

Minutes of the Development Review Commission August 8, 2017

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:

Chair Linda Spears
Vice Chair David Lyon
Commissioner Thomas Brown
Commissioner Philip Amorosi
Commissioner Andrew Johnson
Commissioner Michael DiDomenico
Alternate Commissioner Barbara Lloyd
Absent:
Commissioner Scott Summers
Alternate Commissioner Nicholas Labadie
Alternate Commissioner Angela Thornton

City Staff Present:

Suparna Dasgupta, Principal Planner
Diana Kaminski, Senior Planner
Lee Jimenez, Senior Planner
Obenia Kingsby, Planner II
Cynthia Jarrad, Administrative Assistant

Hearing convened at 6:00 p.m. and was called to order by Chair Linda Spears.

Consideration of Meeting Minutes:

The following Agenda items #1 and #2 were considered together.

- 1) Study Session Minutes, July 25, 2017
- 2) Regular Meeting Minutes, July 25, 2017

MOTION: Motion made by Vice-Chair Lyon to approve Study Session and Regular Meeting minutes for July 25, 2017. Motion seconded by Commissioner Johnson.

VOTE: Motion passes 6-0.

The following Agenda items #3 and #4 were considered together on consent agenda.

- 3) Request for a Development Plan Review consisting of a new entertainment building with indoor racetrack and bar and restaurant uses for **DAYTONA RACING EXPERIENCE (PL170200)**, located at 8525 S Emerald Drive. The applicant is Ideation Design Group
- 4) Request approval of a Use Permit to allow vehicle sales (indoor) and a Development Plan Review for a new industrial building consisting of 161,168 square-feet of above and below ground warehouse and 13,106 square-feet of two story office for **PRECISION FLEET SERVICES (PL160420)**, located at 360 South Smith Road. The applicant is Artec Design.

MOTION: Motion made by Commissioner DiDomenico to approve Agenda items #3 and #4. Motion seconded by Commissioner Lloyd.

VOTE: Motion passes 7-0.

- 5) Request approval of a Use Permit to allow tandem parking; a Use Permit Standard to increase the maximum allowed building height from 30 to 32 feet; and a Development Plan Review for a new 20-unit, attached single-family development for **2nd & HARDY TOWNHOMES (PL170152)**, located at 225 South Hardy Drive. The applicant is Pacific Rim Property Investments, Ltd.

PRESENTATION BY STAFF:

Mr. Obenia Kingsby, Planner II, gave a presentation about the project. He stated the proposed project is at the southeast corner of Hardy Drive and 2nd Street, and is zoned R-3, multi-family. The applicant is requesting a single-family attached development consisting of 20 dwelling units in 3 buildings; one building has 10 units and the other two contain 5 units each. The applicant seeks a use permit for tandem parking, a Use Permit Standard to increase the maximum allowed building height from 30 to 32 feet, and a Development Plan review including site plan, building elevations, and landscape plan. The project meets the development standards for the zoning district, with the exception of building height, which is the reason for the request for the Use Permit Standard. All units are 3-story and have a tandem parked garage at the bottom floor. There is an amenity building and a common area pool; there are an additional 13 surface parking spaces provided on-site for guests. Staff recommends approval of the project subject to the conditions.

Commissioner DiDomenico asked why the applicant needed the Use Permit Standard for increased height. Mr. Kingsby replied that it allows for more variation in the vertical plane of the building, which gives it a bit more visual interest, rather than a flat-line roof. Staff feels that it fits with the general height and character of what is currently in that area.

PRESENTATION BY APPLICANT:

Mr. Anthony Miachika of Pacific Rim Property Investments, the owner/developer of the site, and Mr. Tor Stuart the architect for the project, gave a presentation. Mr. Stuart pointed out that this team had also developed the property at 5th and Hardy. They presented renderings and spoke about high quality building materials used, color palette, design, landscaping and shading, etc. The units each have second floor balconies. The lot is currently quite a mess, and this will be a major improvement to the neighborhood. The project will include a common area pool and an amenity building, with the amenity building matching the architectural style of the townhouses. The project meets all of the Zoning and Development Code requirements; he read aloud part of the code. They have asked for additional height because they responded to the staff request for more articulation at the roof level, which they accommodated while still maintaining the living spaces and ceiling heights within the units. The additional height actually is caused by parapets; they are here and there, not all around the building. The rest of the building remains at 30 feet. The tandem garages will not affect the neighborhood at all, each unit has two tandem spaces in the garage, the garages are large enough to also accommodate bikes, refuse, etc. This is a for-sale product, and the people who own the units will most likely be living there, they do not expect a student population. They are three-bedroom units. The units are staggered to mitigate privacy issues. They are excited about this project and feel it will be a great addition to Tempe.

