

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION APRIL 22, 2008

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

COMMISSION PRESENT:

Vanessa MacDonald, Chair
Mike DiDomenico
Monica Attridge
Stanley Nicpon
Peggy Tinsley
Mario Torregrossa
Paul Kent

CITY STAFF PRESENT:

Lisa Collins, Deputy Development Services Manager
Steve Abrahamson, Planning & Zoning Coordinator
Kevin O'Melia, Senior Planner
Diana Kaminski, Senior Planner
Sherril Lesser, Senior Planner
Shawn Daffara, Planner II

Chair MacDonald called the meeting to order at 6:00 p.m., including introduction of Commission and City staff.

1. **CONSIDERATION OF MEETING MINUTES: FEBRUARY 12, 2008**

On a motion by Commissioner Nicpon and seconded by Commissioner Torregrossa, the Commission with a vote of 5-0 (DiDomenico and Tinsley abstaining), approved the minutes of February 12, 2008.

CONSENT AGENDA

Item Nos. 2, 3, and 4 were placed on the Consent Agenda at Study Session. Seeing no opposition by the public, Chair MacDonald called for the question:

On a motion by Commissioner Nicpon and seconded by Commissioner Tinsley, the Commission with a vote of 7-0, approved the Consent Agenda with all conditions recommended by staff in the following reports:

- Request for **MISSION DEL SOL PRESBYTERIAN CHURCH (PL070172)** (Clyde Parks, Mission Del Sol Presbyterian Church, property owner; Stephen Bull, AIA, Todd & Associates, applicant) consisting of a new 11,807 s.f. worship space added to the existing church campus of 11,640 s.f. of classrooms and a 3,658 s.f. fellowship hall, for a total of 27,105 s.f. on 3.7 net acres, located at 1565 East Warner Road in the AG, Agricultural and R/O, Residential/Office Districts. The request includes the following:

DPR08067 - Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_Missiondelsol042208.pdf](#)

3. Request for **TUTOR TIME- UNIVERSITY AND MCCLINTOCK (PL070515)** (David Church, Tempe Firestone Group, LLC, property owner; Darin Sender, Sender Associates, Chtd., applicant) for the development of a childcare facility consisting of a 15,308 s.f., single story building on 1.09 acres, located at 1765 East University Drive in the PCC-1 Planned Commercial Center Neighborhood District. The request includes the following:

DPR08057 - Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_TUTORTIME.042208.pdf](#)

4. Request for **CARSTEN INSTITUTE EXPANSION (PL080082)** (Carsten Wilms, Carsten Institute, property owner; Scott Prickett, Mittelstaedt Cooper & Associates, applicant) consisting of a new 4,322 s.f. building addition on 1.29 net acres, located at 3345 South Rural Road in the CSS, Commercial Shopping and Service District. The request includes the following:

DPR08058 - Development Plan Review including site plan, building elevations and landscape plan for an addition of the vocational school.

ZUP08038 - Use Permit request to allow an expansion of a vocational school.

ZUP08039 - Use Permit request to allow parking to exceed 125% of maximum required.

STAFF REPORT: [DRCr_CarstenInstitute_042208.pdf](#)

REGULAR AGENDA

The Commission moved on to the public portion of the hearing:

5. Request for **TEMPE LANDING (PL070508)** (Tom Meissner, Vaughan Street, LLC, property owner; David Thorson, McShane Construction Corporation, applicant) consisting of a commercial development of two mid-rise office buildings with combined area of 420,406 s.f. and a parking garage of 516,892 s.f. of area on a site of approximately 9.72 acres located at 125 South Priest Drive in the GID, General Industrial District and the Rio Salado Overlay. The request includes the following:

PAD08003 - (Ordinance No. 2008.17) Planned Area Development Overlay to modify development standards to allow a building height increase from 35' to 101' for the two office buildings and from 35' to 96' for the garage.

STAFF REPORT: [DRCr_Tempe_Landing_042208.pdf](#)

This case is presented by Kevin O'Melia and represented by Grady Gammage Jr. Mr. Gammage gives a brief presentation including site plan and building elevations.

Mike DiDomenico: Can you speak to the type of landscaping that will be done?

Stanley Nicpon: Why no ingress/egress to First Street?

Grady Gammage: My mistake, there is ingress and egress on First Street.

Aaron Hillman (G.K. Flanagan, Landscape Architect): We looked to the LGE Building and the new Center for the Arts Building, and both utilize an immense amount of low water use plant material. Everything we are planning to use is on the ADWR Water Use list in order to obtain part of our LEED certification. Luckily we live in Arizona where a lot of the low water use plants are riparian in nature and will give it that consistent feel that is already existing along Rio Salado.

Alan Gillespie (McShane, Developer): We are going to try to recycle as much of the existing building materials as possible. This includes grinding concrete tilt slab panels for aggregate base course and direct recycling of copper. We will also salvage native landscape material. This fits with our goal of LEED certification for the development.

Chair MacDonald: Can you speak to the neighborhood meeting process?

Gillespie: There are no issues. We have also met with landowner directly south of the project and invited them into the process and they have no issues.

On a motion by Commissioner Nicpon and seconded by Commissioner DiDomenico, the Commission with a vote of 7-0, approved this Planned Area Development Overlay.

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6. **ANNOUNCEMENTS – JULY 22ND HEARING HAS BEEN CANCELLED AND RESCHEDULED TO JULY 29TH.**
Commissioner DiDomenico gives the Commission brief information on a construction expo that he had attended.

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



Lisa Collins
Deputy Development Services Manager