

PUBLIC MEETING MINUTES

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION SPECIAL STUDY SESSION

MARCH 26, 2013

**HARRY E. MITCHELL GOVERNMENT CENTER
TEMPE CITY HALL – COMMUNITY DEVELOPMENT DEPT.
31 EAST 5TH STREET
4:00 p.m.**

Commission Present:

Mike DiDomenico, Chair
Dennis Webb, Vice Chair
Linda Spears
Paul Kent
Peggy Tinsley
Ron Collett
Angie Thornton
Dave Maza
Dan Killoren
Jim Delton

City Staff Present:

Lisa Collins, Interim Community Development Director
Teresa Voss, Asst. City Attorney
Ryan Levesque, Senior Planner
Lisa Novia, Administrative Asst. II

Lisa Collins, Interim Community Development Director, opened the Special Study Session at 4:10 p.m. She indicated that the first item on the agenda was to update the Commission on the Council retreat.

Ms. Collins indicated that one thing that was brought up during the retreat were the developments of The Hanover and The Lofts. Both of these cases were in areas with no development standards in place. Council wants to try and establish visions for areas around the City and wants to work with the DRC to get their feedback and share ideas. It was discussed that a dinner between the Council and the Commission might be a great way to exchange ideas.

Ms. Collins also suggested quarterly retreats for the DRC in which Council members could rotate in attendance.

Commissioner Webb indicated that it would be helpful if the Commission had more information on developments where Development Agreements are involved.

Ms. Collins indicated that she has concerns regarding security, especially at evening meetings. She will be meeting with the staff that is responsible for the security at City Hall to discuss having security available at the DRC meetings.

Chair DiDomenico stated Hanover as an example. He said that Council approved the project and may not have completely understood why the DRC was not in favor of the project.

Commissioner Collett stated that the Council could have felt the same way about the case as the Commission did but maybe they are more focused on developing and bringing more people to the downtown area.

Commissioner Delton indicated that it would be nice to have follow up on the projects that go on to Council.

Ms. Collins gave an overview on DDA's and how the DRC is involved and the role they play in that process.

Ms. Collins stated that the fraternity and sorority code text amendment was the next item on the agenda.

Commissioner Collett stated that the felt it's necessary to have a definition for fraternities.

Several Commissioners voiced the wording should reference "the same" fraternity, rather than "any" fraternity.

Chair DiDomenico indicated that this amendment doesn't address the bad behavior.

Discussion in regards to regulating fraternities and the burden on the property owners insures that standards are being met.

Teresa Voss also spoke to address Commissioner concerns. She indicated it was not necessary to have a definition, that Webster's Dictionary has a definition of fraternities.

General consensus was to continue this item.

The Special Study Session adjourned at 4:55 p.m.

Prepared by: Lisa Novia, Administrative Asst. II

Reviewed by: Lisa Collins, Interim Director Community Development Department

Lisa Collins, Interim Director, Community Development Department

PUBLIC MEETING MINUTES

**MINUTES OF THE
DEVELOPMENT REVIEW COMMISSION
STUDY SESSION
MARCH 26, 2013**

**HARRY E. MITCHELL GOVERNMENT CENTER
TEMPE CITY HALL – CITY COUNCIL CHAMBERS
31 EAST 5TH STREET
5:30 p.m.**

Commission Present:

Mike DiDomenico, Chair
Dennis Webb, Vice Chair
Linda Spears
Paul Kent
Peggy Tinsley
Ron Collett
Angie Thornton
Dave Maza
Jim Delton

Commissioners Absent:

Dan Killoren

City Staff Present:

Lisa Collins, Interim Community Development Director
Ryan Levesque, Senior Planner
Diana Kaminski, Senior Planner
Kevin O'Melia, Senior Planner

Chair DiDomenico started the Study Session at 5:40 p.m. It was discussed by the Commissioners and agreed that Item Nos. 2, 4 and 5 could be placed on the Consent Agenda. It was also decided the minutes for March 12th would be continued to April 9th, as they were not yet available.

The Study Session adjourned at 6:00 p.m.

Prepared by: Lisa Novia, Administrative Asst. II

Reviewed by: Lisa Collins, Interim Director Community Development Department

Lisa Collins, Interim Director, Community Development Department

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION MARCH 26, 2013

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
6:00 PM (5:30 Study Session)

Commission Present:

Mike DiDomenico, Chair
Dennis Webb, Vice Chair
Linda Spears
Paul Kent
Peggy Tinsley
Ron Collett
Angie Thornton

Commissioners Absent:

Dave Maza
Jim Delton
Dan Killoren

City Staff Present:

Lisa Collins, Interim Community Development Director
Ryan Levesque, Senior Planner
Diana Kaminski, Senior Planner
Kevin O'Melia, Senior Planner

Chair DiDomenico called the meeting to order at 6:15, which included the introduction of the Commission and City staff. He stated that several items were recommended for the Consent Agenda and those were Item Nos. 2, 4 and 5. He also indicated the minutes for March 12th would be continued to April 9th.

