

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION SEPTEMBER 11, 2012

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, Chair
Dennis Webb, Vice Chair
Peggy Tinsley
Paul Kent
Angie Thornton
Linda Spears
Jim Delton
Dave Maza (in audience)
Dan Killoren (in audience)

Commission Absent:

None

City Staff Present:

Lisa Collins, Interim Community Development Director
Ryan Levesque, Senior Planner
Sherri Lesser, Senior Planner
Lisa Novia, Administrative Asst. II

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

Chair DiDomenico took a brief moment to mention the anniversary of September 11th and pay tribute to the events of that day in 2001.

1. CONSIDERATION OF MEETING MINUTES: 07/24/12 & 08/14/12

On a motion by Commissioner Tinsley and seconded by Commissioner Kent, the Commission with a vote of 6-0 (Commissioner Spears abstained) approved the minutes of July 24, 2012.

On a motion by Commissioner Tinsley and seconded by Commissioner Kent, the Commission with a vote of 7-0 approved the minutes of August 14, 2012.

REGULAR AGENDA

2. Request for **1717 Restaurant Building (PL120172)** (Todd Sergi, 1717 Tempe Properties LLC, property owner; Mark Tomecak, Tomecak Design, applicant) for the remodel of an existing single tenant restaurant building to a 5700 s.f. multi-tenant restaurant building with a drive-thru lane located at 1717 South Rural Road in CSS, Commercial Shopping and Services District and GID, General Industrial District. The request includes the following:

DPR12145 – Development Plan Review including site plan, new building elevations and revised landscape plan.

STAFF REPORT: [DRCr 1717Bldg 091112](#)

This case was presented by Sherri Lesser and represented by Mark Tomecak, applicant.

Ms. Lesser made a presentation which included a brief history of this site and a review of the site plan, building elevations and building perspective.

Chair DiDomenico asked staff if there would be a material sample board available.

Ms. Lesser indicated that the applicant had not provided a material sample board but had provided the building perspectives.

Commissioner Kent questioned Mr. Tomecak regarding pedestrian access from the parking lot to the entry point of the building.

Mr. Tomecak stated that people cannot enter from the south and cannot walk through the drive thru.

Chair DiDomenico asked what the advantage was to build on the existing foundation and offsetting the two restaurants and not separating the building into two separate buildings.

Mr. Tomecak indicated that cost is a big factor, therefore they are trying to save as much of the existing building as possible.

Chair DiDomenico opened the hearing to the public, not seeing anyone interested in speaking, closed the hearing to public input.

A motion to approve made by Commissioner Tinsley and seconded by Commissioner Thornton failed to go to vote as discussion began regarding the possibility of a continuance.

Commissioner Webb stated that he feels it's important for the Commission to see the materials that will be used on a building that could be standing for many, many years.

On a motion by Commissioner Spears and seconded by Commissioner Kent, the Commission with a vote of 7-0, continued this case to the September 25, 2012 meeting.

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3. Request for **THE LOFTS AT HAYDEN FERRY (PL120260)** (RP HFL, LLC, property owner; Charles Huellmantel, Huellmantel & Affiliates, applicant) consisting of a new 264 unit multi-family development, all within a four-story building with a fifth-level loft and two levels of underground parking, within approx. 522,695 sf. of total building area (320,695 sf. for four story building and another 12,000 sf. for loft level), located at 260 East Rio Salado Parkway in the MU-4 (PAD) Mixed-Use High Density District with a Planned Area Development Overlay and within the Rio Salado Overlay District. The request includes the following:

PAD12005 – Amended Planned Area Development Overlay modifying development standards for an increase in density from 226 to 264 units; a reduction in the required vehicle parking spaces from 511 to 459 spaces; a reduction in the required bicycle parking from 125 to 100 spaces; and a reduction in the required front parking setback from 20' to 0'.

DPR12129 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_TheLoftsHaydenFerry_091112](#)

Chair DiDomenico recused himself from this case; Commissioner Maza replaced him at the dais.

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

Mr. Huellmantel gave a brief presentation which included an overview of the design, elevations and landscaping.

Vice Chair Webb opened the hearing to public input.

