



Minutes of the Development Review Commission Study Session November 27, 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 David Lyon
Vice Chair Michael DiDomenico
Alt Commissioner Don Cassano
Commissioner Andrew Johnson
Commissioner Scott Sumners
Commissioner Thomas Brown
Commissioner Philip Amorosi

Absent:

Alt Commissioner Barbara Lloyd
Alt Commissioner Angela Thornton
Alt Commissioner Michelle Schwartz

City Staff Present:

Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Diana Kaminski, Senior Planner
Christopher Ray, Administrative Assistant I
Steve Abrahamson, Principal Planner
Dalton Guerra, Planner I
Karen Stovall, Senior Planner
Blake Schimke, Planning Technician

Chair David Lyon began the Study Session at 5:32 p.m.

Review of November 27, 2018 Regular Meeting Agenda

The Commission asked Ms. Karen Stovall, Senior Planner, to digress on a few conditions and changes for RIO 2100 & RIO PHASE III.

She explained for condition #7, that Tract A on the plat initially did not intend to connect, but now will. Ms. Stovall also explained the deletion of condition #9, which will be handled through the plat and not through the DPR. Condition #10 involves the traffic study not being completed, and the applicant wants to wait for it to be completed to see if the porkchop is necessary.

Chair Lyon then asked Mr. Dalton Guerra, Planner 1, to explain the revisions for JS Reflexology.

Mr. Guerra explained since there are no changes to the interior there is no need for a building permit, and that the applicant would like to clarify that the name of the business is JS Reflexology.

Vice Chair DiDomenico asked what the previous violation for this company was. Mr. Guerra explained that they started providing services without a permit. He also clarified that he is unsure if they continued after receiving the violation, but there have been no more reported violations since.

Commissioner Scott Sumners arrived slightly late and Chair Lyon gave him a brief update.

Ms. Diana Kaminski, Senior Planner, explained a few revisions to her project The Level. She explains on page 6, the streetside setback was incorrect, and it is supposed to be 10 feet in R-4.

Chair Lyon asked Ms. Stovall about the discrepancy in building height for Freedom Rio Phase III, stating he is seeing two different heights 85' and 100'.

Ms. Stovall explained the applicant applied for a variance of 100 feet, but they were condition to 10 feet above what building height actually is to give them wiggle room.

Project Update by Staff (City Council Action Items):

Mr. Ryan Levesque, Dept. Director Planning, began to explain City Council Action Items:

Limited time period to apply for use permits to allow live music for a reduced price from Dec. 1st to Mar. 1st to encourage more live music in Tempe. Vice Chair DiDomenico asked if this included Tempe Beach Park, to which Mr. Levesque confirmed and added it was City wide. Mr. Levesque also added that there was a strong community support for more live music permits. Commissioner Sumners asked whether the use permit lasted 3 months, or the reduced price of the use permit. Mr. Levesque answered by confirming it was a continuous use permit just like any other. Commissioner Amorosi questioned whether there would be a study to see the effectiveness of this reduced price at a later date. Mr. Levesque responded that this is something that could be looked into. Mr. Levesque added that this has been done in the past, with very little negative public comment, and the same stipulations for any live music permit persists with these.

Item on the upcoming City Council agenda for plan review for 100 Mill & Hayden House. Council approved some changes to the original development agreement, and it has been re-instated. We have a partnership with a new development team and Council wanted to make sure they could be the decision maker for this DPR. Mr. Levesque added that we will be acquiring the Hayden House and it will be used for City purposes and stated the Historic preservation commission has already looked at it earlier this month. He stated there is likely to be a future phase that will go through the standard development process.

Presentation by 8th Street Developers:

Mr. Tom Troeger displayed to the Commission changes that have been made to the project since the last time it went to DRC. He stated that they took into consideration the changes that the DRC, Neighbors and Staff had suggested to them. He stated that the new design mixes some of the design concepts from the initial and previous design.

Mr. Neil Calfee supported Mr. Troeger's statements and added that they are really trying to take some design cues from the surrounding areas. And wanted to get rid of some of that arbitrary design that separated some of the distinct townhouse feel of the original design. The new changes are:

- Three stories to two stories
- Reduced bedrooms to 4 from 5
- Base of buildings are masonry
- Upper floor integral color stucco (50% less than previous design)
- Vertical unit differentiation
- Metal accents

- Cantilevered second floors
- Rooftop decks

Vice Chair DiDomenico asked if the trees were still being boxed, Mr. Calfee confirmed they are they just couldn't be rendered.

Commissioner Summers asked about the popup on the third story elevation. Mr. Calfee notified him that this is the covered stairwell that leads to the rood patio.

Mr. Troeger added that on the south side of the elevations in the alley the windows will be shaded.

Chair Lyon exclaimed that he really liked the steps the developers have taken to address the issues the Commission had in previous meetings. He also asked whether the fencing on the roof was required to be 5 feet or if that was a design choice.

Mr. Troeger explained that the fencing will be more along the lines of 3-4 feet and there will be 18 inches of railing at the top. He proceeded to reaffirm his vision for the project and their wanting to fit in with the area.

The Commission thanked 8th Street Developers for their time.

Consent Agenda:

The Commission, as a whole, determined FREEDOM RIO PHASE 111 & RIO 2100, and JS REFLEXOLOGY to be on the consent agenda during regular meeting but will open it to public comments prior to voting in order to ensure that public comments, if any, are heard.

The Study Session adjourned at 6:02 PM.

Prepared by: Christopher Ray



Reviewed by: Suparna Dasgupta
Suparna Dasgupta, Principal Planner