

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION OCTOBER 26, 2010

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:

Vanessa MacDonald, Chair
Mike DiDomenico, Vice Chair
Stanley Nicpon
Monica Attridge
Tom Oteri
Dennis Webb
Paul Kent

Commissioners Not Present:

Peggy Tinsley, Alternate
Mario Torregrossa, Alternate
Kolby Granville, Alternate

Chair MacDonald called the meeting to order at 6:05 p.m., which included the introduction of the Commission and City staff. It was determined at the Study Session that Item Nos. 3, 4 and 5 could be placed on the Consent Agenda and Item No. 2 would be heard.

1. **CONSIDERATION OF MEETING MINUTES: 9/28/10 AND 10/12/10**

On a motion by Commissioner Nicpon and seconded by Commissioner Kent, the Commission with a vote of 5-0 (Commissioners DiDomenico and Oteri abstained) approved the minutes of the September 28, 2010 meeting.

On a motion by Commissioner Nicpon and seconded by Commissioner Webb, the Commission with a vote of 7-0 approved the minutes of the October 12, 2010 meeting.

CONSENT AGENDA

On a motion by Commissioner Nicpon and seconded by Commissioner Kent, the Commission with a vote of 7-0 approved the Consent Agenda as recommended in the following staff reports:

3. Request by **CARLIFE PROFESSIONAL AUTO SERVICE (PL100205)** (L & G Ray LLC, property owner, Ridenour, Hieton & Lewis, applicant;) consisting of a new 7,249 sf. building on a vacant pad for an automotive business on approx. 1.31 acres, located at 9895 South Priest Drive in the PCC-2, Planned Commercial Center General District. The request includes the following:

ZUP10079 – Use Permit to allow vehicle repair.

DPR10144 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr CarLifeAuto 102610.pdf](#)

4. Request by **DEALERSHIP AT TEMPE AUTOPLEX (PL100203)** (Eclipse Properties 2, LLC, owner and Robert Brown Architects/Brad Kaczmarek, applicant) for a 6727 sf. building addition to the dealership service area on a +/- 4.07 net acre site located at 8060 South Autoplex Loop in the GID, General Industrial District and the Southwest Overlay District. The request includes the following:

DPR10179 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_DealershipAutoplex_102610.pdf](#)

5. Request by **NEWBERRY TERRACE (PL100294)** (Pat Barker, Barton Homes, property owner/applicant) for the demolition of two (2) existing homes for six (6) new single-family units consisting of a two-story design within 1,719 sf. of building area per unit on a total of 0.45 acres, located at 1203 East Spence Avenue, in the R-4, Multi-Family Residential General District and Transportation Overlay District. The request includes the following:

PAD10010 – (Ordinance No. 2010.42) An Amended Planned Area Development Overlay for modification to development standards to reduce the front yard setbacks from 20'-0" to 10'-0"; reduce the side yard setbacks from 10'-0" to 5'-0"; increase the rear yard setbacks from 10'-0" to 14'-0"; and reduce the required parking setback from 20'-0" to 10'-0".

DPR10169 – Development Plan Review for site plan and building elevations for six (6) units, including modifications for on-street parking.

STAFF REPORT: [DRCr_NewberryTerrace_102610.pdf](#)

REGULAR AGENDA

6. Request by **PAPPAS RESIDENCE (PL100157)** (Michael Pappas, property owner, Tessa Jones/The Phactory, applicant;) for a 7,000 +/- s.f., two unit multi-family development including a main residence and an accessory dwelling unit located at 55 West 13th Street in the R-2, Multi-Family Residential District. The request includes the following:

DPR10106 – Development Plan Review including site plan and building elevations.

STAFF REPORT: [DRCr_PappasResidence_102610.pdf](#)

This case was presented by Sherri Lesser and represented by Tessa Jones (applicant) and Michael Pappas (property owner). After a presentation by the applicant and owner, which included design, building elevations, landscaping and design changes that have been made through the process, Ms. Jones and Mr. Pappas answered general questions from the Commission regarding design, building materials, setbacks, height, landscaping and the estimated time table for construction. Chair MacDonald then opened the hearing for public input.

Two residents spoke in support of this case and ten residents spoke in opposition of the case in its current design. Residents cited concerns with historic significance, size and character of the new residence fitting in with the other homes in the neighborhood.

Chair MacDonald closed the hearing to public input.

The applicant and property owner returned to the podium to address concerns brought forth by the residents.

Ms. Jones indicated that the lot coverage proposed falls within the Zoning and Development Code and that there are other homes in the Ash Avenue neighborhood with the same height as proposed with this case. She also indicated that she has experience with the materials being used on this project and has worked with contractors in the past that also have experience with the products being proposed. In regards to the concerns regarding construction and completion, Mr. Pappas indicated that he could produce documentation that he does have the funds required to complete the full scope of this project and will commit to not doing any demolition of the existing structure until the guest house is completed and work is ready to start on the main residence.

In regards to the concern that the concept of this project has changed and there is a recording studio inside the home, Mr. Pappas indicated that he wanted the house to function and be able to be used for multiple purposes and that he leases space elsewhere for a recording studio and would like to be able to use space in his home a couple times a year for such an activity. This use falls under home occupancy in the ZDC and he is willing to stipulate to hours, frequency, etc. Ms. Jones indicated this is a multi-use space that will be used for a library and a game room and is not specifically designed to be used only as a recording studio.

Ms. Jones addressed the issue of her qualifications. She had previously met with staff to review her experience and it was determined she is qualified to design this project and provide the construction documents. Mr. Pappas indicated he is happy to provide additional vegetation to the property, take the height down a little and set the home back further if this would assist in getting approval for the case to move forward.

Commissioner Oteri questioned the generality of the plan, rather than specific information being provided, and whether or not the plan is inclusive of information necessary to make an informed decision.

Commissioner Attridge asked Mr. Pappas to clarify what activities would be taking place in the recording studio. Mr. Pappas indicated that this is a hobby and that any people coming over to the residence for this purpose would most likely occur about once a quarter and would cause no disruption to the neighborhood.

Commissioner DiDomenico asked for clarification in regards to the courtyard and if it is considered livable space as well as the thickness of the walls and how that affects square footage. Ms. Jones indicated that the courtyard is not included in the lot coverage because it is not livable space and that the square footage listed on the plans is from exterior edge to exterior edge.

General discussion by the Commission indicated that they would like more detailed information prior to rendering a decision and would like to continue the case.

On a motion by Commissioner DiDomenico and seconded by Commissioner Oteri, the Commission with a vote of 7-0 continued this case to a date uncertain.

7. **ANNOUNCEMENTS** – Chair MacDonald announced resigning from her position as Chair. As a result, Commissioner Webb made a motion and nominated Mike DiDomenico as Chair. Commissioner Kent seconded the motion, with a vote of 7-0, Commissioner DiDomenico is voted in as the new Chair of the Development Review Commission. Commissioner Kent made a motion and nominated Dennis Webb as Vice Chair. Commissioner DiDomenico seconded the motion, with a vote of 7-0 Commissioner Webb was voted in as the new Vice Chair of the Development Review Commission.

The hearing adjourned at 8:32 p.m.

Prepared by: Lisa Novia, Administrative Assistant II
Reviewed by: Lisa Collins, Deputy Director Community Development Department



Lisa Collins, Deputy Director Community Development Department

APPROVED