

## MINUTES OF THE DEVELOPMENT REVIEW COMMISSION OCTOBER 11, 2011

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:

Mike DiDomenico, Chair  
Dennis Webb, Vice Chair  
Monica Attridge  
Paul Kent  
Peggy Tinsley  
Kolby Granville  
Jim Delton

Commission Absent:

Tom Oteri  
Nick Miner  
Mario Torregrossa (resigned)

City Staff Present:

Lisa Collins, Deputy Director Community Development Department  
Steve Abrahamson, Planning & Zoning Coordinator  
Sherri Lesser, Senior Planner  
Lisa Novia, Administrative Asst. II

At 6:10 p.m., Chair DiDomenico called the meeting to order which included the introduction of the Commission and City staff. It had been determined at Study Session that Item No. 2 could be placed on the Consent Agenda and Item 3 would be heard. Also during the Study Session, Commissioner Kent mentioned a small discrepancy on the minutes of August 23<sup>rd</sup> in reference to the 5-0 vote (should have indicated a 5-1 vote), staff indicated they would make the correction before further processing of the minutes for Council acceptance.

### 1. **CONSIDERATION OF MEETING MINUTES: 8/23/11, 9/13/11, 9/27/11**

On a motion by Commissioner Kent and seconded by Commissioner Attridge, the Commission with a vote of 4-0 (Commissioners DiDomenico, Attridge, Kent and Delton) approved the minutes of the August 23, 2011 meeting.

On a motion by Commissioner Attridge and seconded by Commissioner Tinsley, the Commission with a vote of 5-0 (Commissioners DiDomenico, Webb, Attridge, Delton and Tinsley) approved the minutes of the September 13<sup>th</sup> meeting.

On a motion by Commissioner Tinsley and seconded by Commissioner Granville, the Commission with a vote of 5-0 (Commissioners DiDomenico, Webb, Tinsley, Kent and Granville) approved the minutes of the September 27<sup>th</sup> meeting.

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### **CONSENT AGENDA**

On a motion by Commissioner Tinsley and seconded by Commissioner Kent, the Commission with a vote of 7-0 recommended approval of this Historic Designation as stipulated in the following staff report:

2. Request for **BARNES (CONWAY) HOUSE (PL110250)** (Matthew and Jacqueline Conway property owners; Tempe Historic Preservation Office, applicant) consisting of Historic designation and listing in the Tempe Historic Property Register of one (1) lot on approximately 0.24 acres, 1203 South Ash Avenue, Tempe, in the R-3R multi-family residential restricted zoning district. The request includes the following:

**HPO11006 (Ordinance No. 2011.26)** – Historic Designation consisting of one (1) lot.

STAFF REPORT: [DRCr BarnesConwayHouseHD 101111.pdf](#)

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### **REGULAR AGENDA**

3. Request for **FAIRFIELD AT TEMPE (PL110251)** (Larry R. Norris, Charles H. Cook Christian Training School, property owner; David Coble, Coe & Van Loo Consultants, Inc., applicant) consisting of a 304 unit apartment community including 321,725 s.f. building area on +/- 14.73 net acres, located at 708 S. Lindon Lane in the R-3R PAD, Multi-Family Residential Limited District and the R-4 PAD, Multi-Family Residential District. The request includes the following:

**PAD11011- (Ordinance No. 2011.48)** - Amended Planned Area Development Overlay on +/- 14.73 net acres to modify development standards including a maximum building height increase from 30'-0" to 40'-0" and a front yard setback reduction from 20'-0" to 10'-0" to allow a tall front yard fence in the R-3R District and reduce the minimum separation requirement between pedestrian pathways to sleeping areas from 10' to 8' for portions of the site.

**DPR11154** - Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr FairfieldTempe 101111.pdf](#)

This case was presented by Sherri Lesser and represented by Larry Lee and Zachary Johnston, applicants.

After a brief presentation by Ms. Lesser, Mr. Lee addressed the Commission with a brief presentation on their request.

Commissioner Granville questioned the applicant as to the reasoning behind renting by the bed, not the room.

Mr. Johnston indicated that this project is targeted to the student and young professional. Students typically don't want to rent out the entire unit alone and prefer to rent by the bed, so it's a liability issue for potential clients.

Mr. Lee answered Commissioner's questions in regards to the entrances and exits and the mixture of rod iron and masonry block on the perimeter wall. He also indicated that the north entrance/exit could be pressure plated to only open when a car exits and only residents will be able to open the gate with a remote to enter the site. Mr. Lee also addressed Vice Chair's concern in regards to the number of residents and the available entrances and exits and indicated that the traffic study does support the available access points.

Chair DiDomenico questioned Mr. Lee whether or not any thought had been given to the building on the north end of the project and its possible historic significance. Mr. Lee indicated that several discussions have taken place with the City's Historic Preservation Officer and it was determined that it's not a structure that can be relocated and reused.

Chair DiDomenico questioned Historic Preservation Officer, Joseph Nucci, as to his thoughts in regards to the building and if it had any historic significance, and if it was moved could it retain that significance. Mr. Nucci indicated that based on its age alone, it does have historic significance and yes the significance could be retained if it was based on association with a person of transcendent importance.

Commissioner Delton questioned Mr. Lee in regards to security as it relates to students and balconies.

Mr. Lee stated that they have a history in student housing and there are strict rules attached to the leases and enforcement of the rules is taken very seriously.

Chair DiDomenico closed the hearing to public input.

Commissioner Granville stated that he would like clarification as to the City's process when a project comes in that sells by the bed versus by the room and how it relates to parking requirements. He also questioned the use of speed bumps on Lindon Lane and doesn't feel this project would cause the need for speed bumps.

Ms. Collins stated that parking is calculated by the bedroom because that is what the Ordinance states but that if a project sells by the bed, it can be addressed in the analysis of the case. Ms. Collins also indicated that she believed the reference to speed bumps was in someone's comments but installation of speed bumps is not part of this case.

Ms. Lesser read a modification to Condition No. 32 into the record, to read as follows:

32. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or ~~less~~ **more**. Provide pre-emergence weed control application. Do not underlay rock application with plastic.

On a motion by Commissioner Tinsley and seconded by Commissioner Granville, the Commission with a vote of 7-0 approved the Development Plan Review and recommended approval of the Amended Planned Area Development Overlay for this cased as stipulated in the staff report.

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#### 4. ANNOUNCEMENTS

Chair DiDomenico announced that there is currently a vacancy in the Commission and urged interested citizens to contact the City.

The hearing adjourned at 7:00 p.m.

Prepared by: Lisa Novia, Administrative Assistant II  
Reviewed by: Lisa Collins, Deputy Director Community Development Department



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Lisa Collins, Deputy Director Community Development Department