

## MINUTES DEVELOPMENT REVIEW COMMISSION APRIL 8, 2008

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

### COMMISSION PRESENT:

Vanessa MacDonald, Chair  
Mike DiDomenico  
Stanley Nicpon  
Monica Attridge  
Tom Oteri  
Dennis Webb  
Heather Swanson

### CITY STAFF PRESENT:

Lisa Collins, Deputy Development Services Manager  
Steve Abrahamson, Planning & Zoning Coordinator  
Ryan Levesque, 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. 2 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 Webb, the Commission with a vote 7-0, approved the Consent Agenda with all conditions recommended by staff in the following reports:

2. Request for **HOLDEMAN ELEMENTARY (PL070209)** (Tempe Elementary School District #3, property owner; John Hess, Hess-Rountree Inc, applicant) consisting of combining two lots into one and dedicating certain rights-of-way on 8.40 net acres, located at 1326 West 18<sup>th</sup> Street in the R1-6, Single-Family Residential District. The request includes the following:

**SBD07048** – Preliminary Subdivision Plat for one (1) lot on 8.40 net acres.

STAFF REPORT: [DRCr\\_HoldemanPlat\\_040808.pdf](#)

4. Request for **THE ELEMENT @ ASU (PL080041)** (William Bannister, AGI Investors, property owner; Angie Rawie, JLB Partners, applicant) consisting of a new 158 unit student housing development, including a three-story building with parking garage, within approximately 107,800 sf. of building area on 6.35 net acres, located at 1949 East University Drive in the R-4(PAD), Multi-Family Residential General District and a Planned Area Development Overlay. The request includes the following:

**DPR08043** – Development Plan Review including site plan, building elevations, and landscape plan.

STAFF REPORT: [DRCr\\_TheElement\\_040808.pdf](#)

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### **REGULAR AGENDA**

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

5. Request for **GREENWOOD APARTMENTS (PL070267)** (Jerald Alford, Monarch Group, owner; Antwain Patrick Whitneybell Architects, applicant) consists of the addition of two new two-story apartments on an existing multi-family development for a total of approximately 277,536 s.f., on 16.33 net acres, located at 4502 and 4505 South Hardy Drive, in the R-3, Multi-Family Residential Limited District. The request includes the following:

**DPR07238** – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr\\_Greenwoodapts\\_040808.pdf](#)

This case is presented by Diana Kaminski and represented by Jerry Alford.

Dennis Webb: Are you repainting the existing building to match the new paint?

Jerry Alford: We are the new owners and we have repainted the buildings as well as renamed and re-signed the complex. We are also in the process of redoing the landscaping.

Tom Oteri: Was the boat yard and storage actively used?

Alford: No, it was not being used.

Chair MacDonald calls for public input, seeing none, closes the public portion of the hearing.

On a motion by Commissioner Nicpon and seconded by Commissioner Webb, the Commission with a vote of 7-0, approved this Development Plan Review.

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6. ANNOUNCEMENTS – STUDY SESSION ON APRIL 22<sup>ND</sup> TO BEGIN AT 5:30 P.M.

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



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Lisa Collins  
Deputy Development Services Manager

07/10/2008 11:05 AM

APPROVED