

Minutes of the Development Review Commission September 10, 2019

Minutes of the regular hearing of the Development Review Commission, of the City of Tempe, was held in the Tempe History Museum, 800 South Southern Avenue, Tempe, AZ

Present:

Chair David Lyon
Commissioner Scott Sumners
Commissioner Thomas Brown
Commissioner Don Cassano
Commissioner Philip Amorosi
Commissioner Andrew Johnson
Alt Commissioner Michelle Schwartz
Alt Commissioner Barbara Lloyd (For Agenda #3)

City Staff Present:

Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Steve Abrahamson, Principal Planner
Diana Kaminski, Senior Planner
Obenia Kingsby II, Planner II
Dalton Guerra, Planner I
Joanna Barry, Administrative Assistant II

Absent:

Vice Chair Michael DiDomenico
Alt Commissioner Angela Taylor

Hearing convened at 6:00 p.m. and was called to order by Chair Lyon

Consideration of Meeting Minutes:

1. Development Review Commission – Study Session – August 13, 2019 – **Continued to 9/24/19 Meeting**
 2. Development Review Commission – Regular Meeting – August 13, 2019 – **Continued to 9/24/19 Meeting**
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The following items were considered for **Consent Agenda**:

- 5) Request a Development Plan Review for a new one-level above grade parking structure for **BH PROPERTIES – THE CENTER – SOUTH STRUCTURE**, located at 2881 South 48th Street. The applicant is DPA Architects, Inc. **(PL190153)**
- 6) Request a Development Plan Review for a new 826 square-foot building for **SALAD AND GO**, located at 7800 South Priest Drive. The applicant is Brissette Architects, Inc. **(PL190176)**
- 7) Request a Use Permit to allow a tattoo establishment for **SENTIENT TATTOO COLLECTIVE**, located at 227 South Smith Road, Suite 101. The applicant is Sentient Tattoo Collective. **(PL190207)**

Motion: Motion made by Commissioner Cassano to approve the Consent Agenda and seconded by Commissioner Amorosi.

Ayes: Chair Lyon, Commissioners Brown, Cassano, Schwartz, Sumners, Amorosi and Johnson

Nays: None

Abstain: None

Absent: Vice Chair DiDomenico

Vote: Motion passes 7-0

The following items were considered for **Public Hearing**:

- 3) Request a Development Plan Review consisting of an additional 19 new three-story attached single-family dwelling units to an existing development for **THE ROOSEVELT**, located at 225 South Roosevelt Street. The applicant is Synectic Design Inc. (PL170380)
THIS ITEM IS CONTINUED FROM MAY 14, 2019 DRC HEARING

**Commissioner Johnson recused himself from this agenda item and Commissioner Lloyd took his place.*

PRESENTATION BY APPLICANT:

Mr. Lance Baker, Architect with Synectic Design, reminded the Commission that they were previously before them but had a few issues to work on, so the item was continued until today. The issues centered along the north property line of the site in relation to the SRP irrigation line that runs across that area adjacent to the properties on the northwest and northeast. They had meetings with the owners of the properties on the northeast side and came to some agreement with them regarding landscaping and made adjustments to the buildings on the west side of the property. Mr. Brandon Baker, Synectic Design, advised that they moved most of the northern property buildings back away from the northern boundary to the south to create a larger separation between the properties. This has allowed them to provide more landscaping and a denser landscape buffer. There are now a lot of large, tall bushes that grow up to 13 or 15 feet along with some tree plantings that they can plant outside of the SRP easement to buffer and screen the buildings from the adjoining neighbors. Lance Baker advised that all of the plants within the easement have been agreed upon by SRP in multiple meetings they have had with them in the past few months and are on the approved plant list. As a result of comments made about giving the west side of the property a more front porch feels along the street, they did modify the buildings in the middle to create porches. Brandon Baker stated that they will now have direct access from the street from the sidewalk to the front door of those units fronting both Roosevelt and Wilson. The patios are about eight feet deep. They have also chosen to go with the ghost gum tree as it is a little bit taller, provides more shading and is not invasive like the sissou tree they previously had in their plans. All sissou trees have been removed from the project and replaced with the ghost gum trees, along with other trees, and planting bushes in between. There is a deck and another lower porch access on Building 1 units on Roosevelt Street. They have added shades and screenings to some windows on Building 2 for added privacy for this development and adjoining neighbors. They have also enhanced the landscaping to provide green screen. A grey screen will be planted with a vine planting that will grow up to its full height and should be about 24 feet in maturity. Lance Baker stated this was part of the discussion with the property owners on the east side (Santa Carla condominiums) as they wanted to see more green. Brandon Baker stated that on the upper balconies they will be providing a screen on the far-left hand side which would face more towards the north to provide visual screening. Lance Baker advised this was also discussed with the property owners to the north. Brandon Baker stated that surface parking was allowed and agreed upon by SRP so they would not be losing any parking spaces and that they were within the development standards of required parking.

