
**MINUTES OF THE
DEVELOPMENT REVIEW COMMISSION
STUDY SESSION
May 12, 2015**

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

Commission Present:

Dennis Webb, Chair
Peggy Tinsley
Linda Spears
Trevor Barger
Jerry Langston, alt
Dan Killoren, alt.

Commission Absent:

Paul Kent, Vice Chair
Angie Thornton
David Lyon, alt

City Staff Present:

Ryan Levesque, Deputy Com Dev Director
Larry Tom, Principal Planner
Diana Kaminski, Senior Planner
Sarah Adame, Administrative Assistant II

Chair Commissioner Webb began the Study Session at 5:38 p.m.

Chair Commissioner Webb acknowledged that the minutes from the 03/10/2015 and 04/28/2015 that Development Review Commission meeting would be reviewed during regular meeting.

Chair Commissioner Webb asked if staff had heard from citizens about McClintock Station.

Staff Ms. Kaminski advised of a letter received from a residence from Tempe Trailer Park. The neighborhood meeting was very well attended, not a lot of controversy, and lots of support from other property owners in the area.

Chair Commissioner Webb asked if the city would provide interpreters.

Staff Ms. Kaminski advised that an interpreter would only be provided if requested because the city would have hire, pay, and retain for the services. We have not had any requests for one. Gabby Saldivar from social services may be available.

Applicant states that Gabby has spoken to most of the residents.

Chair Commissioner Webb asks is there is going to be public input that requires an interpreter?

Ms. Kaminski expressed that it's unknown at this time because no one has requested for one.

Chair Commissioner Webb asked if there are any more questions.

Staff Ms. Kaminski stated that she will provide a brief overview of the history of the site and difference of the two parks. There is difference in the state law for the two zoning codes.

Staff Mr. Tom announced that there are 4 items on the next agenda, May 26, 2015. Mr. Tom introduced the next item, #3, 7th Street Mix Use Project presentation.

Applicant Darin Sender stated that Sender Associates is representing Opus Group. Opus Group will be constructing the 7th Street Mixed Use Project. Ms. Sender introduced: Larry Pobuda (Opus), Bret Hopper (Opus), Architect Dean Newins, and Jen Boblick with Sender Associates.

Ms. Sender explained the presentation is going to be about the parking lot property located at University and Forest. The proposed development is a Mix Use Project pertaining to residential hotel, retail, and restaurants. Currently, the property is zoned for 2 PADs from 2006 & 2008. She gave stats on both projects for both years. Ms. Sender stated their project is much more compatible with the community.

She introduces, Architect Dean Newins.

Mr. Newins expresses how they developed their work group for University, Forest, 7th St and Myrtle. Mr. Newins describes the site's characteristics (parking, surrounding neighbors, streetscape plan, some structure and design aspects of buildings and canopies) and how development on this property will help improve the community with its residential hotel, retail, and restaurants. Mr. Newins asked the Commission if they had any questions.

The Commission asked how many units were proposed for this site. Mr. Newins replied about 450 units. The Commission also asked where is the grocery store would be? Mr. Newins pointed out the location of the grocery store on presentation board.

Ms. Sender stated that this project will come to the board on May 26 requesting a PAD amendment, Plat, DPR, and Use Permit.

Chair Commissioner Webb thanked the Applicant for their presentation.

Staff Mr. Tom announced that Chair Commissioner Webb's term will expire June 30, 2015 and his position will be on the agenda on June 23 for an election.

Staff Ms. Kaminski mentioned that the June 9, 2015 agenda is very full with four cases noting two cases on Southbank Lot 1 & 6, Roosevelt Block Project, 7th Street Mix Use.

Chair Commissioner Webb noted that tonight's regular session will have 6 Commissioners.

The Study Session adjourned at 5:55 p.m.

Prepared by: Sarah Adame, Administrative Asst. II
Reviewed by: Larry Tom, Principal Planner



Larry Tom, Principal Planner