

PUBLIC HEARING MINUTES

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION NOVEMBER 26, 2013

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

Commission Present:

Dennis Webb, Chair
Paul Kent, Vice Chair
Trevor Barger
Ron Collett
Linda Spears
Angie Thornton

Commission Absent:

Dan Killoren
Dave Maza
Peggy Tinsley

City Staff Present:

Steve Abrahamson, Planning & Zoning Coordinator
Ryan Levesque, Senior Planner
Diana Kaminski, Senior Planner
Julie Stenner, Executive Assistant

Chair Webb called the meeting to order at 6:00 p.m., which included the introduction of the Commission and City staff. It had been determined in the Study Session that the minutes for November 12, 2013 could be approved as drafted, and Items No. 2 and 3 could be placed on the Consent Agenda should no one from the public wish the cases to be heard.

1. **CONSIDERATION OF MEETING MINUTES: 11/12/13**

On a motion by Commissioner Collett and seconded by Commissioner Spears, the Commission with a vote of 6-0 approved the minutes of the November 12, 2013 meeting.

CONSENT AGENDA

2. Request for a Preliminary Subdivision Plat for **1010 LEMON (PL130034)**, located at 1010 East Lemon Street. The applicant is Dibble Engineering.

STAFF REPORT: [DRCr_1010Lemon_112613.pdf](#)

3. Request for a Preliminary Subdivision Plat for **BROADWAY ACADEMIC BUILDING (PL130006)**, located at 2152 East Broadway Road. The applicant is Cawley Architects Inc.

STAFF REPORT: [DRCr_BroadwayAcademicBuilding_112613.pdf](#)

On a motion by Vice Chair Kent and seconded by Commissioner Collett, the Commission with a vote of 6-0 approved the Preliminary Subdivision Plat for **1010 LEMON (PL130034)**, located at 1010 East Lemon Street and

the Preliminary Subdivision Plat for **BROADWAY ACADEMIC BUILDING (PL130006)**, located at 2152 East Broadway Road.

Chair Webb asked the applicants for 1916 Hayden Lane (PL130143) and McKemy Townhomes (PL130279) if they would like to have their cases heard tonight since there were only six members of the Commission present.

Both applicants agreed to have their cases heard.

REGULAR AGENDA

4. Request for a Development Plan Review consisting of a new 10 unit condominium development for **1916 HAYDEN LANE (PL130143)**, located at 1916 East Hayden Lane. The applicant is Brightlake Architecture, LLC.

STAFF REPORT: [DRCr_1916HaydenLane_112613.pdf](#)

This case was presented by Ryan Levesque and represented by Jamee Twardeck, Brightlake Architecture, LLC. 1916 Hayden Lane Condominiums consists of a 10 unit new condominium development. This project had been previously approved back in 2006. The entitlements have now expired. The proposed project is similar to the project that was approved in 2006. The Commission had asked for a sample paint chip for the color of the building during the Study Session. The applicant has provided a sample to show the lighter shade of paint color. The color the applicant selected is 6157 – Favorite Tan. This tone is about a two tone variation from the original paint color.

Jamee Twardeck introduced herself.

Chair Webb asked Ms. Twardeck about the color change.

Ms. Twardeck agreed to the color change. Mission Trail would be changed to 6157 – Favorite Tan.

Chair Webb stated the project noted decomposed granite to be utilized for the landscaping. Decomposed granite is usually about 1/4 inch in size. He did not feel the decomposed granite would stay in place long. He stated projects usually required 3/8 inch – 1/2 inch granite.

Mr. Levesque stated typically the standard size granite used is 1/2 inch to 3/4 inch.

Commissioner Collett agreed the size of the granite should be larger than 1/4 inch.

The Commission members agreed the granite should be 1/2 inch in size.

Ms. Twardeck agreed to the change in the size of the granite.

Mr. Abrahamson stated 1/4 inch granite is used sometimes to provide a natural desert look.

Mr. Levesque modified stipulation number 16 which will require 1/2 inch decomposed granite.

Commissioner Collett thinks this is a fine project and it fits in the neighborhood.

On a motion by Commissioner Collett and seconded by Commissioner Spears, the Commission with a vote of 6-0 approved the Development Plan Review for **1916 HAYDEN LANE (PL130143)** as recommended by staff subject to the modified conditions for the paint color change and the size of the granite for the landscaping.

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5. Request for a Development Plan Review consisting of a site plan, landscape plan and building elevations for nine new townhomes, and three Use Permit Standards for reductions of the front, side and rear yard setbacks for **MCKEMY TOWNHOMES (PL130279)** located at 647 West 19th Street. The applicant is Rick Hamilton.

STAFF REPORT: [DRCr_McKemyTownhomes_112613.pdf](#)

This case was presented by Diana Kaminski and represented by Rick Hamilton, Hamilton Architecture. McKemy Townhomes is located in an R-3 Multi-Family property that has been vacant on the south east corner of 19th Street and McKemy Street. The proposal is for nine, single family attached townhomes on a multi-family zoned lot. Staff has not received any comments from the public related to this case. Landscaping along the alley side was discussed in the Study Session. An additional condition was added under Landscape condition number 15 which reads: e. Provision of seven 1 ½ inch caliber patio trees along parking spaces adjacent to alley subject to water utility approval.

Rick Hamilton introduced himself.

Chair Webb asked Mr. Hamilton if he was agreeable to the new condition regarding the patio trees.

Mr. Hamilton agreed to the condition adding the patio trees.

Mr. Barger stated he likes the idea of the vegetation being added to the alleyways. He understands the utilities being a conflict some of the time. He loves the applicant's ability to see if something higher than shrubs could be added.

Commissioner Collett asked what patio trees were.

Ms. Kaminski stated patio trees are based on the mature size of the tree. In landscape design the trees are a smaller scale tree for courtyards and patios. The trees typically get to be 10 to 15 feet in height.

On a motion by Commissioner Collett and seconded by Commissioner Barger, the Commission with a vote of 6-0 approved the Development Plan Review for **MCKEMY TOWNHOMES (PL130279)**, as recommended by staff subject to the modified condition to include the patio trees along the alley near the driveway areas.

6. **ANNOUNCEMENTS** – No announcements.

The meeting was adjourned at 6:15 p.m.

Prepared by: Julie Stennerson, Executive Assistant
Reviewed by: Ryan Levesque, Senior Planner



Ryan Levesque, Senior Planner