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## MINUTES OF THE DEVELOPMENT REVIEW COMMISSION June 24, 2014

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

### Commission Present:

Dennis Webb, Chair  
Paul Kent, Vice Chair  
Peggy Tinsley  
Trevor Barger  
Linda Spears  
Ron Collett  
Dave Maza, alt.  
Dan Killoren, alt.

### Commission Absent:

Angie Thornton

### City Staff Present:

Steve Abrahamson, Planning and Zoning Coordinator  
Ryan Levesque, Senior Planner  
Karen Stovall, Senior Planner  
Diana Kaminski, Senior Planner  
Steve Nagy, Administrative Asst. II

Chair Webb called the meeting to order at 6:00 p.m., which included the introduction of the Commission and City staff. It had been determined in the Study Session that the minutes for June 10, 2014 and item #4 could be on consent and item #2 and #3 would be heard.

### CONSENT AGENDA

#### 1. CONSIDERATION OF MEETING MINUTES:

##### **06/10/2014**

On a motion by Vice Chair Kent and seconded by Commissioner Tinsley, the Commission, with a vote of 6-0, approved the approved both the Study Session and Regular minutes from June 10, 2014. Commissioner Killoren abstained on account of not being present at that hearing.

MINUTES: [20140610\\_StudySessionminutes.pdf](#)

MINUTES [20140610\\_regularmeetingminutes.pdf](#)

On a motion by Commissioner Tinsley and seconded by Commissioner Collett, the Commission with a vote of 7-0 approved the Consent Agenda as recommended in the following staff report:

4. Request for a Development Plan Review consisting of a 14,380 sf. building expansion for **CARDINALS TRAINING FACILITY (PL140091)**, located at 8701 South Hardy Drive. The applicant is Vermilion IDG.

REPORT: [DRCr\\_CARDINALSTRAININGFACILITY\\_061014.PDF](#)

## REGULAR AGENDA

5. Request for a Use Permit to allow a vehicle service station in the General Industrial District and a Development Plan Review for a new 4,400 s.f. automotive care center with 10 service bays for **EXPRESS OIL & SERVICE CENTER (PL1400087)**, located at 1325 West Warner Road. The applicant is Joe Burke, Hunter Engineering.

REPORT: [DRCr EXPRESSOIL&SERVICE\\_061014.PDF](#)

Diana Kaminski presented the case by reviewing the elevations and materials.

The Commission then invited the applicant up.

Sherman Colley, representing the applicant, presented the process with which they had arrived on using the colors and materials used on the building elevations. He continued to explain that the roof color (blue) is a corporate color and sets Express Oil & Service apart from others like them. Mr. Colley continued that they had also reduced the height of the roof to reduce roof mass in response to staff concerns. The roofing materials had also been upgraded and also noted that the building is set back from the street, and has the narrowest side of the building facing the street.

Commissioner Spears asked the applicant where the street signage would be located.

Mr. Colley clarified that they were only prepared with the building signage in their proposal, and had planned on presenting street signage separately at another time.

Commissioner Barger then discussed roof dimension details with the applicant. The applicant indicated that although they liked the massing and presence that the proposed roof and angle provided, they would be open to other roof angle dimension options.

Commissioner Barger and the applicant also discussed the colors of the building. Commissioner Barger expressed that he did not see the color scheme fitting the color character of the area. Mr. Colley explained that the color scheme is a part of the sign trademark of Express Oil & Service.

Chair Webb noted that the colors were not in character with the surrounding area and asked if the applicant was familiar with the character of the area, which the applicant confirmed that they were.

The Commission discussed the white bay doors and the red lintels over the bay doors shown on the building elevations, the following stipulations were added to condition #12:

**Bay Doors – will not have white metal panels, but will be comprised of mullioned windows full door height. (Modified by Commission)**

**Bay Door Lintel – will not be painted red, but will be natural masonry block. (Modified by Commission)**

Commissioner Collett moved to approve the case, Commissioner Spears seconded the motion. With a vote of 5-2 the request was approved, with Chair Webb and Commissioner Barger in the dissent.

3. Request for a Development Plan Review consisting of new paint colors for **BURKWOOD APARTMENTS (PL140139)**, located at 701 South Roosevelt Street. The applicant is John Hashemi.

REPORT: [DRCr BURKWOODAPARTMENTS\\_061014.PDF](#)

Karen Stovall presented the case by reviewing the request, location and history of the site and going over the elevations. Staff had received concern from a member of the public regarding the proposed color scheme. Ms.

Stovall also indicated that the applicant expressed they would like to have the case continued to July 8, 2014.

Commissioner Barger asked if the Applicant indicated if they would be changing the landscape, specifically with regard to existing turf adjacent to the proposed painted walls, where overspray on brighter colors may impact the aesthetics of the building. Ms. Stovall responded that the site received a prior landscape approval, and what is on site is the extent of the landscaping. Commissioner Barger then asked if the property was up to code. Ms. Stovall responded that the landscaping is up to code, and that no other changes were planned for the site.

Chair Webb expressed that he expects a better submittal, with renderings for all sides of the building, in the colors proposed for the future hearing date.

The commission expressed they would like to see photo simulations and bigger color samples before the next hearing.

Commission Spears then made a motion to continue the case to the July 8, 2014 hearing. The motion was seconded by Commissioner Collett and passed with a vote of 7-0.

The meeting was adjourned at 6:45 p.m.

Prepared by: Steve Nagy, Administrative Assistant II  
Reviewed by: Diana Kaminski, Senior Planner



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Diana Kaminski, Senior Planner