Commissioner Brown referred to attachment #13 and inquired if the windows are fully operational was advised they were. He also inquired if the roof would be accessible and was informed it would be accessible from the outside.

Commissioner Sumners notes there were a lot of non-standard Conditions of Approval for lighting and as well as part of the CC&R. He asked the applicant if they were on board with those conditions and was advised they were.

Commissioner Amorosi noted that back in May there was talk about possibly removing some units to allow for more parking as there were five units with tandem parking. Lance Baker advised that they were able to shift the building on the northwest corner of the property to the south by approximately six feet. Building 1 moved south, down six-foot-plus, providing sixteen-foot-plus to the property line. The building in the middle of the project moved down three and a half feet. Commissioner Amorosi stated there are three units on the west side of the property that have tandem parking. Brandon Baker advised the tandem parking was allowed in the building standards and they are not asking for a Use Permit to allow this. He stated they have doubled bicycle parking spaces both outside and in the garage area of the units.

Chair Lyon stated he likes the project and the applicant has done a good job of addressing the constraints. He did note, however, that it is hard to differentiate/describe one unit from another. He asked if that became a consideration would the applicant be willing to work with staff to make those separations a little clearer. Lance Baker asked if he was referring to color or signage. Chair Lyon stated there are several options that can work, however since the units are actually for sale it would be nice to be able to distinguish one unit from the other. Brandon Baker stated you could direct guests to the specific driveway, and he also advised they have placed building numerals for the addresses next to the main entry door that will be highly lit from a recessed can. Chair Lyon stated he was referring more to the "ownership" perspective. He would like it to be a little clearer where one unit ends and the other begins. Lance Baker stated that the 2-D elevations really do not do it justice and that if you see it in perspective there is a lot of articulation in regard to where the walls are set in and out

PRESENTATION BY STAFF:

Ms. Diana Kaminski, Senior Planner, advised that the zoning and the Use Permit for the increased height was approved at the May 14th hearing so the focus now is on design. She showed the site plans and briefly went over the elevation changes that the applicant had made. Ms. Kaminski advised that she had brought up the subject of each unit having a unique identity during the preliminary plan review process. She suggested color palette changes, whether it be different color doors, garage doors, etc. Chair Lyon asked Ms. Kaminski if she feels satisfied regarding this issue. She stated she always advocates for owner occupied product to have a unique identity, however this design is in reflection with another project that was previously approved to the south of it.

PUBLIC COMMENT: NONE

DISCUSSION BY THE COMMISSION:

Commissioner Sumners stated that he appreciates that the applicant took the time to go to SRP and figure out the answers to the questions about the irrigation line. He is much more comfortable with where the project is right now. Commissioner Brown observed that making this work was a tough design problem and the applicant did a good job.

Motion: Motion made by Commissioner Cassano to approve PL170380 and seconded by Commissioner Sumners.

Ayes: Chair Lyon, Commissioners Brown, Cassano, Schwartz, Sumners, Amorosi and Lloyd

Nays: None

Abstain: None

Absent: Vice Chair DiDomenico

Vote: Motion passes 7-0

** Commissioner Johnson resumed his seat.*

8. Request an Amended Planned Area Development Overlay, a Use Permit for Hotel in the PCC-2 District, and a Development Plan Review for a new commercial development consisting of a four-story, 150-key hotel on Lot 2 for **TEMPE MARKET STATION** located at 1953 East Rio Salado Parkway. The applicant is Berry Riddell, LLC. (PL190138)

PRESENTATION BY APPLICANT:

Ms. Wendy Riddell, Berry Riddell LLC, advised the Commission that in 2016 they obtained an entitlement to rezone the area from AG and GID to PCC-2 PAD with four drive-thrus and a Use Permit for fuel sales on the eastern portion of the site. They are now trying to add some more intensity and density. By working with the InterContinental Hotel Group, they are now planning to build a hotel and need to make an amendment to the PAD. They will be adding the hotel, removing two of the drive-thrus, adding a restaurant, and removing the fuel station to add more retail. They are now giving a 14-foot transit easement for the streetcar along the front part of the property. The PAD Amendment would allow them to go from 40 feet to 60 feet to allow for the height of the hotel. There will be a height reduction on the south side from 30 feet to 10 feet. This does not have anything to do with the hotel. Behind the hotel they want to do something with the pool area, maybe some sort of covering or roof element. There is a pool house in that area that they are contemplating being a little closer to the side of the property line. The Design Plan Review consists of

Lots 4 and 6. Lot 4 is the entrance along Rio Salado and Lot 6 consists of the retail component. This would be a phased project. The hotel and Lots 4 and 6 are ready to go as quickly as they can. They held a neighborhood meeting however no one showed up to it or expressed concerns to them.

