



Minutes of the Development Review Commission October 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 David Lyon
Vice Chair DiDomenico
Commissioner Don Cassano
Commissioner Andrew Johnson
Commissioner Scott Sumners
Commissioner Thomas Brown
Commissioner Philip Amorosi

City Staff Present:

Chad Weaver, Director, Community Development
Suparna Dasgupta, Principal Planner
Diana Kaminski, Senior Planner
Christopher Ray, Administrative Assistant

Absent:

Alt Commissioner Angela Thornton
Alt Commissioner Barbara Lloyd

Hearing convened at 6:00 pm and was called to order by Chair David Lyon.

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – Study Session – August 14th, 2018
2. Development Review Commission – Regular Meeting – August 14th, 2018

MOTION: Motion made by Vice Chair DiDomenico to **APPROVE** Meeting Minutes. Motion seconded by Commissioner Johnson

AYES: Chair Lyon, Vice Chair DiDomenico, Commissioners Sumners, Amorosi, and Johnson

NAYS: None

ABSTAIN: Commissioner Cassano

ABSENT: Commissioners Thornton & Lloyd

VOTE: Passed 6-0

3. 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 S Bonarden Lane. The applicant is 3 Engineering LLC. (PL 180175).

This request was continued from the September 12, 2018 DRC hearing.

Staff Presentation

Ms. Diana Kaminski, Senior Planner, gave the commission a brief overview of the Tempe Student Housing project, and announced there was an additional condition added. She stated the new "Condition 5" was regarding street front signage that will include the contact information of the management company providing 24/7 access for maintenance of the property and management of the tenants. She added that the applicant is agreeable to this condition.

Applicant Presentation

Mr. Matthew Mancini, 3Engineering, gave a brief recap of the project so far and the companies that will be involved with its development process. He provided an overview of the modifications that have been made to the site plan and building elevations.

- Adjustments to the front Setbacks (to achieve staggered frontage)
- Properties pushed 2 feet south
- Additional bump-outs added
- CMU wainscot instead of stone

Mr. Mancini presented the new renderings of the design. He also stated that they worked hard with staff to produce a product that would be agreeable.

Questions for Applicant

Commissioner Don Cassano inquired whether the landscaping would be professionally managed.

Mr. Mancini clarified the landscaping would be managed by a professional team and not left up to the renters.

Public Comments

Mr. Phillip Yates, President of Riverside Neighborhood Association, made a few comments & concerns regarding Tempe Student Housings Development.

- The use of block in construction was new to him.
- East and West side Sun exposure problem.
- Student and low-income housing does not mix well and will create problems.
- Fraternity and Sorority parties will be attracted to this development due to the nature of its target market which will be destructive for the neighborhood.
- Not enough parking to support mass guests
- Aesthetic is not suited for neighborhood

Applicant Response

Mr. Mancini addressed the concern about East & West exposure, stated the configuration of the lot left them with little option, and any development would face this problem. He also explained the change to CMU wainscot came from the September session. He restated that these buildings are not only geared towards students and anyone can rent them a well. Mr. Mancini added that they are overparked with a dedicated parking stall, no parking signs, and the hammerhead for maneuverability, so this will not be an issue. He also stated that the difference between this project and a single-family home is that this will be professionally managed, and many times single family homes are not. Mr. Mancini mentioned that they are also open to the restriction of no more than four people per house and will not lease to organizations.

Commission Comments

Commissioner Thomas brown inquired whether each bedroom was going to be leased individually.

Mr. Mancini clarified that they would be leased individually.

Vice Chairman Michael DiDomenico questioned whether the lead architect has ever visited Tempe.

Mr. Mancini could not confirm whether the lead architect has ever visited the site or Tempe.

Vice Chair DiDomenico asked Mr. Mancini if he believed the project has improved with these modifications.

Mr. Mancini stated he does believe that the project has improved, especially with the depth added to the elevations.

Chairman David Lyon commented that the CMU sample is lighter than was used in the renderings. He asked if Mr. Mancini could work with staff to find a more appropriate shade for the CMU.

Vice Chair DiDomenico asked Ms. Kaminski whether she believed the project has improved aesthetically as well.

Ms. Kaminski stated she does believe it has improved and has a whole list of reasons.

Commissioner Amorosi stated he has underlying issues with the project. He added that he believes the zoning of this development is an oversight and he believes building this type of development in the back of a single-family home neighborhood is a bad idea and intolerable to the residents. He stated the nearby homeowners become the enforcers, and he couldn't support a development without onsite management.

MOTION: Motion made by Commissioner Cassano to **APPROVE PL180175 with Conditions**. Motion seconded by Commissioner Sumners

AYES: Chair Lyon, Vice Chair DiDomenico, Commissioners Sumners, Cassano and Johnson

NAYS: Commissioners Brown & Amorosi

ABSTAIN: None

ABSENT: Commissioners Thornton & Lloyd

VOTE: Motion passes, 5-2

Staff Announcements

Ms. Suparna Dasgupta announced the projects we will have on the October 23rd Development Review Commission Meeting.

There being no further business, the meeting was adjourned at 6:27 pm.

Prepared by: Christopher Ray



Reviewed by:
Suparna Dasgupta
Principal Planner