

## MINUTES OF THE DEVELOPMENT REVIEW COMMISSION MAY 25, 2010

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM (5:30 Study Session)

### Commission Present:

Vanessa MacDonald, Chair  
Mike DiDomenico, Vice Chair  
Tom Oteri  
Stanley Nicpon  
Monica Attridge  
Dennis Webb  
Paul Kent

### Commission Absent

Peggy Tinsley  
Mario Torregrossa  
Kolby Granville

### City Staff Present:

Lisa Collins, Deputy Development Services Manager  
Steve Abrahamson, Planning & Zoning Coordinator  
Ryan Levesque, Senior Planner  
Lisa Novia, Administrative Asst. II

Chair MacDonald called the meeting to order at 6:00 p.m., which included the 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: 5/11/10**

On a motion by Commissioner Nicpon and seconded by Commissioner Kent, the Commission with a vote of 6-0 (Commissioner DiDomenico abstained) approved the minutes of the May 11, 2010 meeting.

### **REGULAR AGENDA**

2. Request for **THE APARTMENTS AT LAKES TOWNE CENTER (PL100035)** (Rural Baseline Two, LLC, property owner; Charles Huellmantel, Huellmantel & Affiliates, applicant) consisting of a new 224 unit residential apartment complex within 132,000 sf. total building area on 10.07 acres, located at 577 East Baseline Road in the PCC-2, Planned Commercial Center General District. The request includes the following:

**GEP10001 – (Resolution No. 2010.59)** General Plan Projected Residential Density Map Amendment from 'Medium Density' (up to 15 du/ac) to 'Medium-High Density' (up to 25 du/ac) on approx. 3.99 acres.

**PAD10004 – (Ordinance No. 2010.16)** Planned Area Development Overlay to modify the development standards for the rear and side yard setbacks from 30 ft. to 10 ft.; reduce required vehicle parking from 470 to 442 spaces; and to reduce the required bicycle parking from 119 to 60.

**ZUP10028** – Use Permit to allow a residential use of 224 units in the PCC-2 district.

**ZUP10029** – Use Permit to allow 110 tandem parking spaces within garage units.

**DPR10046** – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr\\_AptLakesTowneCenter\\_052510.pdf](#)

This case was presented by Ryan Levesque and represented by Charles Huellmantel (applicant).

After a brief presentation of the case by Mr. Levesque and Mr. Huellmantel, Chair MacDonald opened the hearing for public input.

Chair MacDonald read one card into the record which expressed concern in regards to vacancy issues at the other two Mark Taylor Development's in Tempe.

Five residents from the adjacent neighborhood spoke with concerns regarding landscaping, building height, crime, privacy, noise and traffic.

Chair MacDonald closed the hearing to public input.

Mr. Huellmantel returned to the podium to address the resident's concerns. He indicated that the traffic report showed a 79% reduction in traffic with this residential use as what was previously located on the site. If there are issues in regards to the signal timing at College Avenue and Baseline Road, which is something that the City can correct at any time. In regards to crime, he stated that the City has reviewed the site plan for its CPTED requirements and due to this review and the developer's dedication to building a quality, high-end product, they don't believe the area will experience an increase in crime, especially due to the demographic population that Mark Taylor developments normally attract.

Mr. Huellmantel also addressed the issue of privacy, for both the homeowners as well as the residents of the future apartment complex. He indicated that the developer has spent a great deal of time on building placement and landscaping. The older trees that are currently located along the property line are slated to remain but the developer would be happy to work the residents if the Commission wished to have a different type of tree planted.

Commissioner Nicpon questioned whether or not a price had been determined.

Mr. Huellmantel indicated that at this point, no price had yet been discussed.

Commissioner Attridge asked if eliminating the balconies on the units facing the neighborhoods had been considered.

Mr. Huellmantel stated that it had been considered but those would be tough units to rent, as they are not as comfortable to live in and they would still have windows facing the neighborhood and they felt that the landscaping and additional setback of the buildings would solve those issues.

Commissioner DiDomenico asked how the height of the Lowe's compares to the height of this development.

Mr. Huellmantel indicated they are both at about 37 feet.

Commissioner Oteri stated that he believed that the number of units that actually may have the potential for looking down into the resident's backyards, is quite minimal compared to the perception that everyone in the complex will be able to see into these yards. He also felt that the views from the 2<sup>nd</sup> and 3<sup>rd</sup> story balconies will be significantly blocked by the canopies of the trees. He suggested the idea of incorporating a 5' parapet onto the garages that are adjacent to these homes.

After conferring with the architect on this project, Mr. Huellmantel indicated that they did not feel that was the best visual solution but they are happy to accommodate if that would satisfy the Commission.

Commissioner Kent questioned the crime statistics and how multi-family calculates into the call area based on number of units, etc.

After discussion with the applicant and considering Commissioner's comments, it is decided that they will vote to move the General Plan Amendment and Planned Area Development Overlay forward to City Council and approve the two Use Permits as well as the site plan and building elevation of the Development Plan Review but hold back the landscaping portion to allow the applicant to work with staff to find a solution to better meet the privacy concerns of the neighborhood.

On a motion by Commissioner DiDomenico and seconded by Commissioner Kent, the Commission with a vote of 7-0 recommended approval of the General Plan Map Amendment and Planned Area Development Overlay and approved the two Use Permits.

On a motion by Commissioner DiDomenico and seconded by Commissioner Nicpon, the Commission with a vote of 6-1 (Attridge opposed) approved the site plan and building elevation portion of the Development Plan Review and continued the landscaping portion to the June 8, 2010 meeting.

### 3. ANNOUNCEMENTS – No announcements

The hearing adjourned at 7:55 p.m.

Prepared by: Lisa Novia, Administrative Assistant II

Reviewed by: Lisa Collins, Deputy Development Services Manager



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Lisa Collins, Deputy Development Services Manager