

Minutes DEVELOPMENT REVIEW COMMISSION JANUARY 22, 2008

The Development Review Commission Study Session was held on January 22, 2008, at Council Chambers, Garden Level, 31 East Fifth Street.

Present:

Vanessa MacDonald, Chair
Mike DiDomenico
Stanley Nicpon
Monica Attridge
Tom Oteri
Dennis Webb
Heather Carnahan
Mario Torregrossa

Absent:

Peggy Tinsley (present at Study Session)

City Staff Present:

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

Study Session convened at 5:35 p.m.

- Item Nos. 2, 3, 5 and 7 will be heard; Item No. 4 will be on Consent; and Item No. 6 will be continued.

Study Session adjourned at 5:45 p.m.

The Development Review Commission Public Hearing was held on January 22, 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
Stanley Nicpon
Monica Attridge
Tom Oteri
Dennis Webb
Heather Carnahan
Mario Torregrossa

Absent:

Peggy Tinsley

City Staff Present:

Lisa Collins, Deputy Development Services Manager
Ryan Levesque, Senior Planner
Kevin O'Melia, Senior Planner
Diana Kaminski, Senior Planner
Sherri Lesser, Senior Planner
Catherine Hollow, Transportation
Derek Pittam, Police Department

Meeting convened at 6:04 p.m.

Item #1 – Postponed

Consent Agenda

Chair MacDonald 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 and seconded by Commissioner Carnahan, the Commission with a vote of 7-0, approved Item No. 4 (with conditions as follows) and continued Item No. 6 to the February 12, 2008 hearing.

Item #4 **PL070360** **COCA COLA BOTTLING COMPANY**
 DPR07255 Development Plan Review
 7414 South Harl Avenue
 GID, General Industrial District

DPR07255 – Development Plan Review for a site plan, building elevations and landscape plan.

General

1. Obtain building permit from the Development Services Building Safety Division by January 22, 2009 or the Development Plan approval will expire.

Site Plan

2. 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

3. Expansion of production facility will require separate review by the City of Tempe Water Services Department.

Building Elevations

4. Match exhibited colors and materials to existing colors on building.
5. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
6. 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.
7. 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

8. 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

9. 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.
10. 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 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". 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).

Item #6

PL070404
PAD07027

ALL SAINTS NEWMAN CENTER STUDENT HOUSING

Planned Area Development Overlay
230 East University Drive
CC, City Center District; TOD, Transportation Overlay District; and a Historic Designated Property.

The Commission moves on to the discussion agenda.

Item #2

PL070210
DPR07250

ARIZONA ENVELOPE WAREHOUSE EXPANSION

Development Plan Review
7248 South Harl Avenue

GID, General Industrial District

DPR07262 – Development Plan Review including site plan, building elevations and landscape plan.

This case was presented by Kevin O'Melia and represented by Charles Travis (architect). Mr. Travis briefly describes the concern regarding Conditions 4a and 4b.

DiDomenico: On the north property line, what if the existing ribbon wire cap was removed but the existing chain link fence was allowed to remain? Would that be an improvement? Would the applicant find that acceptable?

O'Melia: Staff would agree to that.

Kirk Burgess (property owner): We would agree.

On a motion by Commissioner DiDomenico and seconded by Commissioner Webb, 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 January 22, 2009 or Development Plan Review approval will expire.

Site Plan

2. Repaint site walls and exposed electrical and other utility equipment boxes to match the proposed building base color.
3. Widen the north-south dimension of the concrete pad for bike parking near the southeast site color from 6'-0" to 8'-0" to ensure clearance from the adjacent vehicle parking space.
4. Yard Enclosure:
 - a) Remove existing chain link fence **ribbon wire cap** on the property at the north ~~and west~~ perimeter. Do not disturb fence on adjacent properties. **Modified by the Commission**
 - b) ~~Provide steel vertical picket fence around north and west perimeter of yard enclosure of minimum 8'-0" height. Design fence panels without intermediate horizontal rails to inhibit climbing.~~ **Deleted by the Commission**
 - c) Provide west vehicle gate and adjacent fence panels of steel vertical picket construction. Provide fence and gate of minimum 8'-0" height.
 - d) Where CMU site walls are used at west vehicle gate, provide walls of minimum 8'-0" height.
 - e) Raise existing CMU site wall at existing north gate from 6'-0" to 8'-0" in height or replace this wall with an 8'-0" tall steel vertical picket fence.
 - f) Staff recommends (does not require) replacement of the existing 6'-0" high north vehicle gate with an 8'-0" tall steel vertical picket gate.
 - g) Delete the 6'-0" high refuse enclosure screen wall to foster visual surveillance around the refuse containers.

