

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION MAY 13, 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
Mike DiDomenico
Stanley Nicpon
Tom Oteri
Dennis Webb
Peggy Tinsley
Paul Ken

CITY STAFF PRESENT:

Lisa Collins, Deputy Development Services Manager
Kevin O'Melia, Senior Planner
Diana Kaminski, Senior Planner
Lisa Lathrop, Administrative Assistant II

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

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

CONSENT AGENDA

Item Nos. 3 and 4 were placed on the Consent Agenda at Study Session. 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 7-0, approved the Consent Agenda with all conditions recommended by staff in the following reports:

3. Request for **MIDFIRSTBANK (PL080101)** (Scott Marshall, Midfirst Bank, property owner; Paul Schmidt, Architekton, applicant) consisting of a new 5,324 s.f. bank on .74 net acres, located at 8775 S. Priest Drive in the PCC-1 Planned Commercial Center Neighborhood District, within the Southwest Overlay District. The request includes the following:

DPR08074 – Development Plan Review including site plan, building elevations.

STAFF REPORT: [DRCr_Midfirstbank_051308.pdf](#)

4. Request for **TEMPE TRANSPORTATION CENTER (PL080160)** (City of Tempe, owner; Terry Holbert, Brady-Aulerich & Associates, Inc., applicant) for a Preliminary Subdivision Plat on +/- 6.598 net acres located at 200 East Fifth Street in the CC, City Center District, the GID, General Industrial District, and within the RSOD, Rio Salado Overlay District and the TOD, Transportation Overlay District. The request includes the following:

SBD08015 – Preliminary Subdivision Plat to combine the property into two lots and one tract.

STAFF REPORT: [DRCr_TransCenterPrelimPlat_051308.pdf](#)

REGULAR AGENDA

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

2. Request for **LOT 2 OF PLAYA SIX (PL070393)** (Michael O'Connor, Irgens Development Partners, L.L.C., property owner; Manjula Vaz, Gammage & Burnham P.L.C., applicant) for a ten story building consisting of five stories of offices above a five level parking garage, approximately 106,030 s.f. of office and approximately 122,960 s.f. of garage, on approximately 1.76 net acres, located at 985 East Playa Del Norte Drive in the MU-4 (PAD), Mixed-Use High Density District with a Planned Area Development Overlay and within the Rio Salado Overlay District. The request includes the following:

PAD08004 – (Ordinance No. 2008.20) Amended Planned Area Development Overlay to modify the development standards to allow for a building height increase from 75'-0" to 129'-0", allow a front-yard setback of 113'-0", a side-yard setback of 0'-0", a rear-yard setback of 0'-0", site landscape coverage of thirteen (13) percent and building lot coverage of thirty-eight (38) percent.

STAFF REPORT: [DRCr_Lot2PlayaSix_051308.pdf](#)

This case is presented by Kevin O'Melia and represented by Manjula Vaz. Cathy Hollow, City of Tempe Traffic Engineer, makes a brief presentation regarding the traffic study that was reviewed by Traffic Engineering.

Ms. Vaz gives a presentation, including height, traffic and the SRP power line easement that exists on the north side of this property.

Tom Oteri: Is SRP required to place landscaping back to its original form if the crane does come in and destroy it?

Vaz: No.

Oteri: Do we know how often SRP needs to come in and do their maintenance?

Vaz: The last time the crane was in Playa Del Norte was 2 ½ years ago.

Paul Basha presented the traffic impact study.

Oteri: Does this study take into account any development to the west of this project?

Basha: No, not at this time. I am aware that a study is currently being prepared for the site directly west of Scottsdale Road.

Vaz: This project was designed to use Miller Road as it's east access. The traffic study is a worst-case scenario and does not take into account any other mode of transportation (i.e., bus, light rail, etc.)

Oteri: How far does a developer's responsibility go when you take a secondary road, such as Miller, and place additional traffic on it?

Lisa Collins: We would include stipulations in the conditions of approval that we feel are necessary. The Traffic Engineer, in reviewing this report, may find additional stipulations for improvements that she feels are necessary and we would include those in the conditions as well.

Vaz: Miller Road has been paved through an Improvement District.

Chair MacDonald calls to the public, seeing no one interested in speaking, closed the hearing for public input.

DiDomenico: Is Onyx included in this impact study? (Received nod from applicant, yes it's included.)

Dennis Webb: Traffic is enevitable, people will figure out the best way to go. I support the project.

Stanley Nicpon: I agree with Mr. Webb, I like this project and support it.

Chair MacDonald: I hope my questions and concerns regarding traffic weren't construed as not being supportive of the project, I like this project. I feel we need to bring these concerns forward in a public hearing setting and have dialogue about it.

On a motion by Commissioner Tinsley and seconded by Commissioner Nicpon, the Commission with a vote of 7-0, approved this Amended Planned Area Development Overlay.

5. ANNOUNCEMENTS – THE JULY 22ND HEARING HAS BEEN CANCELLED AND RESCHEDULED FOR JULY 29TH.

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



Lisa Collins
Deputy Development Services Manager