



## Minutes of the Development Review Commission REGULAR MEETING March 23, 2021

Minutes of the Regular Meeting of the Development Review Commission, of the City of Tempe, was held in Council Chambers  
31 East Fifth Street, Tempe, Arizona

**Present:**

Chair David Lyon  
Vice Chair Michael DiDomenico  
Commissioner Scott Sumners  
Commissioner Don Cassano  
Commissioner Philip Amorosi  
Commissioner Andrew Johnson  
Commissioner Steven Bauer

**City Staff Present:**

Ryan Levesque, Deputy Director, Community Development  
Suparna Dasgupta, Principal Planner  
Steve Abrahamson, Principal Planner  
Lee Jimenez, Senior Planner  
Karen Stovall, Senior Planner  
Robbie Aaron, Planner II  
Dalton Guerra, Planner I  
Joanna Barry, Administrative Assistant II

**Absent:**

Alt Commissioner Barbara Lloyd  
Alt Commissioner Michelle Schwartz  
Alt Commissioner Linda Spears

Hearing convened at 6:08 p.m. and was called to order by Chair Lyon

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**Consideration of Meeting Minutes:**

- 1) Development Review Commission – Study Session 2/9//21
- 2) Development Review Commission – Regular Meeting 2/9/21

**Motion:** Motion made by Commissioner Cassano to approve Regular Meeting minutes and Study Session Meeting minutes for February 9, 2021 and seconded by Commissioner Amorosi.

**Ayes:** Chair Lyon, Vice Chair DiDomenico, Commissioners Cassano, Sumners, Amorosi, Johnson and Bauer

**Nays:** None

**Abstain:** None

**Absent:** None

**Vote:** Motion passes 7-0

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The following items were considered for **Consent Agenda:**

- 3) Request a Use Permit Standard to reduce the required setback for an accessory building from nine (9) feet to eight (8) feet for the **PEBLER RESIDENCE**, located at 1121 South Ash Avenue. The applicant is Zachary A Pebler, PLLC. (PL210012)
- 4) Request a Use Permit to allow a second story addition for the **HAIGHT RESIDENCE**, located at 1218 West 10th Place. The applicant is Treestone Construction. (PL210014)

- 5) Request a Use Permit to allow temporary outdoor vending (ghost kitchen) for **REEF KITCHENS**, located at 1858 East Apache Boulevard. The applicant is REEF Kitchens. **(PL210020)**
- 6) Request a Use Permit to allow a new 100-foot tall multi-carrier wireless telecommunication facility (monopole) for **CROWN CASTLE ADOT 101 & 202**, located at 2130 East Rio Salado Parkway. The applicant is Campbell A&Z, LLC. **(PL210025)**
- 7) Request a Use Permit to allow a massage establishment for **M CUBED MASSAGE**, located at 2039 South Mill Avenue, Unit A, Suite 10. The applicant is M Cubed Massage. **(PL210042)**
- 8) Request a Use Permit to allow a new 85-foot tall multi-carrier wireless telecommunication facility (monoelm) for **CROWN CASTLE NAZARENE CHURCH**, located at 3929 South Rural Road. The applicant is Campbell A&Z, LLC. **(PL210045)**
- 9) Request a Use Permit to allow a massage establishment for **YES HEALTH CENTER**, located at 430 West Warner Road, Suite 103. The applicant is Yes Health Center, LLC. **(PL210046)**

**Motion:** Motion made by Commissioner Cassano to approve Consent Agenda and seconded by Commissioner Johnson.

**Ayes:** Chair Lyon, Vice Chair DiDomenico, Commissioners Cassano, Sumners, Amorosi, Johnson and Bauer

**Nays:** None

**Abstain:** None

**Absent:** None

**Vote:** Motion passes 7-0

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

- 10) Request a General Plan Land Use Map Amendment from Residential to Mixed-Use and a General Plan Density Map Amendment from Medium to High Density (up to 25 du/ac) to High Density (up to 65 du/ac); a Zoning Map Amendment from multiple zoning districts (CSS TOD, CSS, TP and R-4) to MU-4 TOD Station Area; a Planned Area Development Overlay to establish development standards; a Use Permit to allow tandem parking; a Use Permit to reduce the ground floor commercial street frontage in the Transportation Overlay District, and a Development Plan Review for a new four-story mixed-use development containing 296 residential units and commercial uses for **AURA APACHE**, located at 1820 East Apache Boulevard. The applicant is Gammage and Burnham PLC. **(PL200263)**

**PRESENTATION BY APPLICANT:**

Ms. Manjula Vaz, Gammage & Burnham PLC, introduced the project to the Commission. This item was previously presented to the Commission at the 2/23/21 DRC Study Session. The site is located on Apache Boulevard, just east of McClintock Road on the north side. Today they are requesting a General Plan Amendment, a Zoning Map Amendment, two (two) Use Permits, a Planned Area Development Overlay, and a Development Plan Review. This will be a mixed-use development with one story of office space along Apache Boulevard which will be 3,700 square feet, and a four-story apartment mixed-use building. It looks like five stories, but it is actually four stories with a loft space. The four-story building has approximately a little over 1,000 square feet of commercial space along the Apache frontage. The apartments on the south side have 265 apartments, the leasing office, and amenities. On the north parcel there are two townhouse style buildings with 30 apartments with parking garages. This property will have numerous amenities similar to Aura Watermark. There will be a pool, dog park, game area, and a fire pit. It will be 53% lot coverage and 27% landscape coverage. There will be 372 parking spaces within the garage, which is also topped with solar panels. They will have ride share and 287 bicycle spaces. The western edge indicates one-story coworker office space which could potentially be turned into commercial or retail space in the future. It also has its own parking which will help it function as commercial.