Floor Plan

5. 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.
6. Provide visual surveillance by means of glazing assemblies in service and exit doors on the west north and south elevations, including replacement of existing doors. Provide 3" wide high strength plastic or laminated glass security vision panel, located between 43" and 66" from the bottom edge of the door.

Building Elevations

7. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
8. Exposed roof drainage overflow and downspout system as designed is acceptable. Provide concrete splash blocks at outlets.
9. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where

exposed into the architectural design of the building elevations.

10. Existing exposed electrical service entrance section on the south of building may remain in place, undisturbed, as long as it is not enlarged. If the S.E.S. is enlarged or in some way has its exterior appearance modified, relocate the entire fixture inside the building.
11. Exposed conduit, piping, etc. is not allowed on the exterior elevations unless a creative conduit surface design that compliments the architecture is separately reviewed and approved by the Development Review Commission.

Lighting

12. Upgrade security lights throughout ~~entire site~~ **enclosed yard**, including existing parking areas and on existing building elevations, to conform to requirements of ZDC Part 4 chapter 8. **Modified by the Commission.**

Landscape

13. Indicate locations and species of existing trees that remain on site, in adjacent Harl Avenue frontage, and at frontage of Coca Cola driveway on south side of site.
14. Provide quantity of trees along the Coca Cola driveway (the Todd street alignment) equivalent to at least one tree per 30'-0" along this south side yard driveway frontage. Install trees of minimum 24" box size.
15. Irrigation:
 - a. Provide pipe distribution system extensions 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 extensions. Ensure 100 % function of existing system and extensions at conclusion of project.
 - b. Hardwire power source to controller (a receptacle connection is not allowed).
 - c. 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 (on site or in these frontages) for period of time that irrigation system is out of repair. Design irrigation so (existing plants on site or in frontages) is irrigated as part of the reconfigured system at the conclusion of this construction.
16. Include requirement in site landscape work to de-compact soil in new planting areas on site and remove asphalt and other construction debris from these planting areas prior to landscape installation.
17. Remove existing river run rock on site from northwest corner and where occurs. Do not introduce rock on site of greater than 1-1/2" diameter size (except boulders of minimum 16" diameter size are allowed). Top dress planting areas with a decomposed granite application with a cover of 2" thickness. Provide pre-emergence weed control application over the decomposed granite and do not underlay decomposed granite with plastic.

Signage

18. Provide one 0'-12" high address number sign on the west elevation near the southwest building corner and one address sign on the north elevation near the northwest building corner. Locate the signs alike near the top of the wall but allow room for a light fixture at least 18" above the address that is not above the top of parapet. Do not modify the existing address sign on the east building elevation. Conform to the following for address signs described in this condition:
 - a. Provide street number.
 - b. Compose of individual mount, metal reverse pan channel characters.

Item #3

PL070224
PAD07028
DPR07250

CAMPUS EDGE

Planned Area Development Overlay
Development Plan Review
922 East Apache Boulevard
MU-4, Mixed Use High Density District, Transportation Overlay and Planned Area
Development Overlay

PAD07028 – Amended Planned Area Development Overlay to increase the number of dwelling units from 100 to 132 units, to increase the maximum building height from 97 to 116 feet, and to reduce the required parking from 369 feet to 249 spaces.

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

On a motion by Commissioner DiDomenico and seconded by Commissioner Carnahan, the Commission with a vote of 7-0, continued the Development Plan Review portion of this case to its February 26, 2008 hearing.

The PAD portion of this case is presented by Ryan Levesque and represented by Manjula Vaz of Gammage & Burnham. Ms. Vaz gives a brief presentation on the scope of the project.

Architect Jim Plunkert gives a brief presentation which includes the height of the building and how it relates to the design.

DiDomenico: There was talk about condo conversion; is there a condo map that is being recorded on this property?

Vaz: The original plan was to do a for-sale product and everyone that we have spoken to would like to see that as well, so we have design the project so that it can easily be converted into a condominium.

Nicpon: What other services do you see going in?

Tim Becker: We see a coffee shop, maybe a sandwich shop. Something we won't have would be something with high parking requirements, such as a grocery store.

Nicpon: Height difference between this and original design?

Becker: Approximately 12' – 15' difference.

Webb: You said that people living here would not necessarily be students? What are the rents?

Vaz: You don't have to be an ASU student to live here. But, we feel due to its close proximity to campus, that the majority of the residents will be students. Approximately \$700 per bedroom.

