

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION MAY 27, 2008

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

COMMISSION PRESENT:

Vanessa MacDonald, Chair
Stanley Nicpon
Monica Attridge
Mario Torregrossa
Dennis Webb
Peggy Tinsley
Paul Kent

CITY STAFF PRESENT:

Lisa Collins, Deputy Development Services Manager
Steve Abrahamson, Planning & Zoning Coordinator
Ryan Levesque, Senior Planner
Kevin O'Melia, Senior Planner
Diana Kaminski, Senior Planner

Chair MacDonald called the meeting to order at 6:00 p.m., including introduction of Commission and City staff.

1. **CONSIDERATION OF MEETING MINUTES: FEBRUARY 26, 2008**

On a motion by Commissioner Nicpon and seconded by Commissioner Tinsley, the Commission with a vote of 6-0 (Paul Kent abstained), approved the minutes of February 26, 2008.

CONSENT AGENDA

Item Nos. 2, 3 and 4 (with amended conditions as noted in caps and bold) were placed on the Consent Agenda at Study Session. Seeing no opposition by the public, Chair MacDonald called for the question:

On a motion by Commissioner Nicpon and seconded by Commissioner Tinsley, the Commission with a vote of 7-0, approved the Consent Agenda with all conditions recommended by staff in the following reports:

2. Request for **BASELINE RETAIL (PL060581)** (Stephen Craig Cooper, 2005 Baseline L.L.C., owner; Kevin Harding, Fergis and Harding Inc., applicant) for a Preliminary Subdivision Plat on +/- 1.593 net acres located at 2005 West Baseline Road in the CSS, Commercial Shopping and Services District. The request includes the following:

SBD08011 – Preliminary Subdivision Plat to combine the property into one lot.

STAFF REPORT: [DRCr BaselinePrelimPlat_052708.pdf](#)

3. Request for **PRIEST AND UNIVERSITY LOT (PL070363)** (Larry Shobe, City of Tempe, owner; John Scott, Arizona Engineering, Applicant) consisting of a Preliminary Subdivision Plat on .466 net acres, located at 1406 W. University Drive in the CSS Commercial Shopping and Services District. The request includes the following:

SBD08013 – Preliminary Subdivision Plat combining two lots into one.

STAFF REPORT: [DRCr_PriestandUniversity_052708.pdf](#)

4. Request for **TEMPE LANDING (PL070508)** (Tom Meissner, Vaughan Street, LLC, property owner; David Thorson, McShane Construction Corporation, applicant) consisting of a commercial development of two mid-rise office buildings with combined area of 420,406 s.f. and a parking garage of 516,892 s.f. of area on a site of +/- 7.68 net acres located at 125 South Priest Drive in the GID, General Industrial District and the Rio Salado Overlay. The request includes the following:

DPR08093 – Development Plan Review including site plan, building elevations and landscape plan for a development that will be constructed in two phases. Building "A" and the west half of the garage is Phase I; Building "B" and the east half of the garage is Phase II.

STAFF REPORT: [DRCr_TempeLandingDesign_052708.pdf](#)

Approved on Consent with a modification to Condition No. 2 to read as follows:

"Incorporate a metal plaque that defines the northwest Tempe neighborhood and briefly describes its history. Mount the plaque on a low, exposed masonry wall **OR ON A CONCRETE PEDESTAL** in the landscape frontage near the Priest and Rio Salado intersection **OR NEAR THE ENTRANCE TURNAROUND ON THE SOUTH SIDE OF BUILDING "A"**. Position the plaque so it is visible from the street. Allow public access to the plaque through the frontage landscape by way of a paved walkway and tree-lined resting place. Illuminate this area from dusk to dawn with minimum 1.0 foot-candle of light. Contact Northwest Tempe Neighborhood Association representatives for input regarding the composition and information contained on the plaque."

REGULAR AGENDA

The Commission moved on to the public portion of the hearing:

5. Request for **NEW COMMERCIAL DEVELOPMENT (PL070532)** (Norden Van Horne, Americor Investment Group Inc., property owner; Kiley Wallace, Robert Kubicek Architects, applicant) consisting of two new commercial buildings, a 10,588 retail shop with spec tenant space, including restaurant uses, and a 98,972 s.f. self-storage building for a total of 109,560 s.f., on 2.52 net acres, located at 3300 S. Price Road in the PCC-1 Planned Commercial Center Neighborhood District. The request includes the following:

ZUP08067 – Use Permit to allow a self-storage facility in the PCC-1 Planned Commercial Center Neighborhood District.

DPR08092 – Development Plan Review including site plan, building elevations, and landscape plan.

STAFF REPORT: [DRCr_NewCommercialDevelopment052708.pdf](#)

Commissioner Torregrossa recused himself.

This case is presented by Diana Kaminski and represented by Mike Curley. Mr. Curley gave a brief presentation.

Monica Attridge: What is envisioned for the art area?

Mike Curley: The art contribution is a work in progress and ongoing with staff.

Attridge: In regards to the south elevation of the self-storage building, there appears to be a lack of trees. Would your client be agreeable to adding trees?

Curley: There are large existing Eucalyptus trees that are not shown on this elevation; but we are agreeable to adding more trees as well.

Stanley Nicpon: Informs the applicant of the possible need for a grease trap should a restaurant be placed in the retail shop area.

A citizen and a representative of the adjacent commercial center spoke in opposition of the case, stating concerns with height, traffic flows and economic feasibility of the project.

On a motion by Commissioner Nicpon and seconded by Commissioner Kent, the Commission with a vote of 6-0, approved the Use Permit and Development Plan Review with the following added conditions:

21. THE SELF-STORAGE FACILITY SHALL BE ALLOWED TO OPERATE BETWEEN THE HOURS OF 7 A.M. AND 7 P.M., SEVEN DAYS A WEEK.
22. ADDITIONAL TREES ARE TO BE PLACED ALONG THE SOUTHERN ELEVATION OF THE SELF-STORAGE FACILITY, WITH LOCATIONS TO BE DETERMINED THROUGH A STAFF REVIEW.

6. ANNOUNCEMENTS – JULY 22ND HEARING HAS BEEN CANCELLED AND RESCHEDULED FOR JULY 29TH.

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



Lisa Collins
Deputy Development Services Manager