Regarding the landscape plan, there are a lot of utilities in the sidewalk area due to the light rail and some of the transformers on Apache and McClintock. In working with staff they were able to provide landscaping between the sidewalk and the building that will also provide shade along the street frontage.

Mr. Richard Alvarez, ORB Architecture, went over the project renderings. They will have a different composition of stone at the pedestrian levels with metal canopies over building entries. They have targeted some floating or panel-levered balconies on the corners where they have loft units, using the same techniques that were used at Aura Watermark. The corners of the residential portion have been accented with loft units which creates a little more height and a varied roofline. The building height and density on the north side has been scaled down, but they still borrowed some of the characteristics that are on the commercial building. These units will have private garages with tandem parking in the center.

Ms. Vaz went over how the project meets the Use Permit criteria. Regarding tandem parking, they do have this but only within each of the 18 townhome garages. Ms. Vaz noted that they held a virtual meeting with the Citizens for a Vibrant Apache Corridor (CVAC) on February 10, 2021, and the members in attendance voiced support for the project. They also conducted a virtual neighborhood meeting that evening but only one person attended and provided no feedback.

Ms. Vaz advised that Condition #7 initially wanted them to do all internal restaurant air conditioning and cooking vents for both the small commercial building and adjacent 1,000 square foot building on the east side of the driveway. The small building on the east side of the driveway is too small to have a restaurant so they see it as being retail, maybe a bike shop. This condition will now only be limited to building #4 as they figure out what to do with the 1,000 square foot building.

#### **PRESENTATION BY STAFF:**

Ms. Diana Kaminski, Senior Planner, stated that the General Plan Amendment is intended to bring all these parcels together with a uniform land use and density. She then gave a brief overview of the other requests for this agenda item. Ms. Kaminski advised that the tandem parking is specifically for the middle units to allow for two parking spaces in private garages even though this is an apartment community. Regarding the reduction of the commercial frontage, the original submittal only had the commercial portion on the left. Staff felt it was important to flank the driveway with commercial fronting. Condition #7 is a standard condition staff puts in to ensure that when they get commercial developments to they look at all potential commercial uses and does not architecturally limit a future tenant. Staff did agree to the applicant's request to add the language that Condition #7 only apply to Building #4 on the west side of the drive and that the building on the east side remains as commercial but not be held to the standard of having to put in the infrastructure during construction to accommodate a future restaurant, but that it would remain as retail/office use in the future or some service use. They consulted with Economic Development who were in agreement with this request as well. Ms. Kaminski then went over the analysis for the reduction of the commercial frontage from 60% to 40% in the TOD station area.

A neighborhood meeting was required and held. Staff has not received any public comment or questions about this project. Ms. Kaminski went over the special conditions for this project, all of which the applicant agrees with. Staff recommends approval of the project with specified conditions.

Chair Lyon stated he thinks this is a really nice project in an odd shaped site. However, the typology of these types of buildings are starting to look very similar. In 10-15 years people will be able to look at a building and know what year it was built. He stated that in the future he would like to see a little variance in how the building mass is broken up, maybe a little larger mass than what is being seen now. He asked Ms. Kaminski if she was in agreement with that and she stated that she was. She advised that staff does try to work with every applicant to provide some variation in the roofline as well as the elevation façade and breaking it up.

Commissioner Johnson asked if there were other requirements for the small space that was exempted from putting in restaurant venting features in Condition #7. He is concerned that this portion will remain with just a dirt floor like some of the other developments of this nature. Ms. Vaz advised that the condition states that it should be finished

out to grey shell and will have some plumbing and electrical. Ms. Kaminski verified that the condition only exempted this section to having to put in restaurant venting. She also clarified that the space would be tenant ready.

Commissioner Sumners noted that he agreed with Chair Lyon's comment about adding a little diversity to future designs.

**PUBLIC COMMENT: NONE**

**APPLICANT RESPONSE:**

Ms. Vaz thanked the Commission and staff for their time and consideration with this project.

**COMMENTS AND DISCUSSION FROM THE COMMISSION:**

Commissioner Amorosi stated he is happy that the City is getting rid of two auto uses and replacing them with a mixed-use development as the TOD intended years ago. He also agrees with Chair Lyon's comment about adding a little variety to future designs. He is happy that staff was able to be flexible with this project with the frontage of commercial, however he thinks that since the TOD is getting very outdated that staff needs to be even more flexible. He stated maybe the TOD needs to be updated to incorporate these kinds of things because it is not working the way that it was intended. He also appreciates the landscape plan and sustainable elements.

Commissioner Cassano stated that this is an example of finally turning around what they have been seeing for years with less than desirable uses along Apache Boulevard as the business community has aged. He is support of this project and thinks it is a fine addition to Apache Boulevard and it will enhance the area greatly.

**Motion:** Motion made by Commissioner Cassano to approve PL200283 with the conditions as modified and seconded by Vice Chair DiDomenico.

**Ayes:** Chair Lyon, Vice Chair DiDomenico, Commissioners Cassano, Sumners, Amorosi, Johnson and Bauer

**Nays:** None

**Abstain:** None

**Absent:** None

**Vote:** Motion passes 7-0

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**Staff Announcements:**

Ms. Suparna Dasgupta, Principal Planner, advised the Commission that the next DRC meeting will be on April 27, 2021. The agenda for this meeting will be posted the week of April 5, 2021.

**There being no further business the meeting adjourned at 7:07 p.m.**

Prepared by: Joanna Barry, Administrative Assistant II

Reviewed by: Suparna Dasgupta, Principal Planner

