

MINUTES OF THE  
DEVELOPMENT REVIEW COMMISSION  
AUGUST 26, 2008

Tempe Public Library  
Program Room – Lower Level  
3500 South Rural Road, Tempe, AZ 85282  
6:00 PM (Study Session 5:30)

COMMISSION PRESENT:

Vanessa MacDonald, Chair  
Tom Oteri  
Peggy Tinsley  
Paul Kent  
Heather Swanson  
Monica Attridge  
Dennis Webb

CITY STAFF PRESENT:

Lisa Collins, Deputy Development Services Manager  
Steve Abrahamson, Planning & Zoning Coordinator  
Ryan Levesque, Senior Planner  
Diana Kaminski, Senior Planner  
Shawn Daffara, Planner II  
Alan Como, Planner II  
Kevin O'Melia, Senior Planner (in audience)

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

1. **CONSIDERATION OF MEETING MINUTES: 8/12/08**

On a motion by Commissioner Tinsley and seconded by Commissioner Webb, the Commission with a vote of 5-0 (Swanson and Oteri abstaining) approved the minutes of the August 12, 2008 hearing.

CONSENT AGENDA

Item No. 3 was placed on the Consent Agenda at the Study Session. Seeing no opposition by the public, Chair MacDonald called for the question:

On a motion by Commissioner Tinsley and seconded by Commissioner Kent, the Commission with a vote of 7-0 approved this Development Plan Review with all conditions recommended by staff in the following reports:

3. Request for **PRECISION DIE AND STAMPING (PL070240)** (Daniel Rossey, property owner; Gary Brinkley, Cawley Architects, LLC, applicant) for a 8,523 s.f. building addition to an existing 14,464 s.f. office/warehouse building on 1.03 acres, located at 1744 West 10<sup>th</sup> Street, in the GID, General Industrial District The request includes the following:

DPR07255 – Development Plan Review for a site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr\\_PrecisionDieStamping\\_082608.pdf](#)

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**REGULAR AGENDA**

2. Request for **ZONING AND DEVELOPMENT CODE AMENDMENTS (PL080143)** (City of Tempe Development Services, applicant) consisting of changes within the Code, providing reinvestment opportunities in our single-family residential neighborhoods relating to provisions for increased fence heights in the front yard, reduced rear yard building setbacks when adjacent to an alley, and establishing time limitations when holding a required neighborhood meeting. The request includes the following:

**ZOA08001 – (Ordinance No. 2008.28)** Code Text Amendment for the Zoning and Development Code Sections 4-202, 4-706, 6-401 and 6-402.

**THIS CASE WAS CONTINUED FROM THE JULY 8, JULY 29 AND AUGUST 12, 2008 HEARINGS**

STAFF REPORT: [DRCr\\_ZDCamendments\\_082608.pdf](#)

This case was presented by Ryan Levesque. After a brief presentation, Mr. Levesque answers Commissioner's questions regarding side yard setbacks when adjacent to alley. A suggestion from the Commission was made to include side yard setbacks in Section 4-202 when measuring from an alley. Commission raised concerns regarding the potential designs, including height in various neighborhoods and procedural process for final approval. Staff explained the appeal process and that it would include the DRC.

Chair MacDonald called to the public and seeing no one wishing to speak closes the hearing to public input.

Chair MacDonald called for the question, a separate vote is taken for each Section:

On a motion by Commissioner Tinsley and seconded by Commissioner Oteri, the Commission with a vote of 7-0 recommended approval of the modification to Section 4-202 (Rear Yard Setbacks) of the Zoning and Development Code, including side yard setbacks when measuring from an alley (added by the Commission).

On a motion by Commissioner Tinsley and seconded by Commissioner Webb, the Commission with a vote of 4-3 (MacDonald, Kent and Oteri opposed) recommended approval of the modification to Section 4-706 (Wall Heights) of the Zoning and Development Code.

On a motion by Commissioner Tinsley and seconded by Commissioner Webb, the Commission with a vote of 7-0 recommended approval of the modification to Section 6-401 (Computation of Time) of the Zoning and Development Code.

