

## MINUTES OF THE DEVELOPMENT REVIEW COMMISSION DECEMBER 23, 2008

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  
Stanley Nicpon, Acting Chair  
Dennis Webb  
Monica Attridge  
Paul Kent

### City Staff Present:

Lisa Collins, Deputy Development Services Manager  
Steve Abrahamson, Planning & Zoning Coordinator  
Ryan Levesque, Senior Planner  
Diana Kaminski, Senior Planner  
Lisa Lathrop, 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.

### 1. **CONSIDERATION OF MEETING MINUTES: 12/9/08**

On a motion by Commissioner Nicpon and seconded by Commissioner Kent, the Commission with a vote of 5-0, approved the minutes of the December 9, 2008 hearing.

### CONSENT AGENDA

Item Nos. 2, 3 and 4 were placed on the Consent Agenda during the Study Session. Chair MacDonald called to the audience and seeing no requests to have those items pulled from Consent, called for the question:

On a motion by Commissioner Nicpon and seconded by Commissioner Webb, the Commission with a vote of 5-0, approved the Consent Agenda as recommended in the following staff reports:

2. Request for **WILKIE [BRAUN / GUTIERRES] HOUSE (PL080191)** (J. Jay Braun trustee of the Braun 2007 Revocable Trust and Sara E. Gutierres trustee of the Gutierres 2007 Revocable Trust, property owners; Joe Nucci, Historic Preservation Officer, applicant) consisting of a property with a 1937 constructed house located at 1290 South Maple Avenue, in the R-2, Multi-Family Residential District. The request includes the following:

**HPO08003 – (Ordinance No. 2008.60)** Historic Designation of an individual property on +/- 0.24 acres.

STAFF REPORT: [DRCr\\_WilkieHouse\\_122308.pdf](#)

**THIS CASE WAS RECOMMENDED FOR APPROVAL**

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3. Request for **WILSON ELECTRIC (PL080340)** (McClure Properties LLC, property owner; Sam MacLaughlin, Wilson Electric, applicant) consisting of a new one (1) story building with mezzanine at the south portion of the property, +/- 22,900 s.f. in building area, on 3.37 net acres, located at 600 East Gilbert Drive in the GID, General Industrial District. The request includes the following:

DPR08253 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr\\_WilsonElectric\\_122308.pdf](#)

**THIS CASE WAS APPROVED**

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4. Request for **FOUNTAINHEAD OFFICE PLAZA (PL080359)** (Jay Fisher, Park Corners, LLC, property owner; Adam Valente, Davis, applicant) consisting of two new office buildings up to 153 feet high within 400,700 s.f. and a shared parking garage on 11.87 net acres, located at 1625 W. Fountainhead Parkway in the GID General Industrial District. The request includes the following:

DPR08237 – Development Plan Review including site plan, building elevations, and landscape plan.

STAFF REPORT: [DRCr\\_FountainheadOfficePlaza122308.pdf](#)

**THIS CASE WAS CONTINUED TO THE JANUARY 13, 2009 HEARING**

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~~Request for **RIVERSIDE OFFICE PLAZA PHASE III (PL080263)** (Richard J. Lund, HOF Biltmore Rio Salado II LLC and City of Tempe, property owners; Stephen C. Earl, Earl, Curley & Lagarde, P.C., applicant) for a three story office of +/- 84,686 s.f. building area on +/- 4.18 net acres and a five story hotel of +/- 77,500 s.f. building area on +/- 2.77 net acres. The entire site is +/- 6.97 net acres and is located at 1275 West Rio Salado Parkway. The site is within the General Industrial District, has a Planned Area Development Overlay and is within the Rio Salado Overlay District. The request includes the following:~~

~~PAD08021 – (Ordinance No. 2008-73) Amended Planned Area Development Overlay to allow a maximum 77' 0" tall hotel and a maximum 52' 0" tall office in the GID District.~~

~~ZUP08174 – Use Permit to allow a hotel in the GID District.~~

~~DPR08259 – Development Plan Review including site plan, building elevations and landscape plan.~~

**THIS CASE HAD BEEN PULLED FROM THE AGENDA AND SCHEDULED TO BE HEARD ON JANUARY 13, 2009**

**5. ANNOUNCEMENTS - NONE**

The hearing is adjourned at 6:04 p.m.

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



Lisa Collins  
Deputy Development Services Manager