

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION JUNE 26, 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
Monica Attridge
Paul Kent
Peggy Tinsley
Nick Miner
Jim Delton

Commission Absent:

Tom Oteri
Dave Maza

City Staff Present:

Steve Abrahamson, Planning & Zoning Coordinator
Jeff Tamulevich, Code Compliance Administrator
Kevin O'Melia, Senior Planner
Lisa Novia, Administrative Asst. II

Chair DiDomenico called the meeting to order at 6:00 p.m. It had been determined at the Study Session that Item No. 2 and 3 would be heard briefly

1. CONSIDERATION OF MEETING MINUTES: 5/22/12

On a motion by Commissioner Kent and seconded by Commissioner Attridge, the Commission with a vote of 4-0 approved the minutes of May 22, 2012.

REGULAR AGENDA

- 2. Request for TEMPORARY SIGN PROGRAM (PL100056)** (Community Development Dept., applicant) consisting of Zoning and Development Code amendments for two year extension of temporary sign allowances and temporary banners to advertise vacant commercial space. The request includes the following:

ZOA12001 (Ordinance No. 2012.75) – Code Text Amendment for Sections 4-903(M), Lead-In Sign; 4-903(P), For Sale, Lease or Rent Sign; 4-903(R), Special Event Sign; and Section 4-906, Leasing Banner Sign.

STAFF REPORT: [DRCr TemporarySignProgram 062612](#)

This case was presented by Jeff Tamulevich, Code Compliance Administrator. Mr. Tamulevich briefly described this Code Text Amendment.

Commissioner Miner asked if a change could be made to Section 4-906, paragraph A, with the word “broker” after manager.

Mr. Tamulevich indicated that would not be a problem.

Chair DiDomenico stated that there was discussion amongst the Commission during Study Session that the time frame of two years was too long for an extension and 18 months would be a more appropriate length of time.

On a motion by Commissioner Tinsley and seconded by Commissioner Miner, the Commission with a vote of 7-0 recommended approval of this Code Text Amendment including two modifications in regards to the time extension from 2 years to 18 months and the additional wording of Section 4-906, Paragraph A.

-
3. Request for **THE DISTRICT GARAGE (PL110169)** (Nick Anderson, Tempe Student Housing, LLC; Carrie Cunningham, Humphries & Partners, Architects, LP, applicant) consisting of a building elevation modification to the parking garage. The District is a previously approved mixed-use development 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. The District Garage is located at 929 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:

DPR12088 – Development Plan Review including a building elevation modification to the parking garage.

STAFF REPORT: [DRCr_TheDistrictGarageElevations_062612](#)

This case was presented by Kevin O’Melia and represented by Carla Cavazos, Humphreys & Partners Associates. Mr. O’Melia made a brief presentation in which he indicated that this request is for a modification to the garage elevation which had been previously approved in November of 2011 by the Development Review Commission.

Ms. Cavazos made a brief presentation. Natural ventilation for the garage and a wine/screen element on the west elevation is the goal. The Building Safety Division has stated the plant material would count against the openings of the parking garage, which created the need to recalculate the screening so the garage could still be considered naturally ventilated. Some screen and vine elements remain on the west elevation which are organized in a rhythm that enhances the elevation.

Chair DiDomenico stated he preferred the first design better but does feel it's a good design and due to the location of the elevation and its lack of visibility from Apache will support the modification.

On a motion by Vice Chair Webb and seconded by Commissioner Tinsley, the Commission with a vote of 7-0 approved the design modification contained in this Development Plan Review.

4. ANNOUNCEMENTS

Chair DiDomenico announced that this would be the last meeting for long-standing member, Commissioner Monica Attridge. He thanked her for her years of dedicated service. He also stated that this is the last meeting for Commissioner Nick Miner and thanked him for his service as well.

The meeting was adjourned at 6:25 p.m.

Prepared by: Lisa Novia, Administrative Assistant II

Reviewed by: Lisa Collins, Interim Director Community Development Department

A handwritten signature in black ink, appearing to read "Lisa Collins", written in a cursive style.

Lisa Collins, Interim Director, Community Development Department