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## MINUTES OF THE DEVELOPMENT REVIEW COMMISSION July 8, 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  
Peggy Tinsley  
Linda Spears  
Angie Thornton  
Dan Killoren, alt.

### Commission Absent:

Trevor Barger  
Paul Kent, Vice Chair  
Dave Maza, alt.  
Ron Collett

### City Staff Present:

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

Chair Webb called the meeting to order at 6:07 p.m., which included the introduction of the Commission and City staff. It had been determined in the Study Session that the minutes for June 24, 2014 and item #3 could be on consent and item #5 would be heard.

### CONSENT AGENDA

#### 1. **CONSIDERATION OF MEETING MINUTES:**

##### **06/24/2014**

On a motion by Commissioner Tinsley and seconded by Commissioner Spears, the Commission, with a vote of 4-0, approved the approved both the Study Session and Regular minutes from June 24, 2014.

On a motion by Commissioner Spears and seconded by Commissioner Tinsley, the Commission with a vote of 4-0 approved the Consent Agenda as recommended in the following staff report:

3. Request for a Zoning Map Amendment from Agricultural (AG) to Mixed-Use Four (MU-4) for .18 acres, and a request for an Amended Planned Area Development (PAD) to establish development standards of setbacks, building and landscape coverage and building heights and a Development Plan Review consisting of a new restaurant and retail building on approximately 2 acres, for **SHOPS AT FOUNTAINHEAD (PL140094)**, located at 1537 West Broadway Road. The applicant is Justin Gregonis, Vertical Design Studios.

REPORT: [DRCr\\_SHOPSATFOUNTAINHEAD\\_070814.PDF](#)

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**REGULAR AGENDA**

5. Request for a Development Plan Review consisting of a new hotel building for **AC BY MARRIOTT AT HAYDEN FERRY LAKESIDE (PL130475)**, located at 100 E. Rio Salado Parkway. The applicant is Woodbine Development Corporation.

REPORT: [DRCr ACBYMARRIOT 070815.PDF](#)

Diana Kaminski presented the case by reviewing location and explaining that the applicant had held a neighborhood meeting. Ms. Kaminski continued that the applicant had made changes to the project in response to the neighbors that had attended the meetings and staff recommendations.

The Commission then invited the applicant up.

Mike Withey, Phoenix, representing Woodbine Development Corporation, explained that the Commission had previously approved a hotel for the site which was never built. He went on to explain that input from the neighbors and staff had been received and taken into consideration. Mr. Withey continued that they had agreed with all of the staff conditions listed in the report. He also provided an overview of the reputation of Woodbine, AC Hotels, and described how the design fabric of the hotel and how it fits into the area. Finally, Mr. Withey went over the parking arrangement in existing structures and requested that the Commission grant approval based on staff recommendation.

Commissioner Spears expressed concern over parking.

Chris Harmon, Phoenix, with Woodbine Development Corporation. Replied to Commissioner Spears that the size of the hotel was driven by available parking and that there would be ~160 spots open to hotel guests during time they would be most likely to need them. He explained the shared parking arrangement with the existing business offices, and that a parking analysis had been completed to help prove the shared parking model will work in this application.

Commissioner Killoren asked about parking alternatives. Mr. Harmon explained that alternatives had not been explored because their parking arrangement did not indicate a need for such.

Chair Webb asked Mr. Withey to expand on the brand of the hotel, which Mr. Withey expanded on.

Chair Webb then opened the hearing to public comment.

Robert Stephen, Tempe, expressed his support for the project. Being the 1<sup>st</sup> resident to live on the lake, Mr. Stephen was very involved in the neighborhood and was also able to verify that the parking model would work. He explained that the resident visitor parking issue that had sparked concerns over parking in the first place, have been resolved by the HOA.

With no one else from the public wishing to speak on the case, Chair Webb closed the hearing to public comment.

Mr. Withey approached the podium and reiterated his previous points and his request for approval.

The Commission continued to discuss the project.

Commissioner Tinsley then made a motion to approve, which was seconded by Commissioner Thornton, and the motion passed with a vote of 5-0.

Chair Webb then requested that immediate action take place on filling the Commission Vacancies.

Steve Abrahamson, Planning and Zoning Coordinator responded that he will set up a meeting with the Community Development Director the following morning to pass along a request to the City Clerk's Office to fill the vacancies as soon as possible.

The meeting was adjourned at 6:43 p.m.

Prepared by: Steve Nagy, Administrative Assistant II

Reviewed by: Ryan Levesque, Senior Planner



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