

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION NOVEMBER 8, 2011

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

Commission Present:

Mike DiDomenico, Chair
Dennis Webb, Vice Chair
Tom Oteri
Paul Kent
Kolby Granville
Jim Denton
Nick Miner

Commission Absent:

Monica Attridge
Peggy Tinsley

City Staff Present:

Lisa Collins, Deputy Director/Community Development
Steve Abrahamson, Planning & Zoning Coordinator
Kevin O'Melia, Senior Planner
Diana Kaminski, Senior Planner
Lisa Novia, Admin Asst. II
Catherine Hollow, Public Works/Transportation Studies

Chair DiDomenico called the meeting to order at 6:05, which included the introduction of the Commission and City staff. It had been determined that both Item Nos. 2 and 3 would be heard.

1. **CONSIDERATION OF MEETING MINUTES: 10/11/11**

On a motion by Commissioner Granville and seconded by Commissioner Kent, the Commission with a vote of 5-0 (Commissioners DiDomenico, Webb, Kent, Granville and Delton voting).

REGULAR AGENDA

2. Request for **THE DISTRICT (PL110169)** (Tara Waldier, RB Tempe LLC, Scott E. Baer, Baer's Den, and Charles and Elsa Fong, Spence Avenue Apartments, property owners; Nick Wood, Esq., Snell & Wilmer LLP, applicant) consisting of a five to six story, 685,321 sf., 279 unit student housing complex with structured parking and ground floor retail and fitness center, all on +/-5.2514 acres (Lots 2, 3 and 4 of the District on Apache), located at 941 East Apache Boulevard in the MU-4, Mixed-Use, High Density District, the R-5, Multi-Family Residential High-Density District and with a P.A.D., Planned Area Development Overlay District and within the T.O.D., Transportation Overlay District. The request includes the following:

DPR11164 – Development Plan Review including site plan, building elevations and landscape plan on +/- 5.2514 acres.

STAFF REPORT: [DRCr_TheDistrict977_110811-1.pdf](#)

This case was presented by Kevin O'Melia and represented by Nick Wood of Snell and Wilmer.

After a brief presentation by Mr. O'Melia, Commissioner Oteri asked for clarification that this site is over parked. Mr. O'Melia indicated that cases in the TOD sometimes are submitted just below the requirement, right at what the TOD requires and some developments are a bit over and it mainly depends on the development group and their product.

Nick Wood addressed the Commission. He indicated that they are anxious to get underway so that this project can be open to students in August of 2013. Mr. Wood confirmed The District is designed to use the minimum building setbacks established by the PAD. Mr. Wood referred to digital renditions to show what the building would look like from street level in order to address concerns raised by the Commission at the August 23rd DRC hearing in regards to building heights adjacent to the sidewalk.

Matt Peterson from Humphrey's and Partners gave the Commission a presentation on their product in various markets and also presented an overview of The District on Apache which included building elevations, parking and landscaping.

Commissioner Kent questioned Mr. Peterson in regards to the type of foliage to be used on the green screen and how the result will differ from what is used at The Vue.

Mr. Peterson indicated that the vines do require maintenance and it is their observation that the vines at The Vue were not maintained or planted properly. The applicant's landscape architect has been working with a grower who specializes in west facing vines and he is confident that the selection that has been made will work.

Mr. Peterson answered the Commission's concerns regarding site access, parking in the fire lane and Fire Department access. Parallel parking along the east fire lane has been removed. Mr. Derek Anderson of Tempe Student Housing LLC (the developer) indicated there would be security personnel on site every evening. The fire lanes will be kept open. Mr. O'Melia confirmed there are drive aisles on east and west sides of the site between Apache and Spence that are used as fire lanes. The east drive aisle as designed will not require more than one outlet on Apache.

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

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3. Request for **FARMER STUDIOS (PL110287)** (Doug Brown, 500 Fifth LLC, Property Owner; Jason Comer, Architekton, Applicant) consisting of 25 existing residences within approximately 13,524 s.f., 13,537 s.f. of existing offices and a new 13,000 s.f. addition of a two-story office building over ground level covered parking. The approximately 40,061 s.f., on 2.06 net acres is located at 464 S. Farmer Avenue in the MU-4 Mixed Use and R-3 Multi-Family Residential zoning districts. The request includes the following:

PAD11012 (ORD. NO. 2011.51) – Planned Area Development Overlay for development standards to allow a parking reduction from 122 spaces to 101 spaces, a 50 foot building height, 8' setback on 5th Street, 0' setback on Farmer Avenue, 5' setback on the west and north for existing buildings, and a 10' setback for any new development taller than 20', with a required step back above 30' of building height and a landscape area reduction from 25% to 15%.

DPR11160 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCR_FARMERSTUDIOS_110811.PDF](#)

This case was presented by Diana Kaminski and represented by Jason Comer and John Kane of Architekton, applicant.

Jason Comer and John Kane spoke to the Commission to address questions brought forward in the Study Session in regards to proposed materials and the patina effect on the metals to be used.

Chair DiDomenico opened it for public input, seeing none closed the public comment portion of the hearing.

Commissioner Oteri commended the applicant for the alternative paving materials used in the parking area.

Commissioner's Webb, Miner, Kent, Delton and Granville are in support of this case.

On a motion by Commissioner Granville and seconded by Commissioner Kent, the Commission with a vote of 7-0 approve the Development Plan Review and recommend approval of the Planned Area Development Overlay.

4. ANNOUNCEMENTS

Chair DiDomenico announced that the November 22nd meeting will be cancelled.

The hearing adjourned at 7:30 p.m.

Prepared by: Lisa Novia, Administrative Assistant II

Reviewed by: Lisa Collins, Deputy Director Community Development Department



Lisa Collins, Deputy Director Community Development Department