

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION MAY 8, 2012

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
6:00 PM (5:30 Study Session)

Commission Present:

Mike DiDomenico, Chair
Dennis Webb, Vice Chair
Peggy Tinsley
Tom Oteri
Paul Kent
Kolby Granville
Nick Miner

Commission Absent:

Monica Attridge
Jim Delton
Dave Maza

City Staff Present:

Steve Abrahamson, Planning & Zoning Coordinator
Ryan Levesque, Senior Planner
Diana Kaminski, Senior Planner
Sherri Lesser, Senior Planner
Lisa Novia, Admin. Asst. II

Chair DiDomenico 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 Study Session that Item Nos. 3 and 6 could be placed on the Consent Agenda, Item No. 4 would be heard and Item No. 5 would be continued.

1. **CONSIDERATION OF MEETING MINUTES: 4/24/12 (POSTPONED)**
2. ~~Request to adopt a resolution authorizing the naming of an unnamed city road to "Sherman Way" in the Campo Alegre Tract subdivision, located near 120 East McKellips Road. (RESOLUTION NO. 2012.43)~~

THIS CASE HAD BEEN PULLED FROM THE AGENDA

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 follows:

3. Request for **SAN CAPELLA – MARK-TAYLOR DEVELOPMENT (PL110258)** (San Capella Apartments, LLC, property owner; Rob Orme, Mark-Taylor Inc., applicant) consisting of a new 384 unit multi-family residential development with two and three-story buildings, totaling up to 507,000 sf. in building area on approximately 19 acres, located at 1155 West Elliot Road in the R-4(PAD), Multi-Family Residential General District, including a Planned Area Development Overlay and within the Southwest Tempe Overlay District. The request includes the following:

SBD12004 – Preliminary Subdivision Plat consisting of one lot on 19.48 acres.

STAFF REPORT: [DRCr SanCapella Plat 050812](#)

6. Request for **BILL LUKE FIAT (PL120056)** (Don Luke, property owner; Jim Hankins, Jim Hankins & Assoc., applicant) consisting of a new 4,757 s.f. sales office building adjacent to an existing 20,547 s.f. building on 5 net acres, located at 7833 S. Autoplex Loop in the GID, General Industrial District in the Southwest Overlay District. The request includes the following:

DPR12048 – Development Plan Review including revised site plan, new building elevations and revised landscape plan.

STAFF REPORT: [DRCr BillLukeFiat 050812](#)

REGULAR AGENDA

Chair DiDomenico called Mr. Ernie Nickels to the podium. It was his intention to confirm that the neighbors (applicants for the appeal) wished to have the item continued to the next meeting due to a short board on this case. Chair DiDomenico would be recusing himself from this case, leaving only six commissioners left to hear this case. Mr. Nickels indicated that they did wish to have it continued to the May 22nd meeting, even though there could be the possibility of a short board at that meeting as well. Chair DiDomenico stated it would be at their discretion to request another continuance if that occurs on May 22nd.

On a motion by Commissioner Miner and seconded by Commissioner Tinsley, the Commission with a vote of 7-0 continued this case to the May 22, 2012 meeting.

5. Request an appeal of **CASA DE SMITH (PL120053)** (W. Brent Armstrong, ISOS Architecture, Dave Smith, property owner) located at 1724 S. Ventura Drive in the R1-6, Single Family Residential District for:

UPA12021 (ZUP12021) – Use Permit standard to reduce the rear yard setback by twenty percent (20%) from 15 feet to 12 feet (as measured from midpoint of alley).

UPA12007 (ZUP12022) – Use Permit to allow a second story addition

UPA12008 (ZUP12023) – Use Permit to increase the allowable wall height within the front yard setback from 4' to 6'

STAFF REPORT: [DRCr CasaDeSmith 050812](#)

4. Request for **VILLAS AT SOUTH BANK (PL120046)** (City of Tempe, property owner; Michel Hebrant, MDT Development Partners LLC, applicant) consisting of 262 units within a 17-story senior living facility (including assisted living and memory care components) and a 2-story commercial building, totaling 367,896 sf. in building area on 2.23 net acres, located at 1122 East Vista Del Lago Drive in the MU-4 (PAD), Mixed-Use High Density District with a Planned Area Development Overlay and the Rio Salado Overlay District. The request includes the following:

PAD12002 (Ordinance No. 2012.23) – An Amended Planned Area Development Overlay to establish development standards of 118 dwelling units per acre; a maximum building height of 211'-0"; reduce the required vehicle parking from 458 to 187 spaces, and reduce the required bicycle parking from 182 to 53 spaces.

ZUP12025 – Use Permit to allow tandem parking.

DPR12032 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr VillasSouthBank 050812](#)

This case was presented by Ryan Levesque and represented by Michael Johnson, Carrier Johnson.

Mr. Levesque gave a presentation on this case which included a brief history of this site.

Mr. Johnson gave a Power Point presentation of the proposed project which included the site plan, landscaping, architecture, design, amenities and the clients that will be utilizing these facilities.

Andrew Smigielski answered Commissioner's questions in regards to parking.

Mr. Johnson answered Commissioner's questions in regards to elevations and materials used in windows, glazing and insulation.

Chair DiDomenico opened the hearing to public input.

Ed Mitchell addressed the Commission in support of this case.

Chair DiDomenico closed the hearing to public input.

Commissioner Oteri questioned the applicant as to the "green building" that will be taking place with this development.

Dennis Brown stated that they looked at the orientation of the building to minimize the western exposure and have designed a more punched opening on the south elevation with sunshades on those windows to minimize solar heat gain. The windows have high performance glazing, thermally broken window systems, landscaping of the courtyards will include trees and shading devices, canopies along the street and many other measures that are ecologically sensitive.

Mr. Johnson added that the other amenities such as the shuttle, managed parking and bikes make this a smart growth development.

Mr. Johnson fielded questions regarding parking ratios as it related to residents, visitors and employees.

On a motion by Commissioner Tinsley and seconded by Commissioner Granville, the Commission with a vote of 7-0 approved the Development Plan Review and Use Permit and recommended approval of the Planned Area Development Overlay.

7. ANNOUNCEMENTS

The meeting was adjourned at 7:05 p.m.

Prepared by: Lisa Novia, Administrative Assistant II

Reviewed by: Lisa Collins, Interim Director Community Development Department

Lisa Collins, Interim Director, Community Development Department