One citizen spoke in support of this project but had a few concerns. His first concern is guest parking. He indicated that he resides in Edgewater and the public garage is closed on evenings and weekend, which limits the availability of guest parking. The second issue is whether or not these units will be rentals. If that is the case, he stated that he hopes they will be required to be crime free housing. Lastly, he stated that there is a road that currently is a dead end from Edgewater and Bridgeview at this property, which is a problem for larger vehicles, such as moving trucks. He would like to see some type of turn-around placed at that location for easier accessibility for larger vehicles to enter and exit the property.

Vice Chair closed the hearing to public input.

Mr. Huellmantel returned to the podium to address concerns. He indicated that the garage layout for this project is constantly evolving to maximize the best use of the space. He also indicated there is a garage at Hayden Ferry and a future office building that will open and garage parking will eventually be available at that location as well.

In regards to the Crime Free Multi-Housing, Mr. Huellmantel indicated they are continually working with the Police Department to meet these requirements and are committed to continuing with that process.

Mr. Huellmantel indicated that in regards to the roadway, there are no cross access easements in place. He stated that he and Mr. Levesque have worked, and will continue to work, with the Fire Department to insure access is available. He also indicated that various solutions to this roadway and access are being examined.

Commissioner Spears is concerned that this footprint and height does not fit in with the original scale and character of the master plan for this area. She indicated that she feels this is a great project but would prefer to see it east of Rural Road. She questioned the applicant as to the possibility of opening up that building to create a view corridor from Rio Salado Parkway to the lake.

Mr. Huellmantel stated that he understands her concern and explained that as you're driving down Rio Salado, you would not actually see the water but would see out over the lake as the water is lower than the levee. He also indicated that as the property is developed, there will some natural places that will be open to keep those views available.

Commissioner Maza asked the applicant if there is pedestrian cross access between the two properties. He also asked if there is roof access for residents from the lofts.

Mr. Huellmantel indicated that at the moment there is not and many residents have indicated they don't want cross access. He also stated there is only roof access for maintenance personnel.

Commissioner Delton questioned whether there had been a study to compare the parking ratios in the developer's San Diego properties to this site.

Mr. Huellmantel indicated that they look at each project very carefully and very differently. He stated they have spent a lot of time looking at Tempe's parking numbers and feel they have a very good understanding of what the market demand is here. He also stated that people who choose to live in this setting have chosen, or want to choose, a very urban setting and our development will fit their lifestyle choices.

Commissioner Tinsley asked if this development will be owner occupied or will the units be for rent.

Mr. Huellmantel indicated they are building these as condos and hope to sell them as condos. The market will dictate what will occur when these are completed and so they are also being designed as rental units.

Commissioner Kent stated that he likes the project and supports the case.

Commissioner Tinsley also stated she likes the project and the size of this development and also is in support.

Commissioner Spears would like to make sure that the General Plan is followed and the City is getting what it has envisioned for these locations. She doesn't feel this is the urban solution for a site so close to the downtown.

Commissioner Delton likes the height of the project and is in support of this case.

Commissioner Maza asked if the applicant would look at their landscape plan and make sure that it flows well. He also asked about the condition regarding fire access and wanted clarification that the wording is sufficient so as not to "handcuff" this applicant.

Mr. Levesque indicated that condition is flexible enough that if modifications were made based on the Fire Department's direction on what is acceptable fire access, those conditions are amendable.

Vice Chair Webb agreed with Commissioner Spears that as a Commission we need to be careful what we approve and send forward to Council, there is very little land left and we need to make the most of it. He stated he feels it's a great project.

On a motion by Commissioner Tinsley and seconded by Commissioner Maza, the Commission with a vote of 6-1 (Commissioner Spears dissented) approved this Development Plan Review and recommended approval of this Planned Area Development Overlay as recommended in the staff report.

4. ANNOUNCEMENTS

No announcements

The meeting was adjourned at 7:34 p.m.

Prepared by: Lisa Novia, Administrative Assistant II

Reviewed by: Lisa Collins, Interim Director Community Development Department



Lisa Collins, Interim Director, Community Development Department