



Minutes of the Development Review Commission January 9, 2018

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

Present:

Chair Linda Spears
Vice Chair David Lyon
Commissioner Michael DiDomenico
Commissioner Thomas Brown
Commissioner Philip Amorosi
Commissioner Andrew Johnson
Alternate Commissioner Nicholas Labadie

Absent:

Commissioner Scott Sumners
Alternate Commissioner Barbara Lloyd
Alternate Commissioner Angela Thornton

City Staff Present:

Chad Weaver, Community Development Director
Ryan Levesque, Comm. Dev. Deputy Director – Planning
Suparna Dasgupta, Principal Planner
Karen Stovall, Senior Planner
Diana Kaminski, Senior Planner
Obenia Kingsby, Planner II
Cynthia Jarrad, Administrative Assistant

Hearing convened at 6:10 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, December 12, 2017
- 2) Regular Meeting Minutes, December 12, 2017

MOTION: Motion made by Commissioner DiDomenico to approve Study Session and Regular Meeting minutes for December 12, 2017. Motion seconded by Commissioner Amorosi.

VOTE: Motion passes, 6 - 0.

The following, Agenda items #3, #4, # 6, and #8, were considered together on Consent Agenda:

- 3) Request for a Development Plan review consisting of a new six-level parking garage for **DISCOVERY BUSINESS CAMPUS – SITE 3 PARKING STRUCTURE (PL170351)**, located at 2190 East Elliot Road. The applicant is Gammage and Burnham P.L.C.
- 4) Request for a Use Permit to allow a residential use in the CSS district, a Use Permit Standard to increase the maximum allowed building height from 35 ft. to 42 ft., and a Development Plan Review of a reuse of an existing building consisting of 22 multifamily dwelling units for **APACHE AND OAK (PL160429)**, located at 1461 East Apache Boulevard. The applicant is artHAUS Projects.
- 6) Request for a General Plan Density Map Amendment from Medium to High Density (up to 25 du/ac) to High Density (up to 65 du/ac); a Zoning Map Amendment from R1-6 (single-family) to R-5 (multi-family); a Planned Area of Development Overlay; and Development Plan Review, consisting of a new four-story, 276 dwelling unit multi-

family development for **ALLIANCE BROADSTONE RIO SALADO (PL170272)**, located at 2325 East Rio Salado Parkway. The applicant is Huellmantel & Affiliates.

- 8) Request for a Code Text Amendment for **ACCESSORY DWELLING UNITS (PL170425)** consisting of changes for accessory dwellings and amendments to the guest quarters regulations found in Section 3-402 and 3-411. The applicant is the City of Tempe.

MOTION: Motion made by Vice Chair Lyon to approve Agenda items #3, #4, #6, and #8. Motion seconded by Commissioner DiDomenico.

VOTE: Motion passes, 7-0.

The following, Agenda item #5, was considered on Consent agenda.

- 5) Request for a Zoning Map Amendment from CSS TOD to MU-4 TOD, a Planned Area Development Overlay, and a Development Plan Review, consisting of a new five-story, mixed-use development containing 285 dwelling units and commercial uses for **PARK PLACE (PL170166)**, located at 1201 East Apache Boulevard. The applicant is Huellmantel & Affiliates.

MOTION: Motion made by Vice Chair Lyon to approve the request for a Zoning Map Amendment from CSS TOD to MU-4 TOD, a Planned Area Development Overlay, and a Development Plan Review, consisting of a new five-story, mixed-use development containing 285 dwelling units and commercial uses for **PARK PLACE (PL170166)**, with modified conditions as presented by staff during the Study Session, additionally the new condition regarding masonry veneer shall be further modified to read "Applicant shall work with staff to provide masonry veneer selection with more variation."

VOTE: Motion passes, 7-0.

- 7) Request for a Zoning Map Amendment from R-3 to R1-PAD with a Planned Area Development Overlay and a Development Plan Review consisting of a new three-story 15 unit attached single family development for **FARMER TOWNHOMES (PL170280)**, located at 612 South Farmer Avenue. The applicant is Gammage & Burnham, PLC.

PRESENTATION BY STAFF:

Ms. Diana Kaminski gave a short presentation on the project. She listed the entitlements requested, spoke about the current zoning and the surrounding area. She shared site plan, elevations, floor plans, etc. She spoke about the configuration of the buildings and units and explained that front doors face 7th Street and also Farmer Avenue. Refuse collection will be off the alley to the north, which is being improved for this project. There is an amenity area at the northwest side of the site which includes a barbeque and seating area and additional bike parking for guests. Each unit has a two-car garage, with additional guest parking on site. There is a landscape buffer which runs along each side of the property, and street trees on the frontage of each side as well. The applicant worked with the property to the east to assure a consistent palette for landscape design. She spoke about materials and colors, and stated these will be a for-sale, owner occupied product. In closing she stated that there had been one letter of support, which is included with the report this evening, and one letter of opposition received earlier today.

Ms. Lindsay Schube of Gammage & Burnham, PLC stated she was here on behalf of the owner and developer, Desert Viking. She stated Desert Viking is experienced with many different types of buildings, and they are known for maintaining the characteristics of any given neighborhood. Their products are all individualized to be complementary to their community. She again reviewed the entitlement requests and shared photos of projects surrounding this area, reiterating how the buildings are complementary and appropriate. She talked about a few specifics, including that the applicant listened to Commission member's suggestions at the previous Study Session, and increased the balcony size. There is 11% less building coverage than what is allowed here, and this project is consistent with the 2040 General Plan as well as the ideas/concepts in the draft Character Area 3 plan.

