

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION STUDY SESSION

JANUARY 8, 2013

HARRY E. MITCHELL GOVERNMENT CENTER
TEMPE CITY HALL – CITY COUNCIL CHAMBERS
31 EAST 5TH STREET, TEMPE, AZ 85281
5:30 p.m.

Commissioners Present:

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

Commissioners Absent:

Jim Delton
Dave Maza
Dan Killoren

City Staff Present:

Lisa Collins, Interim Community Dev. Director
Ryan Levesque, Senior Planner
Diana Kaminski, Senior Planner
Kevin O'Melia, Senior Planner
Steve Abrahamson, Planning & Zoning Coordinator (in audience)

Chair DiDomenico called the Study Session to order at 5:30 p.m. He indicated that during Study Session it may be determined that cases on the agenda will be moved and taken out of order, depending on the nature of the case and the time necessary needed to hear the cases.

Chair DiDomenico indicated that the meetings are no longer televised due to budget constraints and staffing issues. He stated that he felt it was a tremendous disservice to the public and he has received much feedback over the years from individuals who have watched the meetings over the past years.

Chair DiDomenico indicated that the PAD discussion was moved to the January 22nd meeting date.

The meeting minutes from 12/11/12 are being postponed to the January 22nd meeting date as well.

During a review of the cases proposed for the evening's meeting, it was discussed that Item No. 2 was recommended for continuance to the January 22nd meeting, Item No. 3 was proposed for the Consent Agenda, Item Nos. 4 and 5 would be heard and Item No. 6 would also be proposed for the Consent Agenda.

Chair DiDomenico reminded members of the public who wished to speak on any of the cases to please fill out a public comment card and submit it to City staff.

The Study Session was adjourned at 5:45 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

DRAFT

**MINUTES OF THE
DEVELOPMENT REVIEW COMMISSION
JANUARY 8, 2013**

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

Commissioners Present:

Mike DiDomenico, Chair
Dennis Webb, Vice Chair
Angie Thornton
Paul Kent
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Commissioners Absent:

Jim Delton
Dave Maza
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City Staff Present:

Lisa Collins, Interim Community Dev. Director
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Kevin O'Melia, Senior Planner
Steve Abrahamson, Planning & Zoning Coordinator (in audience)

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 the minutes scheduled for approval were still in the review process and would be moved to the January 22nd meeting.

It had also been determined at the Study Session that Item No. 2 would be continued, Item Nos. 3 and 6 would be placed on the Consent Agenda and Item Nos. 4 and 5 would be heard.

1. CONSIDERATION OF MEETING MINUTES: 12/11/12 – POSTPONED TO THE JANUARY 22ND MEETING.

On a motion by Commissioner Tinsley and seconded by Commissioner Collett, the Commission with a vote of 7-0 continued Midnight Hookah to the January 22nd meeting.

- 2. Request appeal for a Use Permit Revocation for tobacco retail sales with live entertainment for **MIDNIGHT HOOKAH (PL110015)** located at 1630 E Apache Boulevard Suites 103-104. The appellant is Nadir Yousef, Midnight Hookah.**

THIS ITEM WAS CONTINUED FROM THE DECEMBER 11, 2012 HEARING AND IS NOW BEING POSTPONED TO THE JANUARY 22, 2013 HEARING BY COMMUNITY DEVELOPMENT STAFF

CONSENT AGENDA

On a motion by Commissioner Tinsley and seconded by Commissioner Kent, the Commission with a vote of 7-0 approved the Consent Agenda as recommended in the following staff reports.

3. Request approval for a Development Plan Review for a new office addition for **RISK ASSESSMENT (PL120196)**, located at 2100 South Rural Road. The applicant is Bain Architecture.

STAFF REPORT: [DRCr_RiskAssessmentGroup_010813](#)

6. Request for a Development Plan Review consisting of replacement of an existing restaurant with a new +/-4,316 sf. restaurant and drive-thru for **McDONALD'S (PL120398)** located at 1525 West Elliot Road. The applicant is Synectic Design, Incorporated.

STAFF REPORT: [DRCr_MCDONALDSELLIOTANDPRIEST_010813](#)

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4. Request for a Zoning Map Amendment from the General Industrial District to MU-4, Mixed-Use High Density District and an Amended Planned Area Development Overlay for a proposed commercial and residential development for **THE GRAND AT PAPAGO PARK CENTER (PL120232)**, located at 1151 West Washington Street. The applicant is Papago Park Center, Inc.

STAFF REPORT: [DRCr_TheGrand_010813](#)

This case was presented by Ryan Levesque and represented by Manjula Vaz, Gammage & Burnham, applicant, and Mitch Rosen of Salt River Project/Manager of Papago Park Center.

Mr. Rosen gave a brief presentation on the history and vision for Papago Park Center.

Chair DiDomenico asked Mr. Rosen to use the elevations and/or plans to show the Commission the various heights throughout the project.

Brent Kendle, architect, referenced the site plan to review the heights of the various buildings. He also indicated the topography of the site allows for some unique opportunities.

Chair DiDomenico asked Mr. Kendle to speak to the challenges of developing near the railroad.

Mr. Rosen addressed the issue of the railroad. He indicated that he looked at various locations around the City and the most appropriate type of barrier to use is the same one that is located behind Tempe High School (vertical picket fence).

Chair DiDomenico asked for clarification as to how the rail will affect stacking and once this project is built out, and what the applicant has done to mitigate issues that might occur.

Mr. Rosen indicated there is no place where the project crosses the rail so there is no issue with traffic stacking.