Webb: Why with the additional units do you have less parking?

Becker: I misspoke, there were 200 stalls originally, and we are now at 249.

Vaz: We believe that given more student population living here, more people will be taking transit, walking and/or biking. Rather than gearing towards professionals, we are now marketing more towards a student population.

Webb: How does the flex car work and help to minimize parking spaces.

Plunkert: Studies show that the flex car equates to taking about 30 cars off the street.

Attridge: I'm concerned about parking should this project ever be converted into condominiums.

Vaz: If we did convert to condos, we would decrease the number of units; therefore parking will match the number of units.

Chair MacDonald: If it is ever converted to condominiums, what bodies does that go to and what is the process?

Collins: It would be regulated by the Ordinance so we would look at the parking requirements and the condominium plat would be required to go through the DRC and then on to City Council.

Oteri: From the overhead, it looks as if there is a cut in the median for a turn in for cars going east, is that correct?

Levesque: Yes there is a left turn in to the property.

Oteri: That turn is very close to Rural; my concern is traffic backup during rush hours and that traffic interfering with the

intersection.

Levesque: The site plan shows the current condition of the existing median. We have been working with Public Works and there is some potential opportunity for modification.

Ken Howell: The most vehicles that we have estimated to be cued to turn left into the site during peak hours would be one. You would design the left turn to at least 75', so that you would be able to have more than one car in the cue.

Levesque: At this time the Public Works Department is comfortable with the existing conditions but there may be a future opportunity to modify.

Vaz: Since this will be predominantly student housing, we don't feel that the typical leave in the morning, come home in the evening traffic patterns will exist.

On a motion by Commissioner Nicpon and seconded by Commissioner Webb, the Commission with a vote of 6-1 (Commissioner Carnahan dissenting) recommended approval of the Planned Area Development Overlay with the following conditions:

1. 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, which shall be submitted to the Development Services Department no later than thirty (30) calendar days after the date of approval, or the Planned Area Development approval shall be null and void.
2. The Planned Area Development for CAMPUS EDGE shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
3. The maximum building height for this project shall include all mechanical, screening devices and other structures on the building.
4. The project and future management of the units, including its successors, shall provide two (2) vehicles with designated parking spaces for the purpose of providing the residents a "Flex Car Program" on site. This program will supply the use of two vehicles available to residents only for general use as needed. It shall be the responsibility of the apartment management to maintain such service.

Item #5 **PL070361** **LAKES TOWNE CENTER PHASE I**
DPR07237 Development Plan Review
ZUP08001 Use Permit
777 East Baseline Road
PCC-2, Planned Commercial Center General

DPR07237 – Development Plan Review including site plan, building elevations and landscape plan for Phase I.

ZUP08001 – Use Permit standard to increase the building height by 20% to 48' on the Lowe's building in Phase I.

Commissioner DiDomenico recuses himself and Commissioner Torregrossa takes his place.

This case is presented by Diana Kaminski and represented by David Cisiewski. Mr. Cisiewski gives a presentation indicating the applicant is in agreement with all of the conditions stipulated in the report; however, there is one condition that they do have an issue with and that is the requirement of the 8' wall. The applicant believes they are dealing with a discretionary requirement and not a code requirement due to the district behind this site being R-2, Multi-Family Residential and feel the 8' wall will disturb the already mature landscape and not provide as much of a barrier as the large trees that exist.

Derek Pittam: Feels the 8' wall would be better for security purposes.

Nicpon: Can you tell us if there was a problem with crime in that area before?

Pittam: No, I do not have a history or information. The use would be different now then what it was before.

Oteri: Since nothing is going on behind Lowe's that seems to have any potential for burglary, what do you see the risk being to the residents?

Pittam: Since there is nothing go on and no way for natural surveillance and from personal experience and my work in crime prevention, I feel that point of escape is much easier with a 6' wall than an 8' wall.

Attridge: How does Lowe's compare building height and location as to what is out there now?

Kaminski: What is exists is quite a bit farther from the residential area then what Lowe's will be.

Chair MacDonald opens the hearing for public input.

Patricia Coppin: Has concerns regarding the mature landscape and it not remaining.

Amy Chester: My concern is that no one has contacted the Homeowners Association regarding the wall. The wall is in disrepair in many places and I also have a concern regarding the wall height and safety/security.

Jackie Winella: I am the treasurer for the Homeowner's Association and my property does back up to this site. I would like to see the wall constructed prior to construction beginning on the Lowe's building.

