



Minutes of the Development Review Commission REGULAR MEETING January 11, 2022

Minutes of the **Regular Meeting** of the Development Review Commission, of the City of Tempe, was held in Council Chambers
31 East Fifth Street, Tempe, Arizona

Present:

Chair Michael DiDomenico
Vice Chair Steven Bauer
Commissioner Scott Sumners
Commissioner Don Cassano
Commissioner Philip Amorosi
Commissioner Barbara Lloyd
Commissioner Michelle Schwartz
Alt Commissioner Charles Redman (in audience)

City Staff Present:

Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Steve Abrahamson, Principal Planner
Lee Jimenez, Senior Planner
Karen Stovall, Senior Planner
Joanna Barry, Administrative Assistant II

Absent:

Alt Commissioner Linda Spears
Alt Commissioner Rhiannon Corbett

Hearing convened at 6:04 p.m. and was called to order by Chair DiDomenico

Consideration of Meeting Minutes:

- 1) Development Review Commission – Study Session 11/10/21
- 2) Development Review Commission – Regular Meeting 11/10/21

Motion: Motion made by Commissioner Cassano to approve Regular Meeting minutes and Study Session Meeting minutes for November 10, 2021 and seconded by Commissioner Amorosi.

Ayes: Vice Chair Bauer, Commissioners Cassano, Amorosi, Sumners, Schwartz, and Lloyd.

Nays: None

Abstain: Chair DiDomenico

Absent: None

Vote: Motion passes 6-0

The following items were considered for **Consent Agenda**:

- 3) Request a Preliminary Subdivision Plat for **PRICE AND BASELINE ROADS**, located at 2160 East Baseline Road. The applicant is Maple Multi-Family Land, TX, LP. **(PL200239)**

Motion: Motion made by Commissioner Sumners to approve Consent Agenda and seconded by Commissioner Cassano.

Ayes: Chair DiDomenico, Vice Chair Bauer, Commissioners Cassano, Amorosi, Sumners, Schwartz, and Lloyd.

Nays: None

Abstain: None

Absent: None

Vote: Motion passes 7-0

The following items were considered for **Public Hearing**:

- 4) Request a Use Permit to allow a second story addition to an existing single level single-family residence for **THE MILLER RESIDENCE**, located at 5602 South Rocky Point Road. The applicant is Architectural Collaborative Team. (PL210348)

PRESENTATION BY APPLICANT:

Ms. Katy James, Architectural Collaborative Team, gave a brief overview of the request. She presented slides showing the current site view and the requested second story addition/expansion. Ms. James provided the Commission with an image showing the other two-story and three-story homes in the area. She noted there have been four similar Use Permits that have been approved in the area in the past.

Chair DiDomenico asked Ms. James if she has previously done any second-story Use Permits in this area and she advised him that she has not. He noted that one of the comments that was submitted to the City had requested some assurance that the second-story addition would not create any damage to the lake wall and asked Ms. James if she could speak to that issue. Ms. James stated that as the architect it was always her intent to have a structural engineer on her team. She has hired one, however he has not had any input as they are still in the planning stage of the process. Chair DiDomenico asked what the square footage of the second story was and Ms. James advised it is 1,140 square feet.

PRESENTATION BY STAFF:

Mr. Lee Jimenez, Senior Planner, advised the Commission that a neighborhood meeting was not required for this request. Staff has received four inquiries for this site, two were emails of concern. One was from a local property owner who was concerned about the lake wall and requested an engineering analysis be done. Mr. Jimenez noted this property is outside of the 15-foot restrictive easement for the lake wall. The proposed observation deck does encroach on it, however the patio as it exists today was allowed to encroach into that easement. The existing patio and proposed observation deck both have the same footprint. There is also an architectural review committee that sees these types of requests through the HOA and there is a unique Condition of Approval for the applicant to obtain approval from the HOA prior to submitting for building permits. The other comment was received from the Manager of The Lakes Community expressing concerns received from neighborhood residents and to make note that there is an architectural committee that needs to weigh in on this request. Another email was received from the neighbor to the west who was concerned that since they were a flag lot, this second story addition and possibly the garage might obscure their home from the street. Mr. Jimenez also received another comment related to construction noise and mobilization should the project be approved. The person wanted to know what the projected schedule and hours of work would be. Mr. Jimenez advised that he provide them with the code regarding construction in a residential zone and that the applicant also responded to those questions directly on what their intended hours of construction would be as well as parking. Staff recommends approval of the request and Conditions of Approval.

Commissioner Sumners noted that one of the people that wrote in had the wrong address, however Mr. Jimenez noted he did reference this planning case.

PUBLIC COMMENT:

Mr. Steve Abrahamson, Principal Planner, read two comments into the record:

Gay Cutter – Neither oppose nor support: “We're Ms. Miller's next door neighbors. We have a 'flag' lot, meaning our house is barely visible from the street. My only comment on her plans is that, when completed, our home will be even less visible.”

James Hoffman - Neither oppose nor support: “My main concern is the integrity of the lake wall. I am requesting that an engineering study be conducted to make sure no issues will present themselves. It will be a good precedent going forward to ensure the integrity of the lake wall on future requests of adding mass to existing structures along the lake.”

COMMENTS AND DISCUSSION FROM THE COMMISSION:

Commissioner Cassano stated that as a resident on the far east side of The Lakes, a lot of the homes that are shown with two-stories were part of the original development because of its density. As long as these are structurally done and do not negatively impact the neighborhood, he does not see what they should not approve this request.

Commissioner Sumners wanted to compliment Ms. James as what the Commission usually sees with second-story additions is concern about people being able to see into the neighbor's yard next door or roof decks looking down. Ms. James has addressed these very well as the roof deck looks on the other side and the windows are positioned so you do not have that problem. He is happy to support this request.

Motion: Motion made by Commissioner Cassano to approve PL210348 and seconded by Vice Chair Bauer.

Ayes: Chair DiDomenico, Vice Chair Bauer, Commissioners Cassano, Amorosi, Sumners, Schwartz, and Lloyd.

Nays: None

Abstain: None

Absent: None

Vote: Motion passes 7-0

The following item was pulled from agenda:

- 5) ~~Request a Use Permit to allow a fraternity house for FIJI HOUSE, located at 37 East El Parque Drive. The applicant is Alpha Sigma Chapter House Corporation, LLC. (PL210363)~~ **PULLED FROM AGENDA**

Staff Announcements:

Ms. Suparna Dasgupta, Principal Planner, advised the Commission on the items that will be on the January 25, 2022 agenda. There will also be a presentation during the Study Session on the South Pier project.

There being no further business the meeting adjourned at 6:36 p.m.

Prepared by: Joanna Barry, Administrative Assistant II
Reviewed by: Suparna Dasgupta, Principal Planner