Commissioner Kent asked for clarification on the 56th Street exit.

Mr. Rosen indicated that SRP had previously donated an access easement when Papago Park Center was originally approved. There is a short run where 56th Street needs to be improved. This improvement will be conditioned to be completed when the demand calls for it.

Commissioner Tinsley asked about the public art that will be incorporated into the project.

Ms. Vaz indicated that they have spoken to staff and the public art will be a component of each building. Some discussions have included incorporating art into the canal work and possibly having an agricultural museum which will address the history of SRP, the City of Tempe and the Bureau of Reclamation. She also indicated that although they don't have specific information to share, the discussions have taken place.

Chair DiDomenico asked the time frame to complete build out.

Mr. Rosen indicated approximately 20 years.

Vice Chair Webb asked about the timing of this project and what areas will be built first.

Mr. Rosen stated that the multi-family component is currently very desirable and if they brought that out to the market place now, it would be met with great deal of acceptance. At this point in time, it's possible that they could also market an office building as well.

Commissioner Spears indicated that she does not like the idea that a building location can change after the Commission has approved the plans, and it is not required to go back before the Commission.

Mr. Rosen stated that although he felt their design and placement of buildings made good sense, they do see some flexibility out in the market place to be able to readjust similar buildings in an effort to satisfy tenants.

Ms. Collins indicated that the ZDC does allow for minor changes to be done at an administrative level, but any time one of these buildings comes in for Development Plan Review, the Commission will be approving it. She also indicated that although some of the footprints of the buildings may change, the general configuration as represented here is what we expect to see.

Vice Chair Webb indicated that he is concerned about the phasing.

Mr. Rosen stated that he sees several very large users in the market and one of those users, in particular, has stated that they want multi-family for their employees to be integrated into their project.

Ms. Collins stated that although this is conceptual in nature, the purpose of bringing forward the master plan is to show how all of this will fit together. Each building will be coming before the Commission and if a change in location is being requested, they will come back with a modified site plan and building elevations for the Commission's approval.

Commissioner Tinsley asked when the amendments to the canal are planned.

Mr. Rosen indicated that applications have been made to the Bureau of Reclamation and it takes about four months for approval. It will take four or five months for relocation of the canal. It may not occur right away, but it is our intent to position ourselves to relocate the canal when necessary.

Chair DiDomenico opened the hearing to public input.

One resident spoke in support of the case and, in particular, applauded the use of the canals within the project.

Chair DiDomenico closed the hearing to public input.

On a motion by Commissioner Collett and seconded by Commissioner Tinsley , the Commission with a vote of 7-0 recommended approval of the Zoning Map Amendment and the Amended Planned Area Development Overlay as recommended in the staff report.

5. Request approval for General Plan amendment to increase density, a Zoning Map amendment to R-3 Multi-family with a Planned Area Development (PAD) for development standards and a Development Plan Review for 18 new attached townhomes for **BELLA VITA (PL120300)**, located at 1004 N Miller Rd. The applicant and owner is Hudd Hassel.

STAFF REPORT: [DRCr BellaVita 010813](#)

This case was presented by Diana Kaminski and represented by Reese Anderson, representing applicant.

Mr. Anderson addressed the Commission with a brief presentation. He indicated that this location has been vacant for some time and is currently platted for six, single family homes. He stated that unfortunately, that will never happen as there are many constraints to developing this property. There are overhead power lines that will be undergrounded with this project. He also stated that they have worked with the neighbors to the west and have made modifications to the design to address their concerns.

Chair DiDomenico and Commissioner Spears cited concerns regarding the lack of guest parking.

Ms. Kaminski stated that it is being parked as if it were multi-family, so it complies with the bedroom and unit count requirements for multi-family.

Vice Chair Webb asked if there was any opportunity for offsite parking.

Mr. Anderson indicated no, offsite parking is not an option. There is a church to the west that is in support of the project. It is possible that someone have a gathering could utilize parking available at the church.

Chair DiDomenico opened the hearing to public input.

One citizen spoke in opposition of the case as it relates to development size, parking and the increase and impact in traffic.

Two citizens spoke in support of the development as individuals who have investment property in the area. They both feel that it will be a positive influence to the area.

Chair DiDomenico closed the hearing to public input.

Commissioner Thornton asked for clarification on the access points to the project and why the entire alley cannot be paved.

Ms. Kaminski indicated that they have had this discussion with Traffic Engineering and our standard is that they would need to pave the full alley to the nearest adjacent street. In this case, they are not using the alley as their primary ingress/egress. So to reduce the incentive for people to use the alley as a pass through, they would only be required to pave the portion that is their alley.

Commissioner Spears questioned why the alley is being used by these residents.

Ms. Kaminski stated that the access to the parking spaces that are shared between all of the units and a connection from the units to the north.

Commissioner Spears questioned if the applicant would be willing to eliminate a unit in order to increase parking. She cannot support the case as is.

Mr. Hassel, developer/applicant, indicated that there is a lot of expense in developing this project, including undergrounding power lines. It does not make financial sense unless the density is there. Under this design, we meet the code.

Commissioner Kent agreed with Commissioner Spears in regards to the parking.

Chair DiDomenico is concerned with meeting the code versus reality. He stated that he doesn't feel any overspill of parking will affect neighbors and feels that any disservice in lack of parking will be on the residents.

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

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7. **ANNOUNCEMENTS** – Chair DiDomenico announced if anyone in the audience would like to see these meeting televised, contact the City Council members.

The meeting was adjourned at 8:30 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