1. CONSIDERATION OF MEETING MINUTES: 3/12/13

Approval of minutes continued to April 9, 2013.

CONSENT AGENDA

On a motion by Commissioner Tinsley and seconded by Commissioner Collett, the Commission with a vote of 7-0 approved the Consent Agenda as recommended in the staff report (with modified conditions of approval for Item No. 5).

2. Request for a Code Text Amendment within the Zoning and Development Code incorporating special use standards for **FRATERNITY/SORORITY HOUSES (PL130052)**. The applicant is the City of Tempe.

THIS CASE WAS CONTINUED FROM THE MARCH 12TH MEETING

STAFF REPORT: [DRCr FraternitySororityHouses 032613](#)

This case was continued to a date uncertain.

4. Request for a Preliminary Subdivision Plat for **DESERT CROSS LUTHERAN CHURCH (PL130053)**, located at 8600 South McClintock Drive. The applicant is the City of Tempe.

STAFF REPORT: [DRCr DesertCrossLutheranChurch 032613](#)

5. Request for a Zoning Map Amendment, an Amended Planned Area Development Overlay, a Development Plan Review and a Preliminary Subdivision Plat for a building expansion for **L & H INDUSTRIAL (PL120399)**, located at 1710 West Broadway Road. The applicant is Archicon Architecture & Interiors, L.C.

STAFF REPORT: [DRCr L&HIndustrial 032613](#)

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3. Request for a General Plan Amendment, Zoning Map Amendment, Planned Area Development Overlay and Development Plan Review consisting of a new 322 unit multi-family development for **RESIDENCES AT FOUNTAINHEAD CORPORATE PARK (PL120055)**, located at 2520 South Plaza Drive. The applicant is Gammage & Burnham, PLC.

STAFF REPORT: [DRCr ResidencesatFountainhead 032613](#)

This case was presented by Diana Kaminski and represented by Manjula Vaz of Gammage & Burnham, PLC (applicant).

Manjula Vaz addressed the Commission with a brief history and overview of the case which included information as it related to the density, zoning and general plan amendments.

Jim Temosky, Todd & Associates, addressed the Commission in regards to the design, amenities and the surrounding architecture.

Ms. Vaz returned to the podium to discuss the requested parking variance.

Chair DiDomenico asked if there is an opportunity to share parking with the other large parking garage that fronts Priest Drive.

Ms. Vaz indicated no.

Vice Chair Webb questioned Ms. Vaz as to the cost of rents.

Dan Tilton, Tilton Development, addressed the Commission and indicated rents will range from about 985.00 to 1,680.00.

Commissioner Tinsley asked about schools.

Ms. Vaz indicated this development is in the Tempe school district.

Chair DiDomenico had no questions regarding the parking and seeing none of the other Commissioners, he opened the hearing to public input.

One person spoke with a question in reference to the height.

Ms. Vaz indicated 64'

Chair DiDomenico closed the public portion of the hearing.

Commissioner Spears shared a concern regarding these large new developments and whether or not we are siphoning residences from these neighborhoods, causing them to deteriorate.

Chair DiDomenico questioned the site being taken out of the previous Planned Area Development Overlay.

Ms. Vaz indicated that the owners wanted to be an independent industrial development. Originally, they were interested in amending the Fountainhead PAD but are now creating a separate PAD, but the site is subject to the Fountainhead CC&Rs.

Vice Chair Webb stated it's a great project just concerned with increasing number of rentals.

On a motion by Commissioner Collett and seconded by Commissioner Kent, the Commission with a vote of 7-0, recommended approval of the General Plan Amendment, Zoning Map Amendments and Planned Area Development Overlay and approved the Development Plan Review.

6. ANNOUNCEMENTS

Chair DiDomenico suggested starting the next study session earlier to discuss setting an agenda for when the Commission meets with Council to make sure the items of interest get discussed.

The meeting adjourned at 7:05 p.m.

Prepared by: Lisa Novia, Administrative Asst. II

Reviewed by: Lisa Collins, Interim Director Community Development Department

Lisa Collins, Interim Director, Community Development Department