

Minutes DEVELOPMENT REVIEW COMMISSION FEBRUARY 26, 2008

The Development Review Commission Study Session was held on February 26, 2008, at Council Chambers, Garden Level, 31 East Fifth Street.

Present:

Vanessa MacDonald, Chair
Stanley Nicpon
Tom Oteri
Dennis Webb
Monica Attridge
Peggy Tinsley
Mario Torregrossa
Paul Kent (observing only)

Absent:

Mike DiDomenico, Vice Chair
Heather Carnahan

City Staff Present:

Lisa Collins, Development Services Deputy Manager
Steve Abrahamson, Planning & Zoning Coordinator
Ryan Levesque, Senior Planner
Kevin O'Melia, Senior Planner
Diana Kaminski, Senior Planner
Lisa Lathrop, Administrative Asst. II

Study Session convened at 5:30 p.m.

- Item No. 2 to be placed on Consent Agenda, Item Nos. 3 and 4 to be heard (Item No. 2 is taken off Consent Agenda during hearing due to questions from the Commission).

Study Session adjourned at 5:50 p.m.

The Development Review Commission Public Hearing was held on February 26, 2008 at Council Chambers, Garden Level, 31 East Fifth Street.

***Modifications to any conditions or stipulations made by the Commission are indicated in bold and capitals.**

Present:

Vanessa MacDonald, Chair
Mike DiDomenico, Vice Chair
Stanley Nicpon
Tom Oteri
Dennis Webb
Monica Attridge
Peggy Tinsley
Paul Kent (observing only)

Absent:

Mario Torregrossa
Heather Carnahan

City Staff Present:

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

Meeting convened at 6:00 p.m.

Item #1 – MINUTES – JANUARY 8, 2008 AND JANUARY 12, 2008 (RETREAT)

On a motion by Commissioner Attridge and seconded by Commissioner Tinsley, the Commission with a vote of 7-0 (two minor corrections noted), approved the minutes from the January 8th Hearing and January 12th Retreat.

Item #2 – ADOPTION OF COMMISSION BYLAWS

On a motion by Commissioner Tinsley and seconded by Commissioner Attridge, the Commission with a vote of 7-0, adopted the Development Review Commission Bylaws.

The Commission moves to the discussion agenda:

Item #3	PL070127 SBD07056	UNIVERSITY CENTER III Preliminary Subdivision Plat 1240 East University Drive Rio Salado and Transportation Overlay Districts
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SBD07056 – (REC07087) Preliminary Subdivision Plat to divide one 19.2 acre site into two lots, 12.04 and 7.16 net acres.

This case is presented by Diana Kaminski and represented by George Swarstad, CMX Engineering.

Vice Chair DiDomenico expresses concern regarding the lot split and the final placement of parking and buildings.

- c. any other requirements described by the encroachment permit or the building code.

Site Plan

6. Provide 8'-0" wide public sidewalk along arterial roadways, 6' along collector streets, or as required by Traffic Engineering Design Criteria and Standard Details.
7. 102 parking spaces shall be provided in phase one, with the remainder of the parking to be provided in phase two.
8. Provide service yard and mechanical (cooling tower/generator) 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.
9. 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.
10. Provide upgraded paving at the 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.
11. 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.
12. 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, as determined through planning plan check.
 - d. 75% light reflectance value shall also apply to the top of the canopy.
 - e. Relate canopy in color and architectural detailing to the buildings.
 - f. Detail canopy lighting as an integral part of the canopy.
 - g. Conceal lighting conduit to greatest extent possible in the folds of the canopy structure and finish conduit to match surroundings.

Floor Plans

13. 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.
14. 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

Building Elevations

15. The **applicant is to work with staff to provide more contrast between the colors. (Modified by Commission)**
 - Roof – Concrete Tile – Westile #932212 *Ajo Blend* (Brown)
 - Primary building – Slump Block Masonry Units 4" x 16" Painted Sherwin Williams #6108 *Latte* (Taupe)
 - Stucco painted Sherwin Williams #6669 *Yarrow* (Light gold) and #6375 *Honeycomb* (Dark gold)
 - Cement Board siding painted Sherwin Williams #7021 *Simple White*
 - Columns and fascia – Painted Sherwin Williams #6229 *Tempe Star* (blue-grey)
 - Steel railing and metal shade canopy painted Sherwin Williams #6229 *Tempe Star* (blue-grey)
 - Window mullions – Anodized aluminum frame

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.

