

---

**Minutes**  
**DEVELOPMENT REVIEW COMMISSION**  
**DECEMBER 11, 2007**

---

The Development Review Commission Study Session was held on December 11, 2007, at Council Chambers, Garden Level, 31 East Fifth Street.

**Present:**

Vanessa MacDonald, Chair  
Stanley Nicpon  
Tom Oteri  
Dennis Webb  
Monica Attridge  
Peggy Tinsley

**Absent:**

Mike DiDomenico  
Heather Carnahan  
Mario Torregrossa

**City Staff Present:**

Lisa Collins, Deputy Development Services Manager  
Diana Kaminski, Senior Planner  
Kevin O'Melia, Senior Planner

**Study Session convened at 6:35 p.m.**

- Item Nos. 3, 4 and 6 on the Consent Agenda; Item Nos. 2 and 5 to be heard.
- Update on The Sets.

**Study Session adjourned at 6:55 p.m.**



### Site Plan

2. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
3. Provide an 8' perimeter wall on the west, east and north sides of the property.
4. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
5. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
6. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
7. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
8. Shade canopies for parking areas:
  - a. Provide fascia that is at least as deep as the canopy structure.
  - b. Provide canopy clearance to allow disabled van parking on demand.
  - c. Design to be attractive when viewed from above. 75% light reflectance value shall also apply to the top of the canopy.
  - d. Relate canopy in color and architectural detailing to the buildings.
  - e. Detail canopy lighting as an integral part of the canopy.
  - f. Conceal lighting conduit to greatest extent possible in the folds of the canopy structure and finish conduit to match surroundings.

### Floor Plans

9. Exit Security:
  - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
  - b. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
10. Public Restroom Security:
  - a. Lights in restrooms:
    - 1) Provide 50% night lights
    - 2) Activate by key or remote control mechanism
  - b. Single user restroom door hardware:
    - 3) Provide a key bypass on the exterior side
11. Garage Security:
  - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
  - b. Provide exit stairs that are open to the exterior as indicated.
  - c. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.

### Building Elevations

12. The materials and colors presented are approved as presented:
  - Primary building – Dunn Edwards Light Tan DE6065 LRV68
  - First floor accent material on south elevation – Argentine Mahogany, Granite stone tile facing
  - Accent color – Dunn Edwards Dark Tan DE6067 LRV39
  - Perforated metal shade canopies – Dunn Edwards Gray DE6381 LRV 44
  - Metal guard rails – Dunn Edwards Green DE5717 LRV 41

Window mullions – Aluminum finish  
Glass block - Clear  
Window panes – Clear on residences, green glass on retail

Provide main colors and materials with a light reflectance value of 75 percent or less. Except that main colors and materials that exceed light reflectance value of 75 percent shall be revised to be not greater than 75 percent. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.

13. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
14. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
15. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the building elevation design to enhance the architecture by these elements.
16. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
17. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

### Lighting

18. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

### Landscape

19. The following plants are approved as proposed and specified:

Dalbergia sissoo	Sissoo	24" box
Citrus aurantium	Sour Orange	24" box
Prosopis velutina	Velvet Mesquite	24" box
Washingtonia robusta	Mexican Fan Palm	12' min. ht.
Antigonon leptopus	Queens Wreath	5 gal.
Caesalpinia pulcherrima	Red Bird of Paradise	5 gal
Callistemon 'Little John'	Boxwood Beauty	5 gal
Carissa grandiflora	Natal Plum	5 gal
Justica sipcigera	Mexican Honeysuckle	5 gal
Leucophyllum candidum 'Thundercloud'	Purple Sliverleaf Sage	5 gal
Leucophyllum langmaniae 'Lynn's Legacy'	Cinnamon Sage	5 gal
Macfadyeyana unguis-cati	Cat's Claw Vine	5 gal
Ruellia tweediana	Garden Ruellia	5 gal
Tecoma stans	Arizona Yellow Bells	5 gal
Tecoma 'Orange Jubilee'	Orange Bells	5 gal
Agave Americana 'Variegated'	Century Plant	5 gal
Agave vilmoriana	Octopus Agave	5 gal
Agave geminiflora	Twin-flowered Agave	5 gal
Hesperaloe parviflora	Red Yucca	5 gal
Hesperaloe parviflora hybrid yellow	Yellow Yucca	5 gal
Muhlenbergia rigens	Deer Grass	5 gal
Nolina microcarpa	Bear Grass	5 gal
Phoenix roebelenii	Pygmy Date Palm	5 gal
Malephora crocea	Copper Ice Plant	1 gal
Dalea capitata 'Sierra Gold'	Golden Dalea	1 gal
Hymenoxys acaulis	Angelita Daisy	1 gal
Lantana montevidensis	Trailing Purple Lantana	1 gal
Lantana 'New Gold'	New Gold Mound. Lant.	1 gal
Cynodon dactylon 'Princess 77'	Hybrid Bermuda Grass sod	

