

DEVELOPMENT REVIEW COMMISSION WEDNESDAY, MARCH 12, 2008

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

COMMISSION PRESENT:

Vanessa MacDonald, Chair
Stanley Nicpon
Tom Oteri
Dennis Webb
Peggy Tinsley
Paul Kent

CITY STAFF PRESENT:

Lisa Collins, Development Services Deputy Manager
Ryan Levesque, Senior Planner
Kevin O'Melia, Senior Planner
Sherri Lesser, Senior Planner
Lisa Lathrop, Administrative Assistant II

Chair MacDonald called the meeting to order at 6:00 p.m., which included introduction of Commission and City staff.

1. **CONSIDERATION OF MEETING MINUTES: NONE**

CONSENT AGENDA

It was decided at the Study Session that Item No. 3 was to be placed on the Consent Agenda and Item Nos. 2 and 4 will be heard. Seeing no opposition by the public, Chair MacDonald called for the question:

On a motion by Commissioner Nicpon and seconded by Commissioner Tinsley, the Commission with a vote of 6-0 approved the Consent Agenda with all conditions recommended by staff in the following report:

3. Request for **JENTILLY LANE (PL070421)** (NuVida #1 LLC, Rich Amon, property owner; Dana Burkhardt, BSB Design, applicant) for a new +/- 64,033 s.f. housing development consisting of 33 units on approximately +/- 1.47 net acres located at 1717 South Jentilly Lane, in the R-4, Multi-Family Residential General District. The request includes the following:

DPR08013 – Development Plan Review including building elevations, site plan and landscape plan.

ZUP08019 – Use Permit to allow tandem parking for thirteen (13) units within a new residential development.

STAFF REPORT: [DRCr_JenTilly_031208.pdf](#)

REGULAR AGENDA

The Commission moved on to the public portion of the hearing:

4. Request for **800 WEST (PL070513)** (Nancy and Ted Hawkes, Articulate Urban Homes, LLC, owner and applicant) for a Planned Area Development Overlay and a Development Plan Review for four townhouses on approximately 0.24 net acres, located at 800 West University Drive in the R-4, Multi-Family Residential General District. The request includes the following:

PAD07029 -- (Ordinance No. 2007.86) Planned Area Development Overlay to modify development standards for four residential units on individual lots on an overall +/- 0.24 net acre site, including the following: reduction in minimum individual lot area from 1,740 sf to 1,366 sf, increase in maximum individual lot coverage from 60 % to 64%, reduction in individual lot setbacks from 20 ft to 0 ft (front), from 10 ft to 0 ft (side) and from 10 ft to 7 ft (rear).

DPR07261 -- Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_800West_031208.pdf](#)

This case was presented by Kevin O'Melia and represented by Nancy Hawkes and Rich Soabrine, Architect.

Dennis Webb: Will you be using low-E windows?

Nancy Hawkes: Yes. We will be considering many other "green" building materials as well. We are hoping to get LEED certification for this project.

Chair MacDonald: Would you consider having an open house so that neighbors are aware of the project? We hear many times that neighbors are blind-sided by projects. (This request was made because neighborhood meeting was held in 2005.)

Hawkes: Yes.

Since no members of the public came forward, Chair MacDonald closes the portion of the hearing to public input.

Stanley Nicpon: I like this project.

On a motion by Commissioner Nicpon and seconded by Commissioner Webb, the Commission with a vote of 6-0 recommended approval of the Planned Area Development Overlay and approved the Development Plan Review with no modification to the conditions as stated in the staff report.

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2. Request for **M7 MIXED USE DEVELOPMENT (PL060681)** (Mario Sanchez, Tempe Mill LLC, property owner; Manjula Vaz, Gammage & Burnham, applicant) consisting of a mixed-use development for three buildings, including ground floor commercial, a seventeen story hotel with conference center, two-twenty six story residential towers and underground parking within approximately 1,258,000 s.f. of total building on 1.73 acres, located at 701 South Mill Avenue in the CC, City Center District and in the Transportation Overlay. The request includes the following:

PAD07004 – (Ordinance No. 2008.12) Planned Area Development Overlay to modify development standards to allow a building height increase from 50' to 195' for the hotel building and 306' for two residential buildings; a reduction in the TOD required parking from 1,620 to 1,129 spaces; including 370 residential units.

STAFF REPORT: [DRCr M7_031208.pdf](#)

Commissioner Nicpon recused himself.

This case is presented by Ryan Levesque and represented by Manjula Vaz, John Cahill and Mike Rumpletin.

Tom Oteri: How many condos would be lost if TOD parking standards were maintained?

Levesque: The applicants are recommending using a .75 per bedroom ratio. Where the reduction comes into play is the commercial component of the project. The TOD requirement is 1620 spaces, approximately a reduction of 494 spaces.

Dennis Webb: If this project was not in the TOD, what would required parking be?

Levesque: The required parking for residential units would be approximately 1.5 spaces per two bedroom unit. There is essentially a 25% reduction in the commercial required parking. It would be approximately 2000 spaces.

Mike Rumpletin provides a project overview for the hotel, conference center and residential tower. John Cahill provides a history regarding Paragon and its projects.

Oteri: Not convinced parking will work. Can you explain how the shared parking model works when the conference center is full, and the condos and hotel are full?

Rumpletin: The thought is that a lot of people who will be using this conference center will be using the light rail. This conference center will have people from other Tempe hotels attending conferences and it is our thought that they will be using light rail and other forms of transit to come to downtown.

Dennis Webb: How many employees will there be and where will they park?

John Cahill: Employees will be parked offsite and we will be working with the City.

Webb: When was this parking study done?

Manjula Vaz: We have been working with Walker for the past year and a half. They have been part of this project from the beginning.

Lisa Collins: When staff reviewed this and made our recommendation for approval, it was based on a couple of things. One thing is our confidence in Walker, they are a well known organization and we do have confidence in their numbers. There is an ongoing discussion of whether there is enough parking in downtown Tempe. Community Development works hard to manage those numbers and they feel there is adequate parking and in some cases, we do end up over-parking. We are looking at TOD and station area planning, we've asked the Transportation and Transit Divisions to look into the parking requirements and see if there is a reduction that we should be looking at to put in the Ordinance. I am confident that the Community Development Department along with Walker have taken all of this into consideration, which is why we have recommended approval.

Chair MacDonald: Have we had the input of the DTC?

Levesque: Yes.

Chair MacDonald opens the hearing for public input; seeing none, closes the hearing to public input.

Webb: I think it's a fabulous project. I have a problem with the parking.

Peggy Tinsley: Can Walker present their findings to the Commission?

Rumpletin: Yes, we can get whatever information you would like.

Vaz: We are happy to come back with Walker in two weeks.

Chair MacDonald: Can employee parking be addressed? Can we have someone from Community Development also speak to the situation?

Collins: Staff will provide additional information as well. I can assure you when projects come through, we do look at and take into consideration previous approvals.

On a motion by Commissioner Tinsley and seconded by Commissioner Webb, the Commission with a vote of 5-0 (Nicpon recused) continued this case to March 25, 2008.

5. ANNOUNCEMENTS - NONE

Prepared by: Lisa Lathrop, Administrative Assistant II
Reviewed by: Lisa Collins, Deputy Development Services Manager



Lisa Collins
Deputy Development Services Manager