



Minutes of the Development Review Commission Study Session March 13, 2018

Minutes of the Study Session 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 Thomas Brown
Commissioner Philip Amorosi
Commissioner Scott Sumners
Alternate Commissioner Barbara Lloyd

Absent:

Commissioner Michael DiDomenico
Commissioner Andrew Johnson
Alternate Commissioner Nicholas Labadie
Alternate Commissioner Angela Thornton

City Staff Present:

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

Chair Linda Spears began the Study Session at 5:36 p.m.

Review of February 27, 2018 Minutes

- Item #1 - Study Session Minutes
- Item #2 –Regular Meeting Minutes

Review of March 13, 2018 Regular Meeting Agenda

Item #3 – Taco Bell (PL170417) – on consent with revised Site Plan.

Staff noted that the revision to the site plan resulted in a minor modification to the DPR180030 condition of approval number 1 to now state:

Except as modified by conditions, development shall be in substantial conformance with the site plan, building elevations, and landscape plan dated ~~February 1, 2018 (received February 5, 2018)~~ March 8, 2018. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Item #4 – Streetlights Rio (PL180026) – on consent with an added condition of approval.

Staff noted that there is a new condition of approval being added to ZON180011 that states:

The property owner(s) shall ensure that the parcel configurations and boundaries on the Maricopa County Assessors Map conform to Lots 9 and 10 of the 2100 Rio Salado Business Park II plat dated June 1, 2017.

Item #5 – 22 West 9th Street (PL170426) – to be heard

- Item #6 – Windes-Bell House (PL170427) – to be heard
- Item #7 – Harris House (PL170428) - to be heard
- Item #8 – Barnes House (PL170429) - to be heard
- Item #9 – McGinnis House and Parcel (PL170431) - to be heard
- Item #10 – Rifkin Residence (PL170437) - to be heard
- Item #11 - Klett Residence (PL170438) - to be heard
- Item #12 – 1203 South Ash Avenue (PL170439) - to be heard
- Item #13 – Gitlis-Douglass Residence (PL170440) - to be heard
- Item #14 – Sandstedt Residence (PL170441) - to be heard
- Item #15 – PAD/Zoning Extensions (PL180053) – on consent

Project Update by Staff (City Council Action Items): Mr. Ryan Levesque updated Commission members on the most recent City Council meeting, which was held on March 8, 2018. He stated “The Hayden” project was approved that evening.

Announcements: Ms. Dasgupta reviewed the Agenda review for the next meeting, scheduled for March 27, 2018. There are currently three projects on the agenda.

Presentation: Mr. Reza Farrokh of Farco, PLLC, along with an owner’s representative, gave a brief presentation on a proposed development at 1117 E. Spence Avenue. The tentative name is “Spence,” and it will be a seven-unit residential, multi-family building. They shared elevations and renderings and talked about materials, colors, etc. The Commission members gave feedback, that included the following:

- Front doors are not visible or prominent, provide prominent entryway that has a sense of arrival, (portico was suggested).
- There is no street front presence to the units
- There are not enough windows on the building elevations
- Use of materials should be more than metal and stucco, use masonry also
- Provide more color variation on elevations.
- Provide livable patio space
- Provide amenity area for residents
- Provide design that looks like owner occupied product, not rental product
- Concern about privacy to adjacent properties
- Concern about lack of yard or open area for residents
- Concern about parking being inadequate (need covered) for a for-sale product
- Where is guest parking
- How does loading zone and refuse work
- On formal presentation include landscape plan, perspectives, etc,
- The size of the units is “good if it is a for-sale product,” everything else “says for-rent”
- Commission said come back with clear vision if this is for-sale or for-rent
- Provide owner occupied product not apartments
- Do not enclose street front with tall walls

The Study Session adjourned at 6:02 p.m.

Prepared by: Cynthia Jarrad



Reviewed by: Suparna Dasgupta
Suparna Dasgupta, Principal Planner