Granite Arizona Gold Gravel ½" minus at 2" min. depth  
Surface Select Boulders 2' x 3' and 3' x 4'

Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify plants.

20. Add 5 gallon Ficus pumila: Creeping Fig or other staff approved vine to the east and south face of the parking garage.

21. Irrigation notes:

- a. Provide dedicated landscape water meter.
- b. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
- c. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
- d. Locate valve controller in a vandal resistant housing.
- e. Hardwire power source to controller (a receptacle connection is not allowed).
- f. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
- g. Design irrigation so existing plants on street frontage are irrigated during and as part of the reconfigured system at the conclusion of this construction.

22. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

23. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

24. Provide address sign(s) on the building elevation facing the street to which the property is identified.

- a. Conform to the following for building address signs:
  - 1) Provide street number only, not the street name
  - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
  - 3) Self-illuminated or dedicated light source.
  - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
  - 5) Adjust locations on building so sign is unobstructed by trees, vines, etc.
  - 6) Do not affix number or letter to elevation that might be mistaken for the address.
- b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

---

<b>Item #4</b>	<b>PL070378</b> <b>DPR07219</b>	<b>SPRINGHILL SUITES</b> Development Plan Review 1601 West Rio Salado Parkway GID, General Industrial District
----------------	------------------------------------	---

**DPR07219** – Development Plan Review including building elevations, site plan and landscape plan for a six-story hotel addition.

The approval includes the following:

**General**

1. A Use Permit is required for the intensification of this use by the addition of 31 new rooms; obtain a use permit prior to submitting for building permits.
2. Drawings must be submitted to the Development Services Building Safety Division for building permit by December 11, 2008 or Development Plan approval will expire.

### Site Plan

3. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.

### Floor Plans

4. Exit Security:
  - c. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.
  - d. In instances where an elevator or stair exit in the office or garage is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

### Building Elevations

5. The materials and colors presented are approved as presented:
  - Roof – Flat roof with parapet and Metal Standing Seam by UNA-CLAD, color to be Classic Copper.
  - Metal Mechanical Screening - dark Bronze to match existing
  - Primary building – Dryvit building system in 379A *Whisper*
  - Cornice – Dryvit cornice system in 366A *Spiced Tea*
  - Window & Cornice trim –516-3 *Bone White* by PPG Architectural Finishes to match existing.
  - Base of building – Split-faced masonry block veneer Benjamin Moor 2161-10 Coppertone to match existing.
  - Window glass - 1" insulated dual pane with clear ¼" glass to match existing.
  - Window frames - aluminum Bronze Anodized system to match existing.

Except that main colors and materials that exceed light reflectance value of 75 percent shall be revised to be not greater than 75 percent. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.

6. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
7. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
8. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
9. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
10. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

### Lighting

11. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

### Landscape

12. The existing landscape plan remains the approved plan for this site, replace any missing or dead plant materials per the original plan or submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify plants.
13. Irrigation notes:
  - a. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so is irrigated as part of the reconfigured system at the conclusion of this construction.

14. Include requirement that site landscape work de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
15. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

---

<b>Item #6</b>	<b>PL070460</b> <b>DPR07235</b> <b>ZUP07180</b>	<b>FEDEX EXPANSION</b> Development Plan Review Use Permit 1666 North McClintock Drive GID, General Industrial & RSOD, Rio Salado Overlay Districts
----------------	---	--

**DPR07235** – Development Plan Review for a site plan, building elevations and landscape plan.

**ZUP07180** – Use Permit to allow vehicle parking quantity in excess of 125 percent of required parking.

The request includes the following:

**General**

1. Obtain building permit from the Development Services Building Safety Division by December 11, 2008 or the Development Plan and Use Permit approvals expire.

