
Minutes
DEVELOPMENT REVIEW COMMISSION
APRIL 24, 2007

The Development Review Commission Study Session was held on April 24, 2007, at Council Chambers, Garden Level, 31 East Fifth Street.

Present:

Charles Huellmantel, Chair
Mike DiDomenico
Dennis Webb
Peggy Tinsley
Monica Attridge
Stanley Nicpon
Heather Carnahan

Absent:

Vanessa MacDonald
Tom Oteri
Mario Torregrossa

City Staff Present:

Lisa Collins, Deputy Development Services Manager
Kevin O'Melia, Senior Planner
Ryan Levesque, Senior Planner
Sherri Lesser, Senior Planner
Diana Kaminski, Senior Planner

Audience: 3

Study Session convened at 6:37 p.m.

- Charles Huellmantel handed out a letter from Chris Anaradian; no changes from Commission to minutes; SWINA, TCF National Bank and Long John Silvers each reviewed; Future agenda item on Code Text Amendments: 1) tobacco retailer separation, consider younger age restriction; 2) alley-measure setbacks to centerline of alley; 3) use permit for front yard parking, detriment to the neighborhood, consider criteria to cover design.
- Item Nos. 3, 5 & 6 continued to the May 8th hearing due to technical error in advertising.

Study Session adjourned at 6:55 p.m.

The Development Review Commission Public Hearing was held on April 24, 2007, at Council Chambers, Garden Level, 31 East Fifth Street.

Present:

Charles Huellmantel, Chair
Mike DiDomenico
Dennis Webb
Peggy Tinsley
Monica Attridge
Stanley Nicpon
Heather Carnahan

Absent:

Vanessa MacDonald
Tom Oteri
Mario Torregrossa

City Staff Present:

Lisa Collins, Deputy Development Services Manager
Kevin O'Melia, Senior Planner
Ryan Levesque, Senior Planner
Sherri Lesser, Senior Planner

Audience: 22

Meeting convened at 7:05 p.m.

Item #1 – MINUTES

On a motion by Commissioner Webb and seconded by Commissioner Tinsley, the Commission with a vote of 4-0 (Chair Huellmantel, Commissioners Tinsley and Webb along with Lisa Collins voting, Commissioners Nicpon and Torregrossa abstained) approved the minutes of the April 10th hearing.

Consent Items

Charles Huellmantel, Chair stated that certain items could be handled in the consent fashion if they were properly represented and if there were no objections.

On a motion by Commissioner DiDomenico seconded by Commissioner Tinsley, the Commission with a vote of 6-0 (Commissioner Nicpon abstained) approve the Consent Agenda as follows:

Item #4	PL0070100	TEMPE MARKETPLACE PAD A TCF NATIONAL BANK
	DPR07039	(Development Plan Review)
		11 South McClintock Drive
		RCC, Regional Commercial Center District

At its public hearing of April 24, 2007, the Development Review Commission approved the request by **TEMPE MARKETPLACE – PAD A TCF NATIONAL BANK** for a Development Plan Review including site plan, building elevations, and landscape plan for a +/- 4,537 s.f. bank pad located at 11 S. McClintock Drive, in the RCC, Regional Commercial Center District, including the following:

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **April 24, 2008** or Development Plan approval will expire.

SITE PLAN:

2. 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.

BUILDING ELEVATIONS:

3. Provide main colors and materials with a light reflectance value of 75 percent or less. 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.
4. 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.
5. 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.
6. Locate the electrical service entrance section (S.E.S.) inside the building.
7. 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:

8. Follow requirements of Zoning and Development Code Part 4, Chapter 8
9. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

LANDSCAPE:

10. Irrigation notes:
 - a. Enclose backflow prevention device in a lockable, pre-manufactured cage.
 - 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" (if any). Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (no receptacle).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
11. 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.
12. 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.

SIGNAGE:

13. Provide address signs on all four building elevations, horizontally near the left end of each elevation, except on the west (front) facing elevation, which may be located above the main entrance. Match the height of all four address signs.
 - a. Conform to the following guidelines for building address signs:
 - 1) Compose address signs of 12" high, individual mount, metal reverse pan channel characters, except on the west (front) face, which may be vinyl cut letters on glazing above door.
 - 2) Halo-illuminate each address from dusk to dawn.
 - 3) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 4) Do not affix a number or letter to the building that might be mistaken for the address assigned to the building.
 - 5) Provide minimum 50 percent contrast between address and the background to which it is attached.

- b. Utility meters shall utilize a minimum 1" number height in accordance with the Tempe electrical code and utility company standards.