16. Provide a window into the stairwell on the western elevation facing Lebanon.
17. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
18. 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.
19. 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.
20. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
21. 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

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

Landscape

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

TREES

Caesalpinia cacalaco	Cacalaco Tree	1 ½" caliper typ.
Sophora secundiflora	Texas Mountain Laurel	
Vitex agnus-castus	Chaste Tree	
Cercidium floridum	Thornless 'Desert Museum'	
Fraxinus velutina	Arizona Ash	
Prosopis chilensis	Thornless Chilean Mesquite	
Quercus Virginiana	Heritage Oak	
Ulmus Parvifolia	Evergreen Elm	

SHRUBS

Bougainvillea 'La Jolla'	Bougainvillea	5 gal. typ.
Rosa Banksiae	Lady Banks Rose	
Caesalpinia pulcherrima	Red Bird of Paradise	
Leucophyllum frutescens	Texas Ranger	
Salvia clevelandii	Chaparral Sage	
Encelia farinose	Brittlebush	
Eremophila 'Valentine'	Valentine Shrub	
Ruellia peninsularis	Desert Ruellia	

GROUND COVER

Baileya multiradiata	Desert Gold	1 gal. typ.
Dalea greggii	Trailing Indigo Bush	
Convolvulus cneorum	Bush Morning Glory	
Lantana montevidensis	Purple Lantana	
Lantana	New Gold Lantana	
Melampodia leucanthum	Blackfoot Daisy	
Ruellia brittoniana	Ruellia 'Katie'	
Salvia greggii	Autumn Sage	
Verbena goodingii	Desert Verbena	
Desert Gold	Decomposed granite	½" minus

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

24. Parking spaces shall be 16' in depth, allowing a 2' overhang into a landscape area, to reduce the amount of asphalt, and increase the amount of pervious surface.
25. Drive aisles should be a maximum of 24' wide, where possible, to reduce the amount of paved surface and provide more landscape area.
26. Roof top patios or gardens have not been reviewed with this request, addition of these elements will require planning review through planning plan check.
27. Per Zoning and Development Code Section 4-706 D, a row of landscape trees spaced 20' on center are required by code as a buffer between the single-family residences to the north.
 - a) Provide a dense evergreen tree on the north perimeter.
 - b) Provide a tree with non-invasive roots at the north perimeter due to sewer easement.
 - c) Coordinate the site plan and landscape plan, providing the required sewer easement and this buffer. Coordinate modifications with water and planning staff to resolve conflicts; easement may be located in drive aisle.
28. 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 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2" (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.
29. 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.
30. 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

31. Provide address sign(s) on the building elevation facing the street to which the property is identified (Apache Boulevard) and on the north and east elevations.
 - 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.
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Item #4 **PL070224** **CAMPUS EDGE**
DPR07250 Development Plan Review
922 East Apache Boulevard
MU-4, Mixed Use; Transportation Overlay and Planned Area Development Overlay
Districts

DPR07250 – Development Plan Review for a site plan, building elevations and landscape plan.

This case was presented by Ryan Levesque and represented by Manjula Vaz of Gammage & Burnham and James Plunkert, Architect.

Mr. Plunkert provided a brief presentation of the case.

Chair MacDonald opens the hearing for public input; seeing none, closes the hearing to public input.

On a motion by Commissioner Tinsley and seconded by Commissioner Nicpon, the Commission with a vote of 7-0, approved this Development Plan Review with the following conditions:

General

1. Drawings must be submitted to the Development Services Building Safety Division for building permit by January 26, 2009 or the Development Plan approval will expire.
2. If multiple owners, a continuing care condition, covenant and restriction shall be provided including all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and in a form satisfactory to the Development Services Manager and City Attorney.
3. A Final Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

Site Plan

4. Provide pedestrian amenities within the 6' area near curbside, including but not limited to benches, drinking fountains, public art, kiosks or other design elements as deemed appropriate.
5. If necessary, provide service yard and mechanical (cooling tower/generator) 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.
6. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Provide gates on refuse enclosure. 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.
7. 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 at least 20'-0" on site and from curb to curb at the drive edges.
8. 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

9. The "Bike Room" as defined in the first floor, shall provide approximately fifty percent (50%) of the area with individual lockers for the purpose of storing bicycles, which may be utilized for miscellaneous storage. The remaining area shall provide double deck bike stalls with locking mechanisms.
10. At the two north ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width, on both sides of the parking rows to allow for vehicular maneuvering.

11. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall located on the driver's side entrance.
12. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.
 - b. 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.
13. 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
14. 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. If garage is enclosed, paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
 - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
 - e. Provide security vision panels at enclosed elevator halls.

Building Elevations

15. Building elevations with glazing patterns on provided elevations shall be set back at least 3'-0" from property line to maintain openings. If this cannot be accomplished, elevation patterns shall be retained utilizing spandrel glass, maintaining the appearance of openings.
16. As provided on south elevation, continue pattern on all elevations providing variation in the width of balconies on each floor plate to create a more random appearance of the façade. Provide individual balconies for each unit that does not overlap to another unit. Provide adequate separation breaks from each unit's balcony.
17. Open parking garage levels shall provide screening with a minimum 3'-0" high wall. Continue wire mesh green screen to top of third level garage.
18. Provide main colors and materials with a light reflectance value of 75% 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.
19. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
20. 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.
21. 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.
22. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
23. 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.
24. Where the exterior upper/lower glass panels are divided near grade level, provide laminated glazing at these locations.

Lighting

25. Comply with all requirements of the Zoning and Development Code Part 4, Chapter 8, Lighting. Any modifications to this chapter will require review and approval through an administrative decision.
26. Provide shielding of lights from parking garage that limits light spill over onto adjacent properties, by either recessing lighting into garage design or providing box shielding for the light source.
27. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

28. Comply with all requirements of the Zoning and Development Code Part 4, Chapter 7, Landscape and Walls, except for Section 4-704 and as provided on the approved plans.
29. The landscape plan shall include vining plants along the perimeter of the garage that provide year-round foliage conducive to the Arizona climate, which may include variation in species.
30. Submit to Planning staff a landscape plan providing a conceptual layout of trees and various shrubs on the amenity roof deck as part of the approved landscape plan.
31. All street trees shall be "Desert Museum Palo Verde" providing a minimum ten trees at 36" box size. Eliminate curbside shrubs within streets trees and provide 4'-0" by 12'-0" tree grates. Alternate paving design may be provided in lieu of curbside shrubs.
32. An ADA accessible exit path shall be provided from the northern most stairwell exit to the public street. Landscape materials shall be maintained and relocated as necessary.
33. 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.
34. Irrigation notes:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2" (if any). Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
35. 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.
36. 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

37. 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) Locate address numbers on south elevation (street front) and on north elevation of interior surface lot, below 30' in height. Additional address numerals may be provided on other elevations for security.
 - 2) Provide street numbers only, not the street name.
 - 3) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 4) Self-illuminated or dedicated light source.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
 - c. Provide one address sign on the roof of the office building. Orient sign to be read from the south.

- 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
- 2) Provide high contrast sign, either black characters on a light roof or white characters on a black field that is painted.
- 3) Do not illuminate roof address.

Item #6

**PL080035
DPR08025**

ROOSEVELT COURT

Development Plan Review
323 South Roosevelt Street
R-3 PAD, Multi-Family Residential Limited District

DPR08025 – Development Plan Review including site plan, building elevations and landscape plan.

This case is presented by Kevin O'Melia and represented by the applicant, Chan Sahota.

Mr. O'Melia answered general questions from the Commission regarding landscaping and building elevations. Mr. Sahota spoke briefly about his intention to construct the project after the previous approval expired.

Chair MacDonald opens the hearing for public input.

Edwarda Yates, owner of 601 West 3rd Street (property across the street) raised concerns regarding landscaping and the placement of garbage/recycling containers on the street.

The hearing was closed for public input.

Mr. Sahota speaks to the adjacent property owner's concerns regarding the landscaping and would be open to modifying the landscaping with staff's assistance.

Webb: Is there a Homeowner's Association with CC&R's?

Sahota: Yes.

Webb: Then the issue of the containers on the street can be addressed through the CC&R's?