On a motion by Commissioner Tinsley and seconded by Commissioner Kent, the Commission with a vote of 7-0 recommended approval of the modification to Section 6-402 (Neighborhood Meetings) of the Zoning and Development Code.

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4. Request for **DRURY INN AND SUITES HOTEL (PL070546)** (Larry Hasselfeld, Drury Development Corporation, property owner; Dennis Newcombe, Beus Gilbert PLLC, applicant) consisting of an 8 story hotel building, with approximately 124,519 s.f. of building area on 2.96 net acres), located at 1780 West Ranch Road in the PCC-1, Planned Commercial Center Neighborhood and GID, General Industrial Districts, and within the Southwest Tempe Overlay District. The request includes the following:

**PAD08011 – (Ordinance No. 2008.40)** Planned Area Development Overlay to modify the development standards to allow for a building height increase from 60 feet to 99 feet.

**ZUP08112 – Use Permit** to allow a hotel use in the GID, General Industrial District.

**DPR08150 – Development Plan Review** including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr\\_DruryInnandSuitesHotel\\_082608.pdf](#)

This case was presented by Alan Como and represented by Robert Pizorno. After a brief presentation, Mr. Pizorno answered Commission questions. Commissioner concerns were mainly focused on traffic and the applicant not being required to submit a traffic impact study. The applicant agreed to a change in Condition No. 5, requiring a traffic study prior to issuance of a building permit.

On a motion by Commissioner Tinsley and seconded by Commissioner Swanson, the Commission with a vote of 6-1 (Attridge opposed) approved the Development Plan Review and Use Permit and recommended approval for the Planned Area Development Overlay, with a modification to Condition No. 5 to read as follows (Condition No. 6 deleted):

**5. THE DEVELOPER MUST PROVIDE A FINAL TRAFFIC IMPACT STUDY AND RECEIVE APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.**

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5. This is the introduction hearing for **ELEMENTS ART CAMPUS PHASE (PL080239)** (Nancy Ryan, City of Tempe, property owner and applicant) consisting of a Major General Plan Amendment of approximately 41 acres of land located at 1102 West Rio Salado Parkway in the R1-6, Single Family Residential, MU-4, Mixed-Use High Density and GID, General Industrial Districts. The request includes the following:

**GEP08003 – (Resolution No. 2008.72)** General Plan Major Land Use Map Amendment to change: 4.5 acres from Public Recreational/Cultural to Mixed-Use, 2.57 acres from Public Recreational/Cultural to Industrial, 5.57 acres from Public Open Space to Industrial and 28 acres from Public Open Space to Commercial.

**NOTE: THE SECOND PUBLIC HEARING IS SCHEDULED FOR SEPTEMBER 9, 2008**

STAFF REPORT: [DRCr Elementsartcampus\\_082608.pdf](#)

This case was presented by Diana Kaminski and represented by Nancy Ryan of the Rio Salado Office. Ms. Ryan gave a presentation which included the proposed uses as arts-related commercial uses at the west end, to be determined through a request for proposal (RFP) process. At the east end of the site, specific tenants were selected through a previous RFP process. The proposed east end uses would include work space for art production, offices, showrooms and galleries, warehouse storage space, retail shops, classrooms and performance space. Staff answered a question about the previous proposal for this site, and why this was not supported by Council, that version had significant multi-family residential as a part of the concept, it was a different plan that resulted in additional public input and culminated in a revisioning of the site to this concept. Staff answered a question about the processing of the individual four uses, these would all be independent of each other, and would require a Development Review Process with the Commission. Each site would have integrated elements such as landscape, but the owners would have their own architects and design concepts unique to their use, it is intended to be eclectic. Staff answered a question about the need for environmental quality assurances on the proposed uses. The proposed bronze business has been operating in Tempe for many years, in compliance with all environmental regulations, and has had no complaints or offenses. The business is primarily art conceptualization, design and modeling, with limited bronze casting for a few hours a week, it is not the same as a foundry that operates a large scale melt-down operation 24/7, this is an atelier doing sculptures.

6. **ANNOUNCEMENTS** – The September 9, 2008 Study Session will be held from 5:30 to 6:30 p.m. with the regular hearing beginning at 6:30 p.m.

Meeting adjourned at 7:15 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

APPROVED