

**MINUTES OF THE
DEVELOPMENT REVIEW COMMISSION
STUDY SESSION**

June 11, 2013

**HARRY E. MITCHELL GOVERNMENT CENTER
TEMPE CITY HALL – CITY COUNCIL CHAMBERS
31 EAST 5TH STREET
5:00 p.m.**

Commission Present:

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

Commission Absent:

Jim Delton
Dan Killoren

City Staff Present:

Steve Abrahamson, Planning & Zoning Coordinator
Ryan Levesque, Senior Planner
Nancy Ryan, Special Projects Coordinator

The Study Session began at 5:05 with all Commissioners present, excluding Chair DiDomenico. Nancy Ryan provided the Commission with an update on the progress of the General Plan.

Chair DiDomenico arrived and it was proposed that both Item Nos. 2 and 3 could be placed on the Consent Agenda if there was no opposition by the public at the time of the hearing. Commissioners Kent and Maza both asked for some design clarification on Item No. 3 in regards to views from the lake, curtain wall condition and public space. Chair DiDomenico suggested the applicant could provide specific feedback to their questions during the meeting in order to avoid an unnecessarily long presentation. Item No. 3 would be placed on the regular agenda with a brief presentation.

The meeting adjourned at 5:50 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 JUNE 11, 2013

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

Commission Present:

Mike DiDomenico, Chair
Dennis Webb, Vice Chair
Peggy Tinsley
Paul Kent
Angie Thornton
Ron Collett
Linda Spears
Dave Maza (in audience)

Commission Absent:

Jim Delton
Dan Killoren

City Staff Present:

Lisa Collins, Interim Community Development Department Director
Steve Abrahamson, Planning & Zoning Coordinator
Ryan Levesque, Senior Planner

Chair DiDomenico called the meeting to order at 6:00 p.m., which included the introduction of the Commission and City staff. He indicated that it had been determined that Item No. 2 could be placed on the Consent Agenda if no one from the public was interested in speaking. He also stated that Item No.3 would be placed on the Regular Agenda in order for the applicant to address a couple of questions brought forth by Commissioners Kent and Maza.

1. CONSIDERATION OF MEETING MINUTES: 5/14 & 5/28/13

On a motion by Commissioner Tinsley and seconded by Commissioner Collett, the Commission with a vote of 7-0 approved the minutes of the May 14th meeting

On a motion by Commissioner Kent and seconded by Commissioner Tinsley, the Commission with a vote of 5-0 (Commissioners DiDomenico and Thornton abstained) approved the minutes of the May 28th meeting.

CONSENT AGENDA

On a motion by Commissioner Tinsley and seconded by Commissioner Kent, the Commission with a vote of 7-0 approved this Development Plan Review as recommended in the following staff report.

2. Request for a Development Plan Review consisting of a two-story, 50,000 s.f. building and two Use Permits to allow a private school expansion and more than 15% retail in the General Industrial District for **BROADWAY ACADEMIC BUILDING (PL130006)**, located at 2152 East Broadway Road. The applicant is LGE Design Build.

STAFF REPORT: [DRCr BroadwayAcademic 061113](#)

REGULAR AGENDA

3. Request for a Development Plan Review consisting of nine (9) new buildings within approximately 2.15 million square feet of office/commercial space for **MARINA HEIGHTS (PL130119)**, located at 300 East Rio Salado Parkway. The applicant is DAVIS.

STAFF REPORT: [DRCr MarinaHeights 061113](#)

Chair DiDomenico called to the public to see if anyone was in attendance for this case and if there was anyone who wished to hear a full presentation.

Seeing no one in the audience interested in speaking on this case, Chair DiDomenico closed the hearing for public input. He indicated that the applicant could concentrate on the two questions brought forward during the study session by Commissioners Kent and Maza.

This case was presented by Ryan Levesque and represented by Buck Yee from Davis (applicant).

Mr. Yee provided a brief presentation which included the phasing of the project. Colored elevations were presented in order to show the Commission specific design elements that will be used, particularly on the buildings fronting the lake.

Commissioner Kent asked the applicant if they could explain why there isn't more office space fronting the lake.

The applicant indicated that there are 9500 cars that need to be accommodated and have worked tremendously hard to create the pedestrian plaza which is the center focus of the project. There is a great number of parking that will be parked below grade and they have placed the above ground parking structures to the east and west of the site to maximize the views from all of the buildings.

Commissioner Collett asked a question (inaudible).

Chair DiDomenico stated that positioning the buildings on top of the garage and placing them facing more north/south affords better views up and down the lake. He also stated that the way the garages have been positioned on the site will assure that all tenants will have a good view and none will have a view of either garage.

On a motion by Commissioner Tinsley and seconded by Commissioner Collett, the Commission with a vote of 7-0 approved this Development Plan Review as recommended in the staff report.

4. ANNOUNCEMENTS

No announcements made.

The meeting adjourned at 6:25 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

APPROVED