Oteri: As a resident who backs up to this property, would you prefer a new 8' wall with no trees or the existing wall remain with the mature landscape and the trees that have died be replaced to fill in the gaps?

Winella: The new wall.

Cisiewski: In response to the first resident that spoke about the olive trees on the east edge. Our landscape architect has looked at those trees and they are not in great shape, we will remove those and line the fence with Mondel Pines and Chestnut Trees. In terms of the wall, we did have our engineer look at the wall and while there are some areas where grout is missing and it is beginning to show some signs of aging, the wall is structurally in good shape.

Chair MacDonald closes the public portion of the hearing.

Nicpon: The trees have to stay; the wall should not be built. The existing wall belongs to the Homeowner's Association, if they want to come in and paint and treat it, then they should do that.

Attridge: I was for the project before this wall issue came up. I can't support it until we get feedback from the Homeowner's Association.

Torregrossa: I'm for the project. I would like to see an 8' wall.

Webb: I support the project and think the trees should stay.

MacDonald: I don't feel the value of an 8' wall has been demonstrated to me. I support the project in its current form.

On a motion by Commissioner Oteri and seconded by Commissioner Nicpon, the Commission with a vote of 6-1 (Commissioner Attridge dissenting) approved this Development Plan Review and Use Permit with the following conditions:

General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by January 22, 2009 or Development Plan approval will expire.
2. The use permit is valid for the plans as submitted to and approved by the Development Review Commission.

3. The owner(s) shall provide a continuing care condition, covenant and restriction for 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.
4. A Subdivision Plat is required for this development and shall be recorded prior to issuance of certificate of occupancy.
5. The Subdivision Plat for Lakes Towne Center shall be put in proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before January 22, 2009. Failure to record the plan within one year of this approval shall make the plan null and void.

Site Plan

6. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
7. 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.
8. ~~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. REMOVED BY COMMISSION~~
8. ~~Provide an 8' masonry wall on the south property line. REMOVED BY COMMISSION~~
9. 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.
10. 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.
11. Shops A shall not have any restaurant uses, or shall provide required parking for this use.
12. Use permit is required for outdoor display, retail sales and vehicle rentals; this is not part of this approval.
 - a) Contingent upon future approval of these use permits; locate outdoor retail sales out of view of Baseline Road, with the exception of the temporary garden lot proposed for seasonal plant sales.
 - b) The rental trucks and utility trailers will be located at the west end of the lot, near the proposed utility building display area.
 - c) All of these uses must use surplus parking spaces and shall not use any of the required parking.

Floor Plans

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

Building Elevations

14. The materials and colors presented are approved as presented:
 - Roof – Tile by Eagle – Camino Real – *Santa Barbara* SMC8403
 - Primary building – E.F.I.S. painted Sherwin Williams - *Bagel* SW6114
 - Vertical elements – Site case panel painted Sherwin Williams - *Tatami Tan* SW6116
 - Horizontal elements – Site cast panel painted Sherwin Williams - *Renwick Rose Beige* SW2804
 - Accent bands - Split-faced CMU – Superlite – *Spanish Brown*
 - Accent bands – Split-faced CMU – Superlite – *Sedona Red*

Metal Accents – Berridge Manufacturing - *Sierra Tan*

Metal Accents – Berridge Manufacturing - *Copper-cote*

Accent Colors – Sherwin Williams – *Toasty SW6095, Burlap SW6137, Harmonic Tan SW6136, Clary Sage SW6178, Sequin SW6394, Restrained Gold SW6129*

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.

15. The shelved products inside the garden center shall not be visible from the exterior of the building, screening must be sufficient to block views at all times, including when internally lit.
16. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
17. Conceal roof drainage system within an architectural feature 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. 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. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

22. Plants on the east side of the Lowe's building shall provide a visual screen to the garden center, specific plants will be determined through planning plan check review process.

