

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION JUNE 9, 2009

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:

Mike DiDomenico, Acting Chair
Stanley Nicpon
Monica Attridge
Dennis Webb
Peggy Tinsley
Mario Torregrossa
Paul Kent

Commission Absent:

Vanessa MacDonald, Chair
Tom Oteri
Heather Swanson

City Staff Present:

Lisa Collins, Deputy Development Services Manager
Steve Abrahamson, Planning & Zoning Coordinator
Kevin O'Melia, Senior Planner
Catherine Hollow, Senior Civil Engineer
Lisa Lathrop, Administrative Assistant

Chair MacDonald was present at Study Session but not at the hearing. Acting Chair DiDomenico called the hearing to order at 6:00 p.m., which included introduction of the Commission and City staff. It was determined at the Study Session that Item No. 2 would be heard.

1. **CONSIDERATION OF MEETING MINUTES: 5/26/09**

On a motion by Commissioner Nicpon and seconded by Commissioner Tinsley, the Commission with a vote of 4-0 (Commissioners DiDomenico, Kent and Torregrossa abstained) approved the minutes of May 26, 2009 with a minor correction read into the minutes.

REGULAR AGENDA

- Request for **707 FOREST (PL090073)** (Charles Lawrence, L&G Cannery LLC., owner; Marc Lifshin, Campus Acquisitions LLC, applicant) for a 20-story mixed-use building with 168 student housing units, structured parking, 5,000 s.f. of retail/restaurant space and 1,163 s.f. of office space. Building area is 311,007 s.f. overall. The 0.511 acre site is located at 707 South Forest Avenue within the CC, City Center District and TOD, Transportation Overlay District. The request includes the following:

PAD09004 – (Ordinance No. 2009.21) Planned Area Development Overlay to establish development standards for vehicle parking quantity and building height.

DPR09066 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr 707SF0REST 060909.pdf](#)

This case was presented by Kevin O'Melia and represented by Manjula Vaz of Gammage and Burnham PLC, Jim Plunkard of Hartshorne Plunkard Architects, Ltd., and Paul Basha of Morrison Mairele Inc. The team made a brief presentation which included discussion in regards to height, landscaping, design and parking. Marc Lifshin from Campus Acquisitions LLC also spoke to the Commission in regards to the financing aspect of the case.

The Commission had general questions regarding streetscape and landscaping, retention and parking.

Acting Chair DiDomenico opened the hearing for public input.

Galileo Gutierrez from Mai Island Grill located at 707 South Forest Avenue spoke with concerns regarding relocation during construction and leasing availability after the project is completed.

The hearing was closed to public input.

Ms. Vaz indicated that they would like Mai Island Grill to stay and that no one is being moved out until construction is ready to begin.

Kevin O'Melia indicated that there is a Condition of Approval to leave buildings onsite until construction is ready to begin.

Commissioner Nicpon stated that he could not support this project, as he is not in support of student housing in the Mill Avenue District. He also indicated that he did not approve of the design and at very minimum would require more information on the streetscape before he could vote in the positive.

On a motion by Commissioner Tinsley and seconded by Commissioner Kent, the Commission with a vote of 6-1 (Nicpon dissented) approved the Development Plan Review and recommended approval of the Planned Area Development Overlay.

3. ANNOUNCEMENTS –

Lisa Collins, Deputy Development Services Manager, stated that since there are no cases for the next regularly scheduled hearing on June 23, 2009, that staff was considering cancelling the hearing and preparing for a special hearing on June 30, 2009 in order to meet notification requirements in bringing forth temporary modifications to Code Text Amendments in relationship to lead-in, sale, lease, rent or significant event signs.

The hearing adjourned at 7:45 p.m.

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



Lisa Collins, Deputy Development Services Manager