Commissioner Amorosi inquired if the windows utilized are dual pane and high efficiency. Mr. Stuart replied that they were.

Vice-Chair Lyon stated he appreciated the effort in materials, renderings, design, and presentation. However, his subjective opinion is that the 10-unit building is too repetitious; all units look precisely the same. He wondered if the applicant is willing to look at making some aesthetic changes. Mr. Stuart replied that he likes that idea as well, but the challenge as architects and developers is that this is a townhouse development and building code requires that each unit be structurally independent, so there is less flexibility. Mr. Miachika stated that he knows it is personal opinion, but he also feels that the building has visual interest because of surrounding landscape, changing shadows, etc. Vice-Chair Lyon stated he understood that the units need to be structurally independent, but he still feels the look is too much "cut and paste."

Commissioner Brown stated that he agreed with Vice-Chair Lyon about the look of the 10-unit building, it has a "zipper-like feel," he hopes the look might be broken up a bit with the landscaping. He also inquired as to the price point. Mr. Miachika replied that they have not determined price point yet. Commissioner Brown asked what the finishes would be like, are they upper end? Mr. Miachika responded yes, there are high-end finishes such as quartz countertops, stainless appliances, etc.

Commissioner Lloyd inquired about the fact that there is room for bike storage in the garages, but there is no bicycle parking shown. Will there be added bicycle parking, and also can the applicant address landscape or other shade for the west-facing ten-unit building. Mr. Stuart replied that they had originally had a 4-bike bike rack next to the amenity

center, but during the design and changes, they had to take it out, and then were instructed to add it back in, which they will do. In regards to the shade issue, that side of the building will have seven giant trees that will shade those second balconies. Also, the design insures the windows are recessed and further protected from the direct sun.

Commissioner Johnson inquired about heat gain on the 3rd floor, he asked if those windows actually open. Mr. Miachika stated that yes, they are slider windows and they do open. Each bedroom has ceiling fans as well. Commissioner Johnson also asked about the private courtyards in front of each unit, and will the homeowners have license to do whatever they would like there? Mr. Stuart responded that the courtyards are only about ten by ten feet, and they have not decided specifics yet, it well may be homeowner directed.

Ms. Dasgupta pointed out that (in regards to Commissioner Lloyd's previous question); Stipulation #3 requires additional bicycle parking for guests as part of the project.

PUBLIC COMMENT:

Mr. John Leatherwood of Tempe stated that he owns 804 W. 2nd Street, which is just east of the proposed project. He publicly supports this project, the project this applicant developed at 5th and Hardy has had a great impact on the neighborhood, especially visually and simply for removing what was previously there. He feels this project will also enhance the neighborhood and he is looking forward to having it completed.

COMMISSION COMMENTS:

Commissioner Amorosi stated that he likes the project and he will support it.

Vice-Chair Lyon stated that overall it is a great project, even with his misgivings about the "zipper feel," he will support it.

MOTION: Motion made by Commissioner DiDomenico to approve a Use Permit to allow tandem parking; a Use Permit Standard to increase the maximum allowed building height from 30 to 32 feet; and a Development Plan Review for a new 20-unit, attached single-family development for **2nd & HARDY TOWNHOMES (PL170152)**, located at 225 South Hardy Drive. Motion seconded by Vice-Chair Lyon.

VOTE: Motion passes, 7-0.

STAFF ANNOUNCEMENTS:

Ms. Dasgupta reviewed the agenda for the August 22, 2017 Development Review Commission meeting, and stated the DRC/Staff retreat was scheduled for September 25, 2017 from 5pm – 8pm in Hatton Hall.

There being no further business, the meeting was adjourned at 6:30 pm.

Prepared by: Cynthia Jarrad



Reviewed by:
Suparna Dasgupta
Principal Planner, Community Development Planning