**ZUP07180 CONDITIONS**

2. Provide an evergreen tree buffer with specimens of minimum 24" box installation size at 20'-0" on center spacing in the following locations:
  - a. Inside the enclosure wall near the north property line on the northern slope of the retention basin that is north of the truck parking row. Extend the tree row along the length of the truck parking row.
  - b. Outside of the enclosure wall in the retention area west of the new truck parking row. Supplement Dalbergia Sissoo already proposed in this area is acceptable. Extend the tree row along the entire west property line.
  - c. Tree buffers do not need to be in a line but may undulate to avoid physical features and provide security light clearances.
3. Preserve four existing trees that are indicated on sheet L-2 to be removed. Provide parking landscape islands of at least 120 s.f. areas for each of these trees. If site grading prevents the maintenance of these trees in place due to the disparity between finish and natural grade, replace these trees with like specimens of minimum 24" box installation in the locations indicated:
  - a. Two trees indicated in the proposed southernmost parking row at the southeast corner of the site. The proposed landscape island in between these two trees may be removed.
  - b. One tree indicated in the proposed western parking row. This tree is due east of the southeast corner of the existing building.
  - c. One tree indicated due north of the crossing walkway that extends from the existing entrance gate guard house to the proposed north parking area. A landscape island is required by ZDC Section 4-704 at the northern terminus of this crossing. Enlarge this island to include the existing tree.
4. Any expansion of the parking quantity beyond that indicated on sheet DR1, dated November 15, 2007 will require an additional use permit.

**DPR07235 CONDITIONS**

**Site Plan**

5. Provide 8'-0" high steel vertical picket fence around south, west and north perimeter of west retention basin. Secure southeast and northeast fence corners to the corners of the existing 10'-0" high west enclosure wall so there are no gaps through which unauthorized persons may enter this basin.
6. Provide minimum 8'-0" high steel vertical picket gate through existing 10'-0" high west enclosure wall for vehicle maintenance access to west retention basin. Alternately, provide vehicle access gate through 8'-0" high steel vertical picket fence subject to completion and recordation of cross access agreement with one of the neighboring properties.

7. Provide gates and fence panels of steel vertical picket construction, minimum 8'-0" high. Allow no more than 0'-4", measured horizontally, between pickets. Limit horizontal rails to near top and bottom so there is not an intermediate hand or foot hold. Allow picket tops to extend beyond top rail and turn picket tops out to inhibit climb over. Pilasters may be steel or masonry. If masonry is used, match material and finish of existing enclosure wall.
8. Enclose backflow prevention assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide screen wall per Standard Detail T-214. Finish the screen wall to match the existing enclosure wall.
9. Do not install razor wire, barbed wire, chain link fence or similar access control except as a temporary construction barricade that is removed prior to Certificate of Occupancy.

#### **Floor Plan**

10. Provide visual surveillance by means of glazing assemblies in service and exit doors that are part of the addition. Provide 3" wide high strength plastic or laminated glass security vision panel, located between 43" and 66" from the bottom edge of the door. It is not necessary to modify the 6" square vision panels in doors in the existing building.
11. Public Restroom Security:
  - a. Lights in restrooms:
    - 1) Provide 50% night lights
    - 2) Activate by key or remote control mechanism
  - b. Single user restroom door hardware: Provide a key bypass on the exterior side

#### **Building Elevations**

12. Match exhibited colors and materials for the pre-finished metal panels (MBCI 'Ash Gray' and 'Polar White') for the addition to those of the existing building (Galvalume 'Fox Gray' and 'Polar White'). If the manufacturer differs as is indicated, demonstrate the finishes match to Planning staff during the building plan check process.
13. Exposed domed smoke roof hatches for the addition are acceptable provided the product, detailing and spacing of the hatches on the roof matches the hatches on the existing building.
14. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
15. Locate electrical service entrance section additions inside the building. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc) into the design of the building elevations. Do not expose conduit, piping or ductwork on the surface of the building.
16. Surface runoff roof drainage indicated is acceptable. If gutter and downspout system is adopted, arrange these components to enhance the design of the elevations, subject to approval of Development Services Planning staff.

