

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION FEBRUARY 9, 2010

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
6:00 PM (5:30 Study Session)

Commission Present:

Vanessa MacDonald, Chair
Mike DiDomenico, Vice Chair
Dennis Webb
Monica Attridge
Peggy Tinsley
Mario Torregrossa
Paul Kent

Commission Absent:

Tom Oteri
Heather Carnahan
Stanley Nicpon

City Staff Present:

Steve Abrahamson, Planning & Zoning Coordinator
Ryan Levesque, Senior Planner
Kevin O'Melia, Senior Planner
Lisa Lathrop, Administrative Assistant II

Chair MacDonald called the meeting to order at 6:05 p.m., which included the introduction of the Commission and City staff. It had been determined in Study Session that Item No. 2 would be placed on the Consent Agenda and Item 3 would be heard.

1. **CONSIDERATION OF MEETING MINUTES: 1/12/10**

On a motion by Commissioner DiDomenico and seconded by Commissioner Kent, the Commission with a vote of 4-0 (Commissioners MacDonald, Torregrossa and Tinsley abstained) approved the minutes of the January 12, 2010 meeting.

CONSENT AGENDA

- Request by **DOUGLASS / GITLIS HOUSE (PL090431)** (Philip C. Douglass and Karyn Gitlis property owners/applicant) for the Historic Designation of a 1935 Ranch-style home, consisting of one (1) lot on approximately 0.41 acres, located at 1206 South Ash Avenue in the R-3R, Multi-Family Residential Restricted District. The request includes the following:

HPO09003 – (Ordinance No. 2009.41) Historic Designation of an individual property.

STAFF REPORT: [DRCr_DouglassGitlis_020910.pdf](#)

On a motion by Commissioner Torregrossa and seconded by Commissioner Tinsley, the Commission with a vote of 7-0 recommended approval as outlined in the staff report.

REGULAR AGENDA

3. Request for **T30 LLC CANAL GATE REMOVAL (PL090484)** (John M. Earl, T30 LLC, owner; Brandi Decker, Trident Security Services, Inc., applicant) to eliminate existing condition of approval # 9 from the Site Plan (SIP-99.67) for Broadway Office Plaza in order to remove an existing gate between the site and the Tempe Canal. The 0.49 acre site is located at 2085 South Cottonwood Drive in the RO, Residential/Office District. The request includes the following:

DPR09243 - Development Plan Review including site plan.

STAFF REPORT: [DRCr_T30llcCanalGate_020910.pdf](#)

This case was presented by Kevin O'Melia and represented by John Earl, applicant.

Mr. Earl indicated that they have been in the building about a year and a half and as a company, who is in the security business, has closely watched the pedestrian traffic and crime that have been associated with the usage of the gate and are concerned for the safety of their employees as well as for the property itself.

Vice Chair DiDomenico asked what relationship the gate has to the crimes being committed and why the applicant felt the crime would stop if the gate was closed permanently.

Mr. Earl stated that by securing the perimeter of the site it would limit accessibility and believes that if Cottonwood had to be used to access the site, it wouldn't be the desired entry point for transients, etc.

Wendy Marshall, liaison for the Broadway Palms Neighborhood Association, spoke in opposition to the closing of the gate. The concern the neighborhood had regarding the closing of the gate was canal access. If the gate were to be permanently closed, the only access to the canal would be from Broadway and Price Roads, which is a very congested and busy intersection.

Vice Chair DiDomenico suggested that possibly a gate could be placed in the alley wall.

Chair MacDonald asked Mr. O'Melia what the process would be to have a gate installed in the alley.

Mr. O'Melia stated that it would be necessary to start with Public Works staff and then contact the owner of the canal (SRP).

Vice Chair DiDomenico asked the applicant if they might be willing to pay for the placement of the gate in the alley for the neighborhood.

Mr. Earl stated that they would be willing to look at the cost and if it's something they can work through, would be willing to place the opening in the wall for the neighborhood.

On a motion by Commissioner Webb and seconded by Commissioner Tinsley, the Commission with a vote of 5-2 (Commissioners Torregrossa and Kent opposed) continued this case to the March 23, 2010 meeting so the alley access to the canal could be explored.

4. ANNOUNCEMENTS - NONE

The hearing adjourned at 7:20 p.m.

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



Lisa Collins, Deputy Development Services Manager