

Minutes of the Development Review Commission REGULAR MEETING January 25, 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
Karen Stovall, Senior Planner
Lily Drosos, Planner I
Joanna Barry, Administrative Assistant II

Absent:

Alt Commissioner Linda Spears
Alt Commissioner Rhiannon Corbett

Hearing convened at 6:01 p.m. and was called to order by Chair DiDomenico

Consideration of Meeting Minutes:

- 1) Development Review Commission – Study Session 12/14/21
- 2) Development Review Commission – Regular Meeting 12/14/21

Motion: Motion made by Commissioner Cassano to approve Regular Meeting minutes and Study Session Meeting minutes with minor correction for December 14, 2021 and seconded by Commissioner Amorosi.

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 **Consent Agenda:**

- 3) Request a Use Permit to allow the required parking within the front yard setback for the **BARTOW RESIDENCE**, located at 517 West 11th Street. The applicant is Brian Bartow. (PL210358)

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 General Plan Projected Land Use Map Amendment from Residential to Mixed-Use for approximately .71 acres; a General Plan Projected Density Map Amendment from Medium to High Density (up to 25 du/ac) to High Density (up to 65 du/ac) for approximately 1.16 acres; a Zoning Map Amendment from CSS (Commercial Shopping and Services) TOD to MU-4 (Mixed-Use, High Density) TOD; a Planned Area Development Overlay to establish development standards; and a Development Plan Review for a new three- to five-story, mixed-use development consisting of 182 dwelling units and commercial uses on 2.86 acres for **HAVEN AT APACHE**, located at 1916 East Apache Boulevard. The applicant is Burch & Cracchiolo, P.A. (PL210332)

PRESENTATION BY APPLICANT:

Mr. Brennan Ray, Burch & Cracchiolo, P.A., briefly went over each of the specific requests. He advised that the applicant is okay with the Conditions of Approval, including an additional Condition that was added. He believes they have met all the guidelines in the Apache Placemaking Principles and Design Guidelines and gave some examples. This is a mixed-use development and will have a fitness center that will also be open to the public via memberships. During a meeting with the CVAC on December 16th and a neighborhood meeting on December 21st, they received some input on the colors which they incorporated into the design.

Chair DiDomenico asked if the retail component spans the entire frontage, from east to west on the first floor. Mr. Ray advised that it encompasses about 80% of the frontage. Chair DiDomenico asked what the square footage of the fitness center is and was advised it was about 2,500 square feet.

PRESENTATION BY STAFF:

Ms. Karen Stovall, Senior Planner, gave an overview of the project. Staff requested that an additional Condition of Approval be added that requires a solid masonry or concrete wall along the north property line, which is required by the code. A neighborhood meeting was required and was held December 21, 2021. Three individuals attended and most of their questions were about the fitness center, one asked if there would be a wall along the north property line, and about the project timeline. Outside of the neighborhood meeting staff did not receive any other public input on the project. Staff recommends approval subject to Conditions of Approval. The applicant agrees with all the Conditions of Approval, including the one that was recently added.

PUBLIC COMMENT: NONE

COMMENTS AND DISCUSSION FROM THE COMMISSION:

Commissioner Amorosi thanked the developer for being sensitive to the neighborhood with this tough site and stepping down the three stories, covering the garage, and making sure all the traffic exits onto Apache, and the color of the building. He will support this project.

Chair DiDomenico notes that he has no problem with the design or multi-family use, however he does have an issue with the mixed-use designation. He realizes this is a challenged site with a limited amount of frontage, but he does not think the fitness center meets the requirements for a mixed-use designation.

Motion: Motion made by Commissioner Amorosi to approve PL210332 with added Condition of Approval and seconded by Commissioner Cassano.

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

Nays: Chair DiDomenico

Abstain: None

Absent: None

Vote: Motion passes 6-1

Staff Announcements:

Ms. Suparna Dasgupta, Principal Planner, advised the Commission that the next meeting will be held on February 8, 2022, and advised them of the items on that agenda.

There being no further business the meeting adjourned at 6:32 p.m.

A handwritten signature in black ink, appearing to read 'Suparna St', is written in a cursive style.

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