#### **Lighting**

17. Conform to the illumination requirements of ZDC Sec. 4-801 through 4-805 and follow the guidelines listed under ZDC Appendix E "Photometric Plan", with the following addition. Relocate proposed security lights along the west and north perimeter to accommodate evergreen tree buffers described in the Use Permit condition.

#### **Landscape**

18. Indicate existing landscape to remain and identify by species. Make provision in the landscape documents to protect and maintain the existing, remaining landscape during construction. Prune existing trees; treat for insects and disease, and guy for upright growth as required. Where an existing tree indicated to remain dies or shows probability of dying, replace with a specimen of minimum 24" box size at installation. Provide replacement plants of minimum 5 gallon size at installation. Replacement trees and plants may match existing in species or may be an approved alternate.
19. Provide three Dalbergia Sissoo in the large landscape island north of the main entrance drive and immediately east of the bicycle parking.
20. Provide plant array in front of parking spaces west of the south parking lot so the plants are located between the parking spaces and the enclosure wall. Provide density and configuration of plants similar to the layout indicated east of the south parking lot between the parking spaces and the parking screen wall.

21. Irrigation notes:

- a. Repair existing irrigation system (on site or in the adjacent public right of way) where damaged during construction. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontage are irrigated as part of the reconfigured system at the conclusion of this construction.
- b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
- c. If valve controller is replaced, locate replacement in a vandal resistant housing, conceal the valve and power conduits and hardwire controller power source (a receptacle connection is not allowed).

22. Make provision in the landscape documents to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

**Signage**

23. Provide two 0'-12" high address letter signs on the west elevation. Locate signs at uniform height. Conform to the following for address signs described in this condition:
- a. Direct- illuminate the signs, similar to the existing building.
  - b. Provide street number.
  - c. Compose of individual mount, metal reverse pan channel characters. Match existing building detail.
  - d. Coordinate locations so signs are unobstructed by trees.

---

The Commission moves to the discussion agenda.

<b>Item #2</b>	<b>PL070279</b>	<b>HUNTINGTON SQUARE</b>
	<b>DPR07215</b>	Development Plan Review
	<b>ZUP07101</b>	Use Permit
	<b>ZON07006</b>	Zoning Map Amendment
		3225 South Mill Avenue
		CSS, Commercial Shopping & Services District

**ZON07006 – (Ordinance No. 2007.76)** Zoning Map Amendment from CSS Commercial Shopping and Services to PCC-1 Planned Commercial Center.

**ZUP07101** – Use Permit to allow a car rental facility in the PCC-1 Planned Commercial Center-1 District.

**DPR07215** – Development Plan Review for a site plan, building elevations and landscape plan.

This case was presented by Diana Kaminski and represented by Reese Anderson, Pew and Lake.

Anderson: Rather that start with a complete presentation, we would be happy to answer any questions that you may have, we are in complete agreement with the staff report.

Attridge: My concern is the design of the coffee shop and the very simplistic architecture on the center right now and I'm worried that this coffee shop will stick out.

Greg McBride, KD Architects: We tried to match what was going on in the center by taking the accent and field colors which are almost exactly what's on the center now and taking the awnings and the roof itself and matching the roof tiles on the main center.

Attridge: Why did you not use a tile roof?

McBride: Dutch Brothers prefers the metal roof.

Attridge: The accent color you're referring to is the band of color around the Olive Branch?

McBride: We had the option of putting the red that is on the center or the blue from the restaurant that is right in front of it, so we went with the blue. The blue is a trademark of Dutch Brothers.

Chair MacDonald: There is a Dutch Brothers at Rural and Lemon, how does this design differ or how is it similar to this one?

McBride: The roof has a much greater pitch and is much steeper on the one located on Lemon. The one on Lemon also has some stone work and columns; they have a much larger area available for outdoor dining.

Attridge: Any located in South Tempe or Scottsdale?

McBride: Not at this time, this is only the second one and there will be about 6 or 7, all going up about the same time.

