16001), located at 722 N Scottsdale Road.
   Motion was seconded by Commissioner Thornton.
   VOTE: Motion passes 7-0 Approved

The following items were considered for Public Hearing:

3) Request for a Development Plan Review for a new two-story, six unit multi-family developments for 1037 FARMER (PL160053), located at 1037 South Farmer Avenue. The applicant is Form Third.

PRESENTATION BY STAFF:
Karen Stovall, Senior Planner, provided a brief description of the case including the location of the site, the history, current zoning of the property with aerial, elevations, landscaping plans, parking statistics, materials overview and design plans.

Commissioner Spears asked staff if the parking requirements are based on the number of units and not the number of bedrooms. Ms. Stovall replied that the parking requirements are based on the number of bedrooms.

Commissioner Thornton asked staff why community input was not required.Ms. Stovall replied that Development Review Applications do not require neighborhood meetings.

Vice Chair Barger asked if this project will continue on to City Council. Ms. Stovall replied that no, it will not.

Chair Kent confirmed with Ms. Stovall that this project will be heard by City Council only if an appeal was filed.

PRESENTATION BY APPLICANT:
Robert Des Rosiers, the applicant, provided a brief presentation of the project. He stated that the project is within the parameters of the R-3 zoning requirements. Some of the key elements being introduced are the units further to the west are proposed to have a shaded private patio space on both the first floor and second floor. Also the massing will have a contemporary look that is consistent with the neighborhood and to accommodate mechanical equipment on the roof tops. These would be screened and not visible to the street.

Chair Kent asked the applicant to describe the landscape plan and to explain if there is actually Bermuda sod going to be used per the plans shown. The applicant clarified the turf was originally proposed but it was later changed to xeriscape. Chair Kent asked if the applicant would be opposed to some turf on the Farmer side. The applicant indicated that he would prefer xeriscape but would add turf if that is a condition of approval by the Commission.

Vice Chair Barger confirmed with the applicant regarding the condition of approval from staff for 50% vegetative ground cover.

Commissioner Spears asked if the units will be rented by the bedroom or by the unit. The applicant responded that proposed project will be rented by the unit. Commissioner Spears wanted to know if there are any restrictions on the number of people that can live in those units. The applicant stated that that he is assuming that there would be one person in each of those units.

Commissioner Brown asked the applicant how the garbage and recycling pick up would work. The applicant stated that the residents are required to roll out the bins along the front, much like a single family pick-up. The sidewalk will be constructed for a dedicated space to place garbage and recycling bins.

Commissioner Spears asked the applicant to explain where the bins would be stored on-site. The applicant stated that the bins would be stored on the northeast corner of the site and it will be the tenant's responsibility to move the bins back and forth. Commissioner Spears asked who will enforce that. The applicant replied that there would be a property management team to maintain the property.

Commissioner Lyon asked if the applicant could address why the sidewalk runs up next to a few bedroom windows. The applicant responded that due to design challenges caused by parking he reduced a few units from 4 bedrooms to 2 bedrooms and now there are 2 units west on Farmer that are 2 bedrooms along the sidewalk that have shot gun windows which allows light into the unit but not sight from the outside.

Commissioner Lyon asked if the applicant could address the color choices. The applicant expressed that they wanted to keep the colors neutral pallet and contemporary colors.

PUBLIC COMMENT:
Karen Gitilis, Tempe resident, expressed her thoughts that her neighborhood had the ugliest buildings. She thinks that this project is a relief and pleasure to have in the neighborhood. She appreciates that this two-story building has windows that she likes. She stated a list of elements that she would like changed such as bedrooms and parking. Ms. Gitilis stated that she has concerns for the preservation of the neighborhood. One concern is the widening the sidewalk. She would like it to stay with the original planning of the neighborhood. She was concerned about the walls on the side and in the front of the property. She stated that the walls do not go with the character of the area. She is also concerned about the rents that would be charged for these units. She would also like the ability to provide neighborhood feedback on new developments in this area even though a development plan review for a project by right does not require neighborhood meetings.

Vice Chair Barger asked Ms. Gitilis to confirm that she finds the 3-foot high walls located in the front of the property as acceptable? Ms. Gitilis stated that she does not like them because they separate the house from the very open neighborhood.

Chair Kent expressed that he is unsure of where the trash bins would be placed and he also asked if Ms. Gitilis is concerned about having too much parking and that the parking be kept off the streets.

Commissioner Spears clarified that there are 22 bedrooms, 20 parking spaces, and 6 bicycle parking spots therefore there wouldn't be any guest parking. She does think that there is excess parking.

Brian Spear, Tempe resident, expressed that he is aware that the City would like to make all the sidewalk uniform but the character of the neighborhood is to have narrow sidewalks. Regarding the wall in the front of the property, he does think it would be better to have low or not there at all. Mr. Spear asked if all the power lines on Farmer could be undergrounded. Mr. Spear suggested that he would like to have a sit down with the developer in a small group with residents in that area and how it would be great to get some feedback.

Chair Kent clarified that the powerlines are undergrounded with each new development that is built.