Sahota: Yes we can do that. Mr. Sahota indicates that he will be a resident as well.

Chair MacDonald: Question to staff: is there on street parking on Roosevelt?

O'Melia: Yes there is.

Chair MacDonald: Concerned with on street parking on trash/recycling days. What is the process to get no parking signs?

Lisa Collins: If you would like us to look into regulating some of the parking on the street, we can do that? This is an issue that all neighborhoods face, so I don't think this is a unique situation. I would be happy to speak to solid waste and follow-up with the DRC on this issue.

DiDomenico: Do you have any other suggestions for trees that might be better choices and make the surrounding neighbors happy?

O'Melia: In regards to the comments from our citizen that spoke, I would suggest we add two Sissios instead of the Oaks on the Northwest and Southwest. I would not recommend changing the Palo Verdes that flank the driveway.

DiDomenico: I see a nod that our citizen is in agreement with those modifications and I would ask that a change to that stipulation be read into the record.

On a motion by Commissioner Nicpon and seconded by Commissioner DiDomenico, the Commission with a vote of 7-0 approved this Development Plan Review with the following conditions:

General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by February 26, 2009 or Development Plan approval will expire.

Site Plan

2. Increase visual surveillance at the entrances along the covered pedestrian walkways by removing the entrance alcoves. Place the first level front entrances for units 2, 3, 4, 5, 7, 8, 9 and 10 toward the drive aisle so they are slightly offset (maximum 12") from the walls containing the garage doors. The front entrances for units 1 and 6 are exempt from this requirement because they are directly visible from Roosevelt.
3. Design individual utility routing to each town house so the clearances required do not cause un-designed modifications in the site plan. Coordinate buried utility layout with buried retention structures and landscape plant layout. Indicate site transformer location. Verify clearance requirements around transformer with respect to landscape plant layout and proposed parking screen walls. Verify plant clearance requirements around transformer and other exterior utility equipment with utility providers and coordinate landscape layout with this equipment.
4. Indicate design of property perimeter security barrier walls.
 - (a) Provide perimeter masonry wall of minimum 8'-0" height. This includes walls that separate a private back yard from the common tract within this development.
 - (b) Masonry walls between two private back yards may be 6'-0" in height.
 - (c) Match the materials and color finishes of the site walls to the buildings. Exposed concrete masonry with integral color to match the exposed masonry of the buildings is allowed. Concrete masonry unit perimeter wall with exterior plaster both sides and top and with paint to match the off white building field color is also allowed.
 - (d) Coordinate perimeter masonry with walls of the existing adjacent developments, including that at 306 South Wilson, 324 S. Wilson, 512 W. Brown, 309 S. Roosevelt and 331 S. Roosevelt.
5. Provide private back yard gates of a semi-transparent steel mesh panel design (so visual surveillance is maintained), or a steel vertical picket with wood infill or similar opaque infill construction. Where a gate is opaque, provide a 3" wide vision portal for visual surveillance located between 43" and 66" from the bottom edge of each gate. Match or exceed the height of the gate to that of the adjacent wall, or provide a masonry lintel above the gate to maintain the minimum 8'-0" security barrier height for the private back yard.
6. Site Paving Notes:
 - a. Provide upgraded brick or concrete unit paving at the drive aisle as indicated on the landscape plan.
 - b. Provide integral color concrete, fully accessible surface for walkways on site, as indicated on the landscape plan.
 - c. Indicate layout of paving score pattern and coordinate the geometry of paving edges and scoring with the building design.
 - d. Provide a separate site paving plan. Do not rely on the landscape plan for paving layout.
 - e. Provide individual mailboxes for each townhouse if allowed by the United States Postal Service. If a central mailbox location is required, cluster mailboxes where indicated by U.S.P.S. in a prominent, visually accessible location.
7. Enclose backflow prevention equipment 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, paint device and provide masonry screen wall (see standard detail T-214). Match material and finish of this screen wall to that of other freestanding site walls.

Floor Plans

8. Exterior door hardware security notes:
 - a. dead bolt locks with strike plate cover guards required on all exterior doors;
 - b. two wide angle viewers per ground floor entrance door unless door is glazed or has a glass sidelight—center viewers in door at 36" and at 60";
 - c. Provide at least 18" clearance on latch side of entrance doors.

