



## Minutes of the Development Review Commission September 12, 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 David Lyon  
Commissioner Don Cassano  
Commissioner Andrew Johnson  
Commissioner Scott Sumners  
Alternate Commissioner Angela Thornton,  
Alternate Commissioner Barbara Lloyd

Absent:

Vice Chair DiDomenico  
Commissioner Thomas Brown  
Commissioner Philip Amorosi

City Staff Present:

Chad Weaver, Director, Community Development  
Ryan Levesque, Deputy Director – Planning, Comm. Devel.  
Suparna Dasgupta, Principal Planner  
Diana Kaminski, Senior Planner  
Obenia Kingsby III, Planner II  
Cynthia Jarrad, Administrative Assistant  
Christopher Ray, Administrative Assistant

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Hearing convened at 6:06 pm and was called to order by Chair David Lyon.

**Consideration of Meeting Minutes:**

- 1) Study Session Minutes: NONE
- 2) Regular Meeting Minutes: NONE

**Consent Agenda:**

- 3) Request a Use Permit to allow a mini-warehouse/rental storage facility in the General Industrial (GID) zoning district and a Development Plan Review for a new 126,149 square-foot building for **BEYOND SELF STORAGE**, located at 8303 South Priest Drive. The applicant is Kimley Horn and Associates, Inc. (**PL180183**)

**MOTION:** Motion made by Commissioner Cassano to approve **PL180183**. Motion seconded by Commissioner Thorton

**AYES:** Chair Lyon; Commissioners Cassano, Johnson, Sumners, Thorton, and Lloyd

**NAYS:** None

**ABSENT:** Vice Chair DiDomenico; Commissioners Brown, and Amorosi

**VOTE:** Motion passes, 6-0

- 4) Request a Development Plan Review for a new two-story multi-family development consisting of five dwelling units, for **TEMPE STUDENT HOUSING**, located at 1432 and 1435 South Bonarden Lane. The applicant is 3 Engineering LLC. (PL180175)

#### **PRESENTATION BY APPLICANT:**

Mr. Mathew Mancini, 3 Engineering representing Haken Holdings, stated they are requesting a continuance to the October 9, 2018 meetings but still wanted to meet to show the design progress. He added they took advice from the last meeting and coordinated with Ms. Kaminski to produce additional elevations and intend on coming back Oct. 9<sup>th</sup> with a full package to receive approval. He presented the new elevations and proceeded to explain the differences. He explained the changes in the depth of the design and showed how there was more dimension on the elevations. He stated he would like some additional feedback to take back to the architect.

#### **COMMISSION & APPLICANT DISCUSSION:**

Chair David Lyon, stated that he would like to make clear that approval depends very much on who is present at the time. He stated he would like to hear comments from Commissioners first who were present for the initial meeting.

Commissioner Don Cassano stated his initial comments were made about the lack of depth that the elevations had, and that the new ones seems to have addressed these issues. He added that some more shade on east and west exposures would be nice to reduce temperature.

Commissioner Scott Sumners stated he welcomes the changes, and he thinks the digital elevations do not do the added depth justice.

Mr. Mancini stated updated perspectives will be a part of the package they bring back for October 9<sup>th</sup>. He added that they will also be giving some depth variation on the frontage of the homes.

Commissioner Sumners acknowledged the difference in depth he sees on the plan.

Commissioner Andrew Johnson wished to see some landscape in addition to these renderings and feels there is something missing.

Commissioner Barbara Lloyd liked the addition of the patios and believed the tenants will also appreciate it as an addition to livability. She also appreciated the concept of free standing houses opposed to one boxy apartment complex. She mentioned the previous concern about material resilience and asked Mr. Mancini to update.

Mr. Mancini responded that when it comes down to the construction documents they plan on receiving bids from local architects that are used to working in Arizona's climate.

Commissioner Lloyd inquired about whether the windows had been changed because they appear darker in the new elevations.

Mr. Mancini was unsure and would have to find out for next month's meeting.

Commissioner Thornton believed the construction was a nice product but would like to see the landscaping as well. She believed they would help the neighborhood.

Chairman Lyon liked the elevations without any spatial context, but he feels as if they might be out of place architecturally regarding modern Tempe development. He stated his vote depends on how he is feeling that certain day, and wished he felt better about the architectural style.

Mr. Mancini inquired whether some variation in the stone veneer would be something of interest for the commission.

Chairman Lyon questioned the existing pattern of the wainscot.

Commissioner Johnson stated he would be in favor of variation in the veneer. He believed having brick would fit in more.

Commissioner Sumners suggested including block in the design as well, and the possibility of using real material instead of veneer.

Chairman Lyon stated the addition of brick would help him a lot in his decision.

Commissioner Lloyd added she would like some continuity with the design.

**MOTION:** Motion made by Commissioner Sumners to continue **PL180175** to October 9<sup>th</sup>. Motion seconded by Commissioner Thornton

**AYES:** Chair Lyon; Commissioners Cassano, Johnson, Sumners, Thornton, and Lloyd

**NAYS:** None

**ABSENT:** Vice Chair DiDomenico; Commissioners Brown, and Amorosi

**VOTE:** Motion passes, 6-0

**There being no further business, the meeting was adjourned at 6:26 pm.**

Prepared by: Christopher Ray



Reviewed by:  
Suparna Dasgupta Principal Planner, Community Development Planning