

---

MINUTES OF THE  
DEVELOPMENT REVIEW COMMISSION  
May 13, 2014

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

Commission Present:

Dennis Webb, Chair  
Paul Kent, Vice Chair  
Peggy Tinsley  
Trevor Barger  
Ron Collett  
Linda Spears  
Dan Killoren, alt.

Commission Absent:

Dave Maza, alt.  
Angie Thornton

City Staff Present:

Steve Abrahamson, Planning and Zoning Coordinator  
Ryan Levesque, Senior Planner  
Joe Nucci, Senior Planner  
Diana Kaminski, Senior Planner  
Steve Nagy, Administrative Asst. II

Chair Webb called the meeting to order at 6:05 p.m., which included the introduction of the Commission and City staff. It had been determined in the Study Session that the minutes for May13, 2014 could be approved with one correction to the Regular Meeting Minutes and item #2 would be heard.

**CONSENT AGENDA**

**1. CONSIDERATION OF MEETING MINUTES:**

**05/13/2014**

On a motion by Commissioner Tinsley and seconded by Commissioner Barger, the Commission with a vote of 7-0 approved the approved both the Study Session and Regular minutes from May 13, 2014.

*MOTION FOR OTHER CONSENT ITEMS???*

Minutes: [20140513\\_studysessionminutes.pdf](#)

Minutes: [20140513\\_RegularMeetingMinutes.pdf](#)

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 following staff reports:

2. Request for Historic Designation of the 1936, Southwest style home for **RAYMOUND (HAUSMAN) HOUSE** (PL140072), located at 1108 South Maple Avenue. The applicant/owner is Colleen and Dave Hausman.

REPORT: [DRCr\\_RAYMOUND\(HAUSMAN\)HOUSE\\_052714.PDF](#)

3. Request for Development Plan Review consisting of a new 2,304 s.f. training room and administrative offices for **CAMPUS CRUSADE FOR CHRIST** (PL140124) Located at 205 E 15<sup>th</sup> Street. The applicant is Robert Winton, Winton Architects, Inc.

REPORT: [DRCr\\_CAMPUSCRUSADEFORCHRIST\\_052714.PDF](#)

### **REGULAR AGENDA**

4. 5.Remand of an appeal, based on revised building elevations, from the Development Review Commission's Denial for the original Development Plan Review, for two new 4-story multi-family buildings totaling 358 units for **LPC SOUTH BANK (PL130265)**, located at 1190 East Vista Del Lago Drive. The appellant is Snell & Wilmer LLP.

REPORT: [DRCr\\_LPCSOUTHBANK\\_052714.PDF](#)

Ryan Levesque presented the case by reviewing the location, site plan, and history of the project. He continued by explaining the staff recommendation for denial of the revised building elevations.

Chair Webb asked Mr. Levesque about the irregularity of staff recommendations for denial, which Mr. Levesque confirmed were quite irregular. Chair Webb then asked about the zoning designation.

Nick Wood, Phoenix, AZ, representing the applicant, addressed the Commission by reviewing the proposal as well reputation of the developer. Mr. Wood also reviewed the history of the site with the Commission, citing projects that have come and gone. He then presented the changes the developer had made in response to the previous DRC comments.

Mike Hampton, Dallas, Texas, then addressed the Commission as the project architect to explain the changes that had been made from the original design concepts. He went on to explain that the project that the Commission envisions for the site is not economically viable.

The Commission discussed with the applicant what could be done to achieve an iconic development for the site. Mr. Hampton emphasized some of the details that had been added to the development in direct response to the Commission's concerns.

Jeff Courtright, with Lincoln Property approached the Commission to explain some of the contractual time constraints, iconic details and the qualifications of the people behind the project.

Chair Webb then opened the meeting to public comment, which there was none.

The Commission then continued to discuss the project, indicating strong interest in having an iconic development built at the site. Chair Webb expressed that he did not find the design to be iconic.

Commissioner Spears expressed that she liked the project, but did not think it is the right project for the site.

Commissioner Barger added that there were elements of the development that he appreciated and could picture it along the lake, but there was still work to be done with expanding the design details.

Commissioner Collett continued that lakeside property in Tempe is very limited and that this development did not belong on that site.

Vice Chair Kent explained that he interprets the design to appear monolithic, and was in general, not wowed by the project. He continued that he believed the site is deserving of a development with more height.

Chair Webb continued that a more solid approach that represents the massing of the area needs to be taken for this specific site. He would like to see all off the pieces come together before deciding whether the project would improve the south shore of the lake.

Commissioner Killoren expressed that given some of the recent successes along the lake, i.e. the State Farm Development, patience in waiting for the right development to come before the Commission can certainly pay off.

Following the discussion, Commissioner Collett made a motion to deny the request, which was seconded by Commissioner Spears.

With a vote of 6-1, the denial was approved with Commissioner Barger in the dissent.

The meeting was adjourned at 7:58 p.m.

Prepared by: Steve Nagy, Administrative Assistant II  
Reviewed by: Ryan Levesque, Senior Planner



---

Ryan Levesque, Senior Planner