9. The site is in the 65 dnl zone (decibel noise level) due to the proximity of the Sky harbor flight path. Provide double glazed windows and weatherproofed exterior doors. Conceal roof service access scuttle within the interior of each dwelling unit. Indicate locking hardware for roof access, and weatherproof the access.

Building Elevations

10. Colors and materials included with the Development Plan review package have a light reflectance value (LRV) of 75 percent or less and are acceptable. Indicate colors of site walls, transformer boxes, meter panels, electrical and other utility equipment that compliments the color scheme of the development. Provide smooth exterior plaster texture throughout. Skip trowel or other rough surface texture is not acceptable.
11. For roofs behind parapets, fully conceal roof water conveyance to ground, except for overflow scuppers and leader exits. Integrate these elements into the composition of the elevations. Locate splash blocks where appropriate and coordinate size and placement of these with the overall paving and landscape design.
12. Layout lights, exterior utility and other equipment locations as part of the design composition of the elevations. Indicate finish of utility equipment. Submit layout of lights and equipment on elevations during building plan check process. Do not expose conduit on elevations unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

Lighting

13. Illuminate pedestrian front entrances, garage doors and back yard gates from dusk to dawn.

Landscape

14. Provide a dedicated irrigation station and through distribution line for the trees of the north and south landscape buffers that are located in the private back yards. Control these valve stations as part of the common area irrigation system. The remainder of landscape for the private back yards may be landscaped and irrigated by the owner of each dwelling unit as these units are purchased. Maintain the dedicated irrigation station for the buffer trees after each private back yard landscape is developed.
15. Irrigation requirements:
 - a. Provide separate meter dedicated for common landscape water use.
 - b. Power irrigation controller for common area landscape through a junction box—a receptacle connection is not allowed.
 - c. Provide detail of common area controller installation that includes embedment of irrigation valve conduit inside building or site wall; do not allow the conduit to be exposed except immediately at the base of the controller.
 - d. Provide minimum schedule 40 PVC mainline (upstream of valves) and minimum class 200 PVC feeder line (within each valve station). Flexible polyethylene is not allowed as a feeder line in site common landscape areas.
 - e. Design water and power stub outs for private irrigation systems in each of the owner back yards.
16. Include requirement in site landscape work to de-compact soil in planting areas on site, including private back yards, and in public right of way. Pull asphalt and construction debris out of planting areas prior to landscape installation.

Signage

17. Address signs:
 - a. Provide two address number signs (metal, reverse pan channel, individual characters, 8" high), one near the top of the west elevation of either unit 1 or unit 6 and one near the top of the east elevation of either unit 5 or unit 10. Format address signs horizontally.
 - b. Provide two address number signs (metal, reverse pan channel, individual character, 12" high), one on each side of the base of the freestanding identification sign (if provided).
 - c. Provide one 4" high dwelling unit address sign on, directly above or alongside the ground floor building entrances on the drive aisle. Illumination of each door address sign is part of the general illumination of the door.
 - d. Provide 1" address number/letter sign at meters in accordance with Tempe electrical code and utility company standards.
18. **SUBSTITUTE SISSIOS FOR OAKS AT NORTHWEST AND SOUTHWEST SITE CORNERS. (ADDED BY COMMISSION)**

19. AS REQUIRED, PROVIDE PARKING RESTRICTION AND SIDEWALK WIDENING ON ROOSEVELT STREET IN FRONT OF PROPERTY IN CONJUNCTION WITH PERIODIC CURB SITE REFUSE AND RECYCLING MATERIALS PICKUP. (ADDED BY COMMISSION)

Item #9. Announcements – Commissioner DiDomenico asks staff to follow-up on the Newman Center project and indicate in their report how important the modifications to the parking were to this Commission and that the recommended approval was made due to those stipulations.

Ms. Collins assures the Commission that their comments be passed onto the City Council.

The hearing adjourned at 7:16 p.m.

The next public hearing of the Development Review Commission is scheduled for Wednesday, March 12, 2008, located at City Council Chambers, 31 East 5th Street.

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



Lisa Collins
Deputy Development Services Manager

LC/II
05/29/2008 2:11 PM

APPROVED