Attridge: Would you be willing to put a tile roof on instead of the metal?

Anderson: The center owner feels this is a Dutch Brothers issue, we would prefer metal but we are leaving it up to the Commission and would like you to instruct us how you want us to proceed.

Chair MacDonald asks if anyone from the public would like to speak, no one comes forward. She then closes the public portion of this hearing.

Nicpon: I like the way it looks, I like the metal roof and I wouldn't change it. I feel the whole idea is to stand out.

Webb: I think the dilemma we have here is that we are placing a new business in an older center and do you lessen the new building to blend in with the old? I don't think that should be the case, I agree with Commissioner Nicpon and I like the design.

Chair MacDonald: I agree with Commissioners Webb and Nicpon, I like the design and will support the project.

**On a motion by Commissioner Tinsley and seconded by Commissioner Nicpon, the Commission with a vote of 6-0, recommend approval of the Zoning Map Amendment.**

**On a motion by Commissioner Nicpon and seconded by Commissioner Oteri, the Commission with a vote of 5-1 (Commissioner Attridge dissenting), approved the Use Permit and Development Plan Review for this case with the following conditions:**

1. A building permit shall be obtained on or before January 10, 2009 or the property shall revert to a previous zoning designation—subject to a formal public hearing.
2. Prior to the effective date of this ordinance, the property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, or the zoning approval shall be null and void.
3. The use permit is valid for DOLLAR RENT-A-CAR and may be transferable to successors in interest through an administrative review with the Development Services Manager, or designee.
4. The business hours of operation for the car rentals shall be limited from 7:30 am to 5:30 pm.
5. If there are any complaints arising from the use permit that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by city staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit.
6. Any intensification or expansion of this use shall require the applicant to return to the appropriate decision-making body for a new Use Permit.

7. Any modification of the tenant mix, which triggers an imbalance in the shared parking model, will require re-evaluation of this use permit as it relates to the dedication of parking spaces.
8. Cleaning of vehicles must be done off-premises at a vehicle cleaning facility.
9. Rental cars may not be used as signs or as signage or props for signs.

#### **General**

10. Your drawings must be submitted to the Development Services Building Safety Division for building permit by December 11, 2008 or Development Plan approval will expire.

#### **Site Plan**

11. For the new Dutch Brothers Building F: provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
12. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.

#### **Floor Plans**

13. Public Restroom Security:
  - a. Lights in restrooms: Provide 50% night lights and activate by key or remote control mechanism
  - b. Single user restroom door hardware: provide a key bypass on the exterior side

#### **Building Elevations**

14. The colors and materials for Dutch Brothers Building F are as follows:
  - Main building color - EIFS – Dunn Edwards Sand Dune DE61228
  - Wainscot pop-out at building base - EIFS – Dunn Edwards Rustic Taupe DE6129
  - Parapet roof and drive canopy - EIFS – Dunn Edwards Rainy Lake DE5852
  - Metal awning and plate – Dunn Edwards Georgia Clay DE5181
  - Standing seam metal roof – Dunn Edwards Georgia Clay DE5181

Except that main colors and materials that exceed light reflectance value of 75 percent shall be revised to be not greater than 75 percent. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.

15. For Dutch Brothers Building F: Provide four sided architecture.
16. For Dutch Brothers Building F: Provide secure roof access from the interior of the building. Do not expose roof access to public view.
17. For Dutch Brothers Building F: Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
18. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
19. For Dutch Brothers Building F: Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
20. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

#### **Lighting**

21. At a minimum, upgrade all parking lot lighting to the north of Building E, in the parking located between buildings E and F and the parallel parking lot along the east side of the property. Follow requirements of ZDC Part 4 chapter 8 and provide a photometric plan for planning plan check prior to building permits.

22. Illuminate all building entrances from dusk to dawn to assist with visual surveillance at these locations.

### **Landscape**

23. The landscape palette for the Huntington Square Center shall be updated to include the following

#### Trees:

- Fan Palms
- African Sumacs
- Bottle Trees
- Evergreen Elms
- Eucalyptus
- Heritage Oaks
- Fruitless Olives
- Citrus trees
- Desert Willow
- Willow Acacia
- All new trees would be 24" box.

