

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION SEPTEMBER 25, 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
Linda Spears
Ron Collett
Angie Thornton

Commission Absent:

Jim Delton
Dave Maza
Dan Killoren

City Staff Present:

Steve Abrahamson, Planning & Zoning Coordinator
Diana Kaminski, Senior Planner
Lisa Novia, Administrative Asst. II

Chair DiDomenico called the meeting to order at 6:00 p.m., which included the introduction of the Commission and City staff. It had been determined at the Study Session that the minutes from 9/11/12 would be postponed and that Item No. 2 could be placed on the Consent Agenda, with Item No. 3 scheduled to be heard.

1. **CONSIDERATION OF MEETING MINUTES: 09/11/12 (POSTPONED)**

CONSENT AGENDA

On a motion by Commissioner Tinsley and seconded by Commissioner Kent, the Commission with a vote of 6-0 (Commission Collett abstained) approved the following as recommended the staff report.

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.

THIS CASE WAS CONTINUED FROM THE 9/11/12 MEETING

REGULAR AGENDA

3. Request for **O'REILLY AUTO PARTS (PL120123)** (Mark Bergquist, O'Reilly Auto Parts, applicant) consisting of a ~~2,142,900~~ 7021 s.f., on 3.17 net acres), located at 620 E Southern Ave in the Planned Commercial Center One (PCC-1) District. The request includes the following:

DPR12138 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr OReillyAuto 092512](#)

This case was presented by Diana Kaminski and represented by Mark Bergquist, applicant.

Chair DiDomenico questioned staff to confirm that the access drive off McAllister is there to facilitate refuse and fire access and is not intended to be used as a main entry or exit point into this site.

Ms. Kaminski confirmed that information was correct and that there would be four parking spaces to the rear of the building, presumably for employees. The only public entrance to the building is on the south side, so all customer activity will take place on the south side of the building.

Commissioner Kent questioned how the store receives deliveries and also expressed concern as to the cross access between this site and the site immediately to the east.

Ms. Kaminski deferred the delivery question to the applicant for an answer. Ms. Kaminski indicated that vertical curbing is required.

Commissioner Spears is concerned regarding the access onto McAllister.

Ms. Kaminski indicated that for proper circulation for refuse and fire the entrance point on McAllister is necessary, as another driveway cannot be added on the Southern Avenue side.

Mr. Bergquist addressed the Commission. He indicated that they plan the site to accommodate a large truck delivery but often times receive shipments in smaller trucks. He also indicated that they would have no issue with putting in a vertical curb.

Chair DiDomenico stated that he didn't feel the addition of the auto parts store would increase traffic into the neighborhood and that people using that entrance and exit would most likely be from the neighborhood.

Commissioner Collett agreed with Chair DiDomenico and didn't see this entrance/exit point being an issue.

Commissioner Kent stated that his concern centers more around this site and access when all sites at this location are built out and is there any other orientation this building can occupy on this site.

Ms. Kaminski stated that there is a view corridor that must be maintained and the building must be set back 50'.

Commissioner Tinsley stated that this will be a wonderful use for this site. She also indicated that if something can be done to discourage traffic through to the east, that would be a good thing but she supports this case.

Chair DiDomenico opened the hearing to public input.

One citizen spoke with concerns regarding the site plan, specifically in regards to the delivery and service vehicle access on McAllister Drive.

Chair DiDomenico closed the hearing to public input.

Mark Bergquist returned to address concerns. Mr. Bergquist reiterated that this is the only solution, other than using Huntington Drive directly behind the site, which would be a much less desirable situation for the neighborhood.

Commissioner Tinsley proposed an amendment to Condition No. 4, to add a sentence which would say “provide bollards between the east parking lot and the 99 cent store parking lot.”

Chair DiDomenico clarified that the intent behind her recommendation would be to prohibit all traffic between the two lots, excluding the shared drive.

Commissioner Tinsley agreed that was correct.

Ms. Kaminski indicated they would add an additional condition.

On a motion by Commissioner Tinsley and seconded by Commissioner Collett, the Commission with a vote of 7-1 (Commissioner Kent dissented) approved this Development Plan Review as recommended in the staff report.

4. ANNOUNCEMENTS –

Chair DiDomenico announced that the City is preparing to work on the General Plan 2040, if anyone is interested in being involved in the Community Working Group, they should contact the City Clerk’s Office at 480-350-8241.

The meeting was adjourned at 6:45 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