



**Minutes
Development Review Commission
STUDY SESSION
January 10, 2023**

**Minutes of the study session 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 Andrew Johnson
Commissioner Don Cassano
Commissioner Barbara Lloyd
Commissioner Michelle Schwartz
Commissioner Linda Spears
Commissioner Joe Forte

City Staff Present:

Jeff Tamulevich, Director – Community Development
Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Steve Abrahamson, Principal Planner
Diana Kaminski, Senior Planner
Lee Jimenez, Senior Planner
Karen Stovall, Senior Planner
Obenia Kingsby II, Planner II
Joanna Barry, Administrative Assistant II

Absent:

Alt Commissioner Rhiannon Corbett
Alt Commissioner Charles Redman
Alt Commissioner Robert Miller

Chair DiDomenico began the Study Session at 5:30 p.m.

Review of November 15, 2022 Minutes

- Item #1 - Study Session Minutes
- Item #2 - Regular Meeting Minutes

Review of January 10, 2023 Regular Meeting Agenda

- Item #3 – ROOSEVELT 11 HOMES (PL220141) – to be heard
- Item #4 – APACHE RIVER APARTMENTS (PL220030) – on consent
- Item #5 – EL DORADO 4 (PL220235) – on consent
- Item #6 – THE CHILL ROOM (PL220313) – to be heard
- Item #7 – SHEPPARD RESIDENCE (P220318) – on consent
- Item #8 – GOLDWATER TAP HOUSE (PL220319) – on consent
- Item #9 – CURRY ROAD APARTMENTS (PL220211) – to be heard

Project Updates by Staff (City Council Action Items)

Ryan Levesque, Deputy Director – Community Development, updated the Commission on recent City Council Items.

January 5th City Council Meeting:

- First hearing for Rio & McClintock, which was well received by the City Council.

- Public hearing notice for the annexation for the Curry Road Apartments which included the project process. This was to announce the public hearing process for public input. The City Council meetings will be held in February 2023.
- Adoption of the Short-Term Rental Ordinance. This will create the licensing process, fines, and more public outreach when short-term rentals become registered with the City of Tempe. This will probably start in April 2023. There will be some clean up code text amendments with the Zoning & Development Code that will come before the Commission as a result of the adoption of this ordinance.

Review of past and future applications with staff

Suparna Dasgupta, Principal Planner, advised the Commission that the next DRC meeting will be on January 24, 2023 and listed the items on that agenda.

Ms. Dasgupta advised the Commission that a comment was submitted online from Smoke Free Arizona that listed several items on tonight's agenda. None of it was related to the development of the projects, so staff did not think it was appropriate to forward it to the Commission members. However staff wanted it to be put on the record to acknowledge that this comment was received.

PRESENTATION: 16 East University (PL220343) – Presented by Mark Oberholzer, KTG Y & Darin Sender, Sender Associates, Chtd.

Darin Sender, Sender Associates, Chtd., gave a brief introduction then Mark Oberholzer, KTG Y, proceeded with the presentation.

Mr. Oberholzer stated that they are closing off a curb cut on the current site and moving car access from the alley to the west side. He noted that the orientation of the building fronts to University Drive that allows them to reduce the west-facing glazing on the apartments. At street level, they are pushing the face of the building back to provide more generous pedestrian and landscaping space.

Ms. Sender noted that this is the location of the existing four-story Wells Fargo building. Currently, the parking access for the Wells Fargo Lane conflicts with the existing right turn lane. So, the design proposed is eliminating the curb cut that conflicts with the turn lane that leads to Mill Avenue and all access to parking is through the back.

Chair DiDomenico asked how the proposed 265 height of this building compares to the Marriot to the north or the other buildings surrounding it. Ms. Sender stated that it is comparable, but taller. She noted that the tallest building currently in the area is the Mirabella to the south, which is around 250.

Commissioner Schwartz asked how the applicant sees vehicular access coming into this site. Mr. Oberholzer stated that it is primarily from a right turn, going west on University Drive and into the alley. Ms. Sender noted that the alley runs north/south, so it goes all the way from 7th Street to University Drive. Commissioner Schwartz asked what they are looking for regarding parking on the project. Mr. Oberholzer stated they have 354 parking stalls, and they also have eight tandem stalls.

Commissioner Lloyd asked what the unit count and mix is expected to be. Mr. Oberholzer stated that there will be 354 units that will be a mixture of studios (22%), one-bedrooms (22%), and two-bedrooms (65%).

Commissioner Cassano noted there are no balconies on the exterior of the building or the interior area between the two buildings. He asked if people living there will only be able to go the top of the building or to the bottom to get any outdoor access. Mr. Oberholzer advised that was correct. Commissioner Cassano asked if the windows open and was advised that they did. Commissioner Cassano asked if any entertainment was planned for the rooftop. Ms. Sender stated there was not at this time.

Chair DiDomenico noted that he likes the use of color and horizontal offsets to break up the building from the view in the slide, however he does not think it would show the same at a pedestrian level. He likes the glazing and the use of landscaping, but he does not like the materials that the building is surfaced in. He stated that he would like to see different perspectives of the building when they bring this project before the Commission again.

Commissioner Spears agreed and noted that from the current perspective it looks very out of place and too big when compared to the surrounding buildings.

Vice Chair Johnson referenced the proposed street-facing landscaping and noted that there is a utility underground there that they will have to fight with to put trees on top of. He asked if those conversations have already been had or if what they are showing is a dream/concept. Ms. Sender stated it is a reality and they have spoken to staff about it. They have dry utilities and civil involved in this.

Commissioner Lloyd asked what the estimated timeline is to bring this back before the Commission for approval. Ms. Sender advised they are hoping for a formal DRC meeting in February and March hearings.

Announcements:

None

The Study Session adjourned at 6:03 p.m.

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