#### Shrubs and Accents:

- Agave Geminiflora
- Muhlenbergia
- Blue Nolina
- Pendulous Yucca
- Red Yucca
- Red and Yellow Mexican Bird of Paradise
- Bush Morninglory
- Texas Sage
- Autumn Sage
- Dwarf Pink Ruellia
- Blue Euphorbia
- Lady Bank's Rose
- Bougainvillea
- Lilac Vine
- Trailing Dalea
- Gold Trailing Lantana
- Trailing Acacia

All existing shrubs and ground cover, including turf areas are to remain. Any existing plants that fail to thrive shall be replaced with the appropriate plant from the above list.

24. Irrigation notes:

- a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
- b. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
- c. Locate valve controller in a vandal resistant housing.
- d. Hardwire power source to controller (a receptacle connection is not allowed).
- e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
- f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.

25. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
26. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

---

<b>Item #5</b>	<b>PL070397</b> <b>DPR07189</b> <b>ZUP07156</b>	<b>CHRIST LIFE CHURCH</b> Development Plan Review Use Permit 1137 East Warner Road AG, Agricultural District
----------------	---	--

**DPR07189** - Development Plan Review including building elevations, site plan and landscape plan.

**ZUP07156** - Use Permit for a ten percent building height increase from 30'-0" to 33'-0" in the AG Agricultural District.

This case was presented by Kevin O'Melia and represented by Jason Harwell.

Chair MacDonald asks the applicant if they would like to continue the case based on the Commission being short one Commission member. The applicant declines and wishes to be heard.

Chair MacDonald: Why don't you start by addressing Stipulation Nos. 7, 9 and 16?

Harwell: We'll take those numerically. Stipulation No. 7 deals with color. We went within a three mile radius around the Church to see what colors would fit in with the neighborhood. The current color of the worship center has since faded since it was originally painted and we would like to bring that closer to the color of the new veneer that we are proposing.

Stipulation No. 9 deals with the window treatments on the west and south elevations.

Chair MacDonald: What goes on behind the windows on these elevations?

Harwell: Different activities (hallway, youth activity area and utility room), but they are all set as a decorative pane.

Oteri: What is the total budget for this project?

Harwell: Including hard and soft costs, about 5.5 million dollars.

Webb: What is the size of the additional windows?

Harwell: 36" x 24" in the current depiction.

Harwell: Stipulation No. 16 regards the address boxes. I believe the change has to do with how the buildings were originally addressed; there was an 1137A and B. There is only one address for the entire site and that is 1137. We would like to see one 1137 address on the elevation that faces north, toward Warner Road and one on the west side of the building.

Oteri: Is it mandatory that multiple buildings have address numbers on them?

O'Melia: No. The only reason I stipulated that was because the existing building had the letter "B" on it.

Oteri: Why 33'? What does the 3' do for the overall design of the building?

Harwell: We started out with a much higher building but with a number of aesthetic and development concerns came to the conclusion that we could make this height work. We started with a much more aggressive design, and then came back to a more realistic height. Without doing some sub-surface work and having drainage issues in that area, we can't come down below that height.

Webb: What are the ceiling heights?

Harwell: In the gym area, approximately 18' and other areas approximately 9'.

Chair MacDonald: Can 3' be taken off the building?

Harwell: No, I've lowered it as much as possible.

Chair MacDonald opens the hearing for public comment.

Steve Bauer: Christ Life Church as been a good neighbor. I am concerned that Mr. Harwell indicates that it has to be either architecture or landscaping. This is not bad architecture, but it needs work. The south half of the west elevation is blank. The second issue is landscaping. I would like to see the original landscaping plan that was approved re-established. There are a number of trees that were either not ever put in, or have since died. Height is definitely an issue. Traffic is another concern. From Lakeshore to Rural Road on the south side of Warner Road, you have ten driveways. Getting out of Las Estadas during the am/pm peak hours is truly a challenge. My final concern is that construction documents have already been submitted to the City.

Nicpon: What are your thoughts about the new color scheme?

Bauer: I feel it has too much red but the base color scheme I think is acceptable.

Nicpon: Any suggestions on how to mitigate traffic?

Bauer: Cross access is critical. In some instances, medians are a critical component for directing traffic.