Mr. Des Rosiers stated that the sidewalk as shown on the plans have been designed per requirements of the City.

Ms. Stovall stated that the applicant was directed by Public Works Department to design the sidewalk this way and to design the sidewalk to jog slightly for the placement of the trash and recycle bins on the sidewalk in order to maintain a minimum 4-foot clearance for pedestrians.

Vice Chair Barger asked Ms. Stovall to clarify how the on-street parking on Farmer would work on garbage pick-up days. Ms. Stovall explained that the location where the garbage pick-up area is designated, the street is currently designed to not allow any parking. Additionally, per Public Works Solid Waste, all such streets have signs posted to indicate "no parking" so that no one is parked on-street for those days when the regular pick-up occurs.

Vice Chair Barger asked Ms. Stovall if Transportation has reviewed and approved this plan.Ms. Stovall confirmed that the plans have been approved by the City's Public Works Department including Transportation and Solid Waste Divisions.

Ms. Dasgupta also clarified that the sidewalk is not meandering but just widened only at the designated location for placement of the trash and recycling bins in order to maintain a clear path for pedestrian and ADA accessibility. The location is not a permanent trash and recycling bin location but designed for bins to be rolled out only on pick-up days.

Commissioner Johnson asked if the path of the sidewalk would be like a typical sidewalk path with bin areas adjacent. Ms. Stovall advised that the footprint of the bin will be marked with some type of stamp concrete and the details of that would be worked out with construction plans.

The applicant addressed the wall and landscape comments. He stated that the wall is between 30 to 36 inches and was designed to create private front porch for the resident.

The applicant stated that the project provided the minimum parking that is required by the code and was designed to keep create a driveway and not to make the parking a dominant feature onsite.

Vice Chair Barger asked the applicant if he would be willing to consider more bike parking and security for the bike parking. The applicant responded they would consider 2 to 4 additional bike parking spaces. As far as the location of the bike parking this is the best area possible.

Chair Kent asked the applicant to describe the walls around the entire project. The applicant described the height, materials and design of the walls that would surround the project.

DISCUSSION BY THE COMMISSION:
Commissioner Spears expressed that she is having an issue with the number of bedrooms. She thinks that the number of bedrooms defines that this project is for student housing. She would prefer that the leasing be by the bedroom and not the units. Then the property would have control over who is living there. She thinks that the parking is going to be tight with 22 bedrooms and 20 parking spots.

Vice Chair Barger expressed that he likes the design of the project. He is not sure that he likes the accent colors but he does like the small use of the window wells. He has the same concerns as Commissioner Spears regarding the bedroom count. He is concerned about the location of bike parking and would like the applicant to continue working with staff to find additional bike parking spaces and security. He appreciates the low water use front yards.

Commissioner Johnson expressed that he likes the project and its aesthetics. He agrees that this is definitely an improvement to the area. He does not have any problems with the desert landscaping and would not be in favor of stipulation to add turf. He feels that there is work to be done on the bike parking. He supports that the developer work with the neighbors and staff regarding the design of the sidewalk to make it more consistent with the character of the neighborhood.

Commissioner Lyon expressed that he thinks this is a bold design and it pays off very handsomely. He does not like the dark coloring of the building as a whole. He is concerned with the windows near the sidewalks. He also would like to see more bicycle parking.

MOTION: Motion made by Vice Chair Barger approve (PL160053) a request for a Development Plan Review for a new two-story, six unit multi-family developments for 1037 FARMER (PL160053), located at 1037 South Farmer Avenue with modified and additional stipulations:

- Work with staff to provide addition bicycle parking spaces. (ADDED BY COMMISSION)
- The trash/recycle bin locations on Farmer Avenue shall be delineated with stamped/exposed aggregate concrete so that the paving does not blend with the 4' wide plain concrete of the sidewalk. (ADDED BY COMMISSION)
- Revised Landscape condition #17 (now #19):
- Condition #19. Provide a minimum 50% 80% vegetative ground cover along Farmer Avenue street frontage. The 50% 80% coverage is calculated at five years of growth. (MODIFIED BY COMMISSION)

Commissioner Brown stated that a motion detector on a bike rack will set it off every time someone approaches it. An enclosure means a bulky fence and that may not work. Commissioner Brown suggests dropping those stipulations.

Motion made by Vice Chair Barger to remove the condition for a motion sensor and enclosure.

Chair Kent asked the applicant if he agrees with the stipulations. The applicant did agree.

The motion was seconded by Commissioner Thornton for approval.

Ms. Stovall clarified to Chair Kent regarding the placement of the window as it relates to the code and that the applicant has addressed the comment by increasing the height of the window. The code requires 10 feet separation from sleeping areas and the applicant met the intent of the code with an alternate design.

VOTE: 6-1 Motion passes approved with Commissioner Spears in the opposition.

Staff Announcements:
Ms. Dasgupta reviewed the agenda for May 24th 2016 with the Commission.

There being no further business the meeting adjourned at 7:29pm.

Prepared by: Sarah Adame

Reviewed by:

Suparna Dasgupta, Principal Planner, Community Development Planning