Mr. Robert DesRosiers of Form Third, architect for the project, then spoke. He mentioned again how the project was designed with context in mind, such as the fact that there is direct street access from the units in most development in this area, and these buildings would have the same feature. He explained that there is vehicular access from Farmer Avenue, but also from the alleyway. After meeting with the Commission at a previous Study Session, they have enlarged and activated the balconies and added them for the third floor. They have also enlarged windows and added canopies over the two bedroom windows at the third story, and added barbeque and built-in seating to the courtyard. They are also continuing to evaluate incorporation of sustainable features. He shared renderings of the spaces, courtyard, etc. In response to a question from Commissioner DiDomenico about whether there would be overhead power lines, Mr. DesRosiers responded that this was still being worked out. Ms. Kaminski interjected that the power lines in this area will be undergrounded. Mr. DesRosiers closed by stating they had addressed all the neighbor's concerns as well as the concerns of the Commission. Ms. Schube added that this is a high-quality project which will add much needed housing in Tempe.

Commissioner Amorosi stated he liked the larger balconies, but he noticed that residents of Building B would have no views of downtown, only views of the other buildings. He wondered if those would be priced differently. Ms. Schube responded yes, they would be, and pointed out that they are all beautiful units, and the "draw" for this building is the proximity of the courtyard as well.

Commissioner Brown inquired about the quality and variation of the front doors, are they all clear glass like the rendering? Mr. DesRosiers responded that buyers will have several options for front doors as well as garage doors. Commissioner Brown asked what the price point would be for these 1400 square foot units. Ms. Schube responded that the price point is still being evaluated.

Vice Chair Lyon inquired about the exact width of the driveway between Building B and C. Mr. DesRosiers responded that it is 24 feet, the minimum requirement is 23 feet.

Commissioner Johnson stated he was a bit confused over the aesthetic of the surrounding neighborhood and the color scheme for these buildings, this project seems plain by comparison, and not in line with the pops of color in the surrounding area. Were there other color schemes considered? Mr. DesRosiers responded that the colors and materials were intentional, they wanted to go with a more neutral palette, believing it is more contemporary and transitional.

Commissioner Brown stated that the balcony fences, which are shown on the rendering as horizontal bars, do not appear to be safe, and they should be enhanced with a mesh product or something similar for safety. Ms. Schube agreed with him, and stated that would not be a problem, they would work that out with staff.

PUBLIC COMMENT:

Mr. Philip Yates, president of the Riverside Neighborhood Association questioned if there was enough parking for this project, he does not believe so. He also pointed out that it has not been disclosed how much these units will cost, but this is an area of the city where affordable housing is needed. He does not like the color, nor the setbacks.

APPLICANT RESPONSE:

Ms. Schube stated that this project meets the parking requirements, and they have staff approval on parking. She realizes that color and design are very subjective, but the developer believes this color scheme fits and complements the neighborhood.

Commissioner DiDomenico inquired if the roofs are activated at the top level. Mr. DesRosiers responded that there is not a roof deck, only a roof hatch provided to each unit for access to mechanical equipment.

COMMISSION COMMENTS:

Vice Chair Lyon stated that regarding aesthetics and color, his opinion is that he would like to see it simpler and more elegant than it is currently, so it proves the subjectivity of these issues, as there are differing opinions within the Commission itself.

Commissioner Brown stated that the design is greatly improved, he likes it and will support it. He believes the 24 feet of drive space is on the edge of being acceptable, but overall, he is in support.

Commissioner Johnson stated he is a fan of the site layout and likes the use of the alleyway. He appreciates the floor plans, outdoor space, and the street-facing units. He said that he also in favor of elegance, but the colors are bland and do not add to the neighborhood. He also understands this is very subjective.

Commissioner Amorosi said for the record this is “not his cup of tea” but he appreciates that the developer has improved the design and he will support.

Vice Chair Lyon stated he believes this is a good project and wants to be on the record as saying what he likes about this project versus some that they have seen in the past, is the site layout is favorable for circulation of vehicles, there are a lot of options for moving a vehicle throughout and in and out of the site, so overall it is a good, functioning environment. He believes there are good views from many of the units and he will support.

Chair Spears stated that she had lived in an area in which there were units that did not have views of the outside, but only of the interior courtyard or space, and those were actually the more desirable units. She appreciates that the developer listened to the Commission’s suggestions, and likes the larger balconies and privatized front entryways.

MOTION: Motion made by Commissioner Labadie to approve Zoning Map Amendment from R-3 to R1-PAD with a Planned Area Development Overlay and a Development Plan Review consisting of a new three-story 15 unit attached single family development for **FARMER TOWNHOMES (PL170280)**, located at 612 South Farmer Avenue. Motion seconded by Vice Chair Lyon.

VOTE: Motion passes, 7-0.

STAFF ANNOUNCEMENTS:

Ms. Dasgupta reviewed the agenda for the January 23, 2018 Development Review Commission meeting. There are currently three items on the agenda.

There being no further business, the meeting was adjourned at 7:00 pm.

Prepared by: Cynthia Jarrad



Reviewed by:
Suparna Dasgupta
Principal Planner, Community Development Planning