Oteri: Does 3' make a big difference when you are 100 or 200 yards away?

Bauer: I feel the neighbors who live closer would be better able to address that.

Thomas Powers: I am a member of the church. I live on the other side of Rural and Warner and I am an architect by trade as well. I feel the church has done a good job and been a good neighbor and tried to address the concerns of its members as well the surrounding neighborhoods. As a resident of Warner Ranch, I have to agree with the weekday traffic; but the primary use of the church being on Sunday mornings, traffic is not a problem. I feel the design of the church was done well and the 3' increase will be unnoticeable. I support the project and feel it will affect Tempe in a positive way.

Steve Gonzales: I am a resident of Sunburst Farms and a member of the church. I support the project.

Phil Fargotstein: I live in Las Estadas. My main concern is screening. Mr. Fargotstein showed pictures of Christ Life from Las Estadas. The pictures demonstrate a gap between the top of the screen wall and the bottom of the tree canopies.

Nicpon: Is the issue the height of the building or the landscaping?

Fargotstein: Both. The height of the building mandates that they do something.

Webb: Would you like to see the building not be built?

Forgotstein: I would prefer a single story building with a basement.

Ray Lepin: I am a resident of Las Estadas and I am concerned about the massing.

Teresa Powers: I am a member of the church and I feel the church has been very accommodating with the neighborhood and community and we like the building the way it has been presented.

Chair MacDonald closes the public portion of the hearing.

Jason Harwell: The height of the new building is comparable to the height of the homes directly across the drive from the church. In relationship to the "hole" that exists in the landscaping between the large trees, there is a dumpster directly on the other side of this wall. In the new plan, that dumpster is being relocated so there is new landscaping going into that area.

Joey Hanby (member of the church board): As landscaping is required on the City Code, we will put it in. We have had two neighborhood meetings and we are trying to be very responsive to our neighbors. The impact of the additional 3' in height is negligible. We are happy to add features to the design to enhance the view for our neighbors, but we don't want to throw money away adding design features that don't aid in their view.

Pastor Phillip Goldsberry: I have held the two neighborhood meetings and I have spoken to the architect and asked them to do everything that he can to address the issues of the neighborhood. We are happy to address the perimeter landscaping and do what is necessary to fill in the void where the dumpster is located and help to create better screening.

Nicpon: Oppose old color match, need to go with new colors. I agree with address signage on Warner Road elevation and on the west elevation. 33' is good; I think the issue is not so much the height, but the landscaping. Additional windows need to be there. Raising perimeter wall is not going to help, shouldn't be an option. I am in favor of the project.

Attridge: I agree with Commissioner Nicpon's comments. I am concerned about the final landscape plan.

Chair MacDonald: This request is two parts; I recommend granting the Use Permit and continuing the Development Plan Review to get a better landscape plan in place.

Collins: You can approve the Use Permit and Development Plan Review with the landscape plan being completed by staff or brought back to the Commission on January 8<sup>th</sup>.

Webb: Cost is understandably a concern but it is not an excuse for bad architecture. I'd like to see the south and west elevations re-done and a complete landscape plan.

Oteri: I agree with Commissioner Webb.

**On a motion by Commissioner Tinsley and seconded by Commissioner Webb, the Commission with a vote of 5-1 (Commissioner Nicpon dissenting), continued the Development Plan Review to the January 8, 2008 hearing and approved the Use Permit with the following conditions:**

1. Obtain your building permit from the Building Safety Division by December 11, 2008 or the Use Permit approval will expire.
2. Install perimeter screen trees-- Heritage Live Oak, 36" box size--to replace missing perimeter trees indicated on the approved Worship Hall site landscape plan which have since died.
3. The Use Permit granting a ten percent maximum allowable building height increase is for the Jim Roam Family Center as currently presented. Any other building on this site is not covered by this Use Permit.

---

**Item #9. Announcements - none**

The hearing adjourned at 9:10 p.m.

The next public hearing of the Development Review Commission is scheduled for Tuesday, January 8, 2008, located at City Council Chambers, 31 East 5<sup>th</sup> Street.

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



---

Lisa Collins  
Deputy Development Services Manager

LC/II  
02/14/2008 11:39 AM