Chairman Huellmantel announces that Item Nos. 3, 5, and 6 will be continued to the May 8th hearing due to a technical error in advertising. With no comments from the public, the motion is put to a vote by the Commission

On a motion by Commissioner Tinsley, seconded by Commissioner DiDomenico, the Commission with a vote of 7-0, approved the continuance of Item Nos. 3, 5, & 6 to the May 8th Hearing.

The Commission went on to the discussion agenda:

Item #2	PL070085 DPR07036	SOUTHWEST INSTITUTE OF NATURAL AESHTETICS (Development Plan Review) 1112 East Apache Boulevard CSS, Commercial Shopping & Services District
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This case was presented by Kevin O'Melia and represented by Carmen Massero. O'Melia states that there are 17 conditions which staff and the applicant agree on. There is one item that staff and the applicant do not agree on and that is the addition of spheres to the south elevation.

Massero states that they have hired a professional designer to aid in the design of a more professional appearance to the building. The spheres were added to help in the aesthetic appearance of the building, it had previously been a bar and a restaurant and they wanted to change the outside appearance to make it more fitting with its current use.

Nicpon: Why is the signage being added to this proposal?

Massero: The designer suggested it.

Chair Huellmantel: What material does the orange section shown on the west elevation consist of and are there any breaks in it?

O'Melia: The service function was at the NWC of the building when it was a restaurant. The brick veneer wraps around the building, except for this portion.

Tinsley: What is the objection to the spheres?

O'Melia: My concern is putting the concrete spheres up there and getting a permit for them. Want to make sure that if the spheres are approved the Building Safety does review the plans to make sure that the structure can tolerate the weight of those spheres. The approval letter is crafted as such that this approval is for paint only and does not require a permit; however, placing the spheres does require a permit.

Webb: What is the purpose of the logo on the south elevation?

Massero: It is the SWINA logo and the purpose is to tie it in with the spheres and add some creativity to the building.

DiDomenico: South elevation is very busy.

Webb: Also have problem with south elevation.

Tinsley: Much happier with this design than the first. Agrees that staff's concerns regarding weight of spheres is valid but the design does not bother me.

Nicpon: Feels spheres are inappropriate and I do not agree with the signage on the building itself.

Carnahan: Agree with Commissioner Tinsley. What would happen to the portion of the building the spheres are sitting on top of if the spheres are not included?

O'Melia: Building would stay as it is.

Attridge: Like spheres as long as they are safely mounted. I have concerns over the number of colors, feel it's too busy and they don't blend well with the red brick veneer.

On a motion for approval by Commissioner Tinsley and seconded by Commissioner Carnahan, with a vote of 2-5, the motion fails.

On a motion by Chairman Huellmantel and seconded by Commissioner Nicpon, with a vote of 6-1 (Commissioner DiDomenico opposed), continued this case to the May 22nd Hearing.

Item #7	PL070136 DPR07062	LONG JOHN SILVERS (Development Plan Review) 1202 West Broadway Road CSS, Commercial Shopping and Service District
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This case was presented by Sherri Lesser and represented by Ken Waltman.

Nicpon: Thankful to applicant for working with the City to get this site updated and agrees that the checkerboard design and subliminal fish need to be removed.

DiDomenico: Atmosphere is not a bad thing when it comes to designing a building; I do not have a problem with the fish and don't feel we should go out of our way if the applicant wants to be "playful" in their design. I don't mind the checkerboard.

Commissioner Nicpon motions for approval, no second. Nicpon withdraws motion for lack of a second.

Chair Huellmantel calls for a second motion to have the subliminal fish, lighting for the fish, and checkerboard removed.

Tinsley: Likes subliminal fish, has no problem with the building.

Attridge: Likes building the way it is, doesn't like checkerboard or railing and would vote to remove the two upper lights as well.

On a motion by Commissioner Nicpon, seconded by Commissioner DiDomenico, the Commission with a vote of 6-1 (Commissioner Attridge opposed) approved this item with the following conditions:

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **March 27, 2008** or Development Plan Review approval will expire.
2. Remove subliminal "fish" image from east and west elevations and remove gooseneck fixtures from area below the roof peak; above painted image.
3. Replace checkerboard pattern on cupola element with main body color for building.
4. Provide main colors and materials with a light reflectance value of 75 percent or less. 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. During the repaint, planning inspection staff will verify colors on site.
5. Top dress bald spots in site planting areas with a matching decomposed granite application.

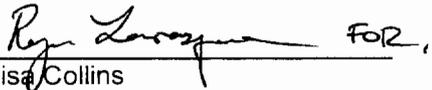
Item #7. Announcements

No announcements at this time

Meeting adjourned at 8:10 p.m.

The next public hearing of the Development Review Commission is scheduled for Tuesday, May 8, 2007, located at City Council Chambers, 31 East 5th Street.

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

 FOR,

Lisa Collins
Deputy Development Services Manager

LC/II

05/04/2007 9:31 AM