Commissioner Sumners asked Ms. Riddell to go into more detail about the active lifestyle of the hotel. A representative from the hotel stated this is a health and wellness centered hotel. They will have a highly visible gym and they also encourage people to use the stairs. With regard to the site, there are great connections, and everything is in walking distance.

Commissioner Cassano inquired if they had any control over the interior amenities and was advised the hotel has standards and they are allowed to adapt them within reason.

Commissioner Amorosi inquired about the sustainability efforts of the hotel and was advised that the InterContinental Group has a green guard program that mainly deals with specification. She does not have the information on the HVAC, etc. Commissioner Amorosi stated he prefers the hotel idea over the drive-thru.

Chair Lyon asked what the three pop outs were on the façade of the brown area on the exterior and was advised stated that the grill for the air conditioning system was located there. The pop outs are shared between two rooms. Chair Lyon stated he felt the idea of a hotel in this area was a good one and is completely in support.

Commissioner Brown asked if there was a similar stair as the one in the front on the other side of the building and was advised there was, however it is just masonry and not glass. Commissioner Brown suggested that they modify some of the items on the front to shade the glass that is facing east as it will get very hot.

PRESENTATION BY STAFF:

Ms. Kaminski stated they worked very closely with Traffic Engineering on the traffic changes along Rio Salado Parkway and that did affect the location for Lot 1 of the fast food restaurant and the drive-thru on Lot 3. They are now working with Traffic Engineering on Lot 5 and the changes to that intersection at Smith Road for the alignment at Smith Road.

Commissioner Sumners inquired as to who decides where the lot parameters are when working on a large development such as this and how you would stop people from parking in the undeveloped dirt lots. Ms. Kaminski advised that there are individual pad sights that will have curbs on the ends of the rows of parking.

PUBLIC COMMENT: NONE

DISCUSSION BY THE COMMISSION:

Commissioner Johnson believes this is a big improvement over what was previously approved. Commissioner Sumners stated that he likes the durable materials at the street level

Motion: Motion made by Commissioner Johnson to approve PL190138 and seconded by Commissioner Amorosi.

Ayes: Chair Lyon, Commissioners Brown, Cassano, Schwartz, Sumners, Amorosi and Johnson

Nays: None

Abstain: None

Absent: Vice Chair DiDomenico

Vote: Motion passes 7-0

4. Request a Development Plan Review for a new commercial development consisting of 4,549 s.f. of retail on Lot 4 and 12,987 s.f. of retail and restaurant uses on Lot 6 for **TEMPE MARKET STATION** located at 1953 East Rio Salado Parkway. The applicant is Berry Riddell, LLC. (PL190140)

PRESENTATION BY STAFF:

Ms. Kaminski stated that applicant make changes to the landscape plan based on staff recommendations. The unique conditions of approval for this item also include tree requirements.

Commissioner Amorosi stated that it looks like the design on the front of Lot 6 is different from what was previously approved. Ms. Kaminski advised that the colors and materials were changed significantly from the previous design. Commissioner Amorosi inquired if the harp signage on Lot 5 going to be the restaurant's responsibility or everyone's responsibility. Ms. Kaminski stated they were required to set aside a 10 x 10-foot area for something in the future, whether that is art or a gateway sign feature. Ms. Riddell advised that they have not decided what will go there yet, but when they come back for the DPR for that restaurant hopefully that branding process will be further along.

Commissioner Schwartz wanted to clarify if Lot 4 retail has no drive-thru, but Lot 6 has one drive-thru lane. Ms. Kaminski advised that there were actually two; one being the restaurant drive-thru on the west side and the other for pedestrian or bikes on the east side.

Motion: Motion made by Commissioner Amorosi to approve PL190140 and seconded by Commissioner Brown.

Ayes: Chair Lyon, Commissioners Brown, Cassano, Schwartz, Sumners, Amorosi and Johnson

Nays: None

Abstain: None

Absent: Vice Chair DiDomenico

Vote: Motion passes 7-0

Staff Announcements:

Ms. Suparna Dasgupta advised the Commission of the items on the September 24, 2019 agenda.

There being no further business the meeting adjourned at 6:58 pm.

Prepared by: Joanna Barry

Reviewed by: Suparna Dasgupta



Suparna Dasgupta, Principal Planner
Community Development Planning