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

Parkinsonia Sonoran Desert hybrid	Sonoran Desert Muesum Palo Verde	24" box
Quercus virginiana	Heritage Live Oak	24" box
Dalbergia sissoo	Sissoo	24" box
Ulmus parvifolia	Chinese Elm	24" box
Acacia salicina	Willow Acacia	24" box
Pinus eldarica	Mondel Pine	24" box
Muhlenbergia capillaries	Regal Mist Muhlenbergia	5 gallon
Nerium oleander	'Petite Pink' Dwarf Oleandar	5 gallon
Leucophyllum frutescens	'Green Cloud' Texas Sage	5 gallon
Dasyilirion longissimum	Mexican Grass Tree	5 gallon
Cassia phyllodinia	Silver Leaf Cassia	5 gallon
Hesperaloe parviflora	Red Yucca	5 gallon
Eremophylla valentine	Valentine Bush	5 gallon
Leucophyllum langmaniae	'Rio Bravo' Texas Sage	5 gallon
Ruellia brittoniana	Ruellia	5 gallon
Agave sp.	Agave variety	5 gallon
Yucca aloifolia	Spanish Bayonette Yucca	5 gallon
Dodonaea viscosa	Purple Hop Bush	5 gallon
Caesalpinia Mexicana	Mexican Bird of Paradise	5 gallon
Ruellia brittoniana dwarf	'Little Katie' Ruellia	1 gallon 18" o.c.
Lantana montevidensis	Gold Mound Lantana	1 gallon 36" o.c.
Acacia redolens	'Desert carpet' Dwarf Trailing Acacia	1 gallon
Decomposed Granite ½" select	'Table Mesa Brown' 2" minimum thickness	all landscape areas
Turf – midiron sod		
Annuals	4" pots 8" o.c.	

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

24. 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.
- g. Provide temporary irrigation to existing landscape on site or in these frontages 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.

Signage

27. Provide address sign(s) both end corners of the north and south elevations of both buildings and conform to the following for building address signs:

- 1) Provide street number only, not the street name
 - 2) Use numbers 24" high on the Lowe's building and 12" high on Shops A building.
 - 3) Individual mount, metal reverse pan channel characters.
 - 4) Self-illuminated or dedicated light source.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid visual obstructions.
 - 6) Do not affix numbers or letters to elevations that might be mistaken for the address.
- a. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
 - b. Provide one address sign on the roof of the Lowe's 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 on the roof.
 - 3) Do not illuminate roof address.

Item #7

PL070526
DPR07256
ZUP07205

WACHOVIA BANK

Development Plan Review
Use Permit
915 East Baseline Road
PCC-1, Planned Commercial Center Neighborhood

DPR07256 – Development Plan Review including site plan, building elevations and landscape plan.

ZUP07205 – Use Permit to exceed 125% of allowed parking to allow 22 parking spaces.

This case is presented by Diana Kaminski and represented by Len Schwartz, Grant Siemen, and Ken Clawson. Mr. Siemen gives a brief overview of the design and color palate of the building.

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

General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by January 22, 2009 or Development Plan approval will expire.
2. Any change in use that requires different parking calculations must comply with the code requirements for that use.
3. Any expansion or intensification of use shall require a new use permit to be approved.
4. The use permit is valid for the plans as submitted to and approved by the Development Review Commission.

Site Plan

5. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
6. 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.
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 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.

Building Elevations

9. The materials and colors are approved as presented:
Primary building color – Smooth faced brick *Coliseum* (south, east and west elevations) and Spanish Moss (east and north elevations)
Accent Tower – metal tower panel in silver/grey
Drive-through canopy and parapet accent - off white painted metal
Window mullions – Anodized aluminum frame
Clerestory Glazing – frosted glass
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.
10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
11. 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.
12. 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.
13. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
14. 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

15. Illuminate building entrances from dusk to dawn to assist with visual surveillance.

Landscape

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

Prunus cerasifera	Purple Plum	24" box
Olea europa 'Swan Hill'	Swan Hill Olive	24" box
Pinus brutia	Mondel Pine	48" box
Callistemon 'Little John'	Bottle Brush	1 gal.
Carissa macrocarpa 'Boxwood Beauty'	Natal Plum	5 gal.
Eremophila maculate 'Valentine'	Eremophila	5 gal.
Muhlenbergia capilaris 'Regal Mist'	Muhlenbergia	1 gal.
Landana montevidensis	Trailing Purple Lantana	1 gal.
Lantana 'New Gold'	New Gold Lantana	1 gal.
Ruellia brittoniana 'Katie'	Katie Ruellia	1 gal.
Decomposed Granite	Gold	3/4" minus

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

17. Irrigation notes:

- Provide dedicated landscape water meter.
- 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.
- 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.
- Locate valve controller in a vandal resistant housing.
- Hardwire power source to controller (a receptacle connection is not allowed).
- Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
- 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 (on site or in these frontages) for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages is irrigated as part of the reconfigured system at the conclusion of this construction.

18. 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.

19. 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

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

Item #9. Announcements - none

The hearing adjourned at 8:35 p.m.

The next public hearing of the Development Review Commission is scheduled for Tuesday, February 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
04/01/2008 11:45 AM

APPROVED