

## MINUTES OF THE DEVELOPMENT REVIEW COMMISSION MAY 27, 2008

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

### COMMISSION PRESENT:

Vanessa MacDonald, Chair  
Stanley Nicpon  
Monica Attridge  
Mario Torregrossa  
Dennis Webb  
Peggy Tinsley  
Paul Kent

### CITY STAFF PRESENT:

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

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 26, 2008**

On a motion by Commissioner Nicpon and seconded by Commissioner Tinsley, the Commission with a vote of 6-0 (Paul Kent abstained), approved the minutes of February 26, 2008.

### CONSENT AGENDA

Item Nos. 2, 3 and 4 (with amended conditions as noted in caps and bold) 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:

2. Request for **BASELINE RETAIL (PL060581)** (Stephen Craig Cooper, 2005 Baseline L.L.C., owner; Kevin Harding, Fergis and Harding Inc., applicant) for a Preliminary Subdivision Plat on +/- 1.593 net acres located at 2005 West Baseline Road in the CSS, Commercial Shopping and Services District. The request includes the following:

**SBD08011** – Preliminary Subdivision Plat to combine the property into one lot.

STAFF REPORT: [DRCr BaselinePrelimPlat\\_052708.pdf](#)

3. Request for **PRIEST AND UNIVERSITY LOT (PL070363)** (Larry Shobe, City of Tempe, owner; John Scott, Arizona Engineering, Applicant) consisting of a Preliminary Subdivision Plat on .466 net acres, located at 1406 W. University Drive in the CSS Commercial Shopping and Services District. The request includes the following:

**SBD08013** – Preliminary Subdivision Plat combining two lots into one.

STAFF REPORT: [DRCr\\_PriestandUniversity\\_052708.pdf](#)

4. 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 +/- 7.68 net acres located at 125 South Priest Drive in the GID, General Industrial District and the Rio Salado Overlay. The request includes the following:

**DPR08093** – Development Plan Review including site plan, building elevations and landscape plan for a development that will be constructed in two phases. Building "A" and the west half of the garage is Phase I; Building "B" and the east half of the garage is Phase II.

STAFF REPORT: [DRCr\\_TempeLandingDesign\\_052708.pdf](#)

**Approved on Consent with a modification to Condition No. 2 to read as follows:**

"Incorporate a metal plaque that defines the northwest Tempe neighborhood and briefly describes its history. Mount the plaque on a low, exposed masonry wall **OR ON A CONCRETE PEDESTAL** in the landscape frontage near the Priest and Rio Salado intersection **OR NEAR THE ENTRANCE TURNAROUND ON THE SOUTH SIDE OF BUILDING "A"**. Position the plaque so it is visible from the street. Allow public access to the plaque through the frontage landscape by way of a paved walkway and tree-lined resting place. Illuminate this area from dusk to dawn with minimum 1.0 foot-candle of light. Contact Northwest Tempe Neighborhood Association representatives for input regarding the composition and information contained on the plaque."

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## **REGULAR AGENDA**

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

5. Request for **NEW COMMERCIAL DEVELOPMENT (PL070532)** (Norden Van Horne, Americor Investment Group Inc., property owner; Kiley Wallace, Robert Kubicek Architects, applicant) consisting of two new commercial buildings, a 10,588 retail shop with spec tenant space, including restaurant uses, and a 98,972 s.f. self-storage building for a total of 109,560 s.f., on 2.52 net acres, located at 3300 S. Price Road in the PCC-1 Planned Commercial Center Neighborhood District. The request includes the following:

**ZUP08067** – Use Permit to allow a self-storage facility in the PCC-1 Planned Commercial Center Neighborhood District.

**DPR08092** – Development Plan Review including site plan, building elevations, and landscape plan.

STAFF REPORT: [DRCr\\_NewCommercialDevelopment052708.pdf](#)

Commissioner Torregrossa recused himself.

This case is presented by Diana Kaminski and represented by Mike Curley. Mr. Curley gave a brief presentation.

Monica Attridge: What is envisioned for the art area?

Mike Curley: The art contribution is a work in progress and ongoing with staff.

Attridge: In regards to the south elevation of the self-storage building, there appears to be a lack of trees. Would your client be agreeable to adding trees?

Curley: There are large existing Eucalyptus trees that are not shown on this elevation; but we are agreeable to adding more trees as well.

Stanley Nicpon: Informs the applicant of the possible need for a grease trap should a restaurant be placed in the retail shop area.

A citizen and a representative of the adjacent commercial center spoke in opposition of the case, stating concerns with height, traffic flows and economic feasibility of the project.

On a motion by Commissioner Nicpon and seconded by Commissioner Kent, the Commission with a vote of 6-0, approved the Use Permit and Development Plan Review with the following added conditions:

21. THE SELF-STORAGE FACILITY SHALL BE ALLOWED TO OPERATE BETWEEN THE HOURS OF 7 A.M. AND 7 P.M., SEVEN DAYS A WEEK.
22. ADDITIONAL TREES ARE TO BE PLACED ALONG THE SOUTHERN ELEVATION OF THE SELF-STORAGE FACILITY, WITH LOCATIONS TO BE DETERMINED THROUGH A STAFF REVIEW.

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6. ANNOUNCEMENTS – JULY 22<sup>ND</sup> HEARING HAS BEEN CANCELLED AND RESCHEDULED FOR JULY 29<sup>TH</sup>.

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



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Lisa Collins  
Deputy Development Services Manager