

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION MAY 11, 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
Tom Oteri
Monica Attridge
Stanley Nicpon
Dennis Webb
Paul Kent
Kolby Granville

Commission Absent:

Mike DiDomenico, Vice Chair
Peggy Tinsley
Mario Torregrossa

City Staff Present:

Lisa Collins, Deputy Development Services Manager
Steve Abrahamson, Planning & Zoning Coordinator
Ryan Levesque, Senior Planner
Diana Kaminski, Senior Planner
Lisa Novia, Administrative Asst. II

Chair MacDonald called the meeting to order at 6:05 p.m., which included the introduction of the Commission and City staff. During the Study Session, Ryan Levesque made a brief presentation on the upcoming amendments to the City's Zoning and Development Code. It was also determined at the Study Session that Item No. 2 would be continued and Item No. 4 would be heard.

1. **CONSIDERATION OF MEETING MINUTES: 4/13/10**

On a motion by Commissioner Nicpon and seconded by Commissioner Attridge, the Commission with a vote of 5-0 (Commissioners Oteri and Granville abstained) approved the minutes of the April 13, 2010 meeting.

2. Request for **MEMO'S CAFE (PL080109/RVK10001)** (Ramez Rabata/Memos Cafe, applicant; Red Mountain Retail Group, property owner) to appeal the Hearing Officer's Decision of April 6, 2010 to revoke the Use Permit. Memo's Café is located at 1845 East Broadway Road, Suite No. 9, in the CSS, Commercial Shopping and Services District. The request includes the following:

RVA10001 - To appeal the revocation of a Use Permit to allow a hookah lounge/tobacco retailer.

STAFF REPORT: [DRCr_MemosAppeal2_51110.pdf](#)

On a motion by Commissioner Nicpon and seconded by Commissioner Kent, the Commission with a vote of 7-0, continued this case to the June 8, 2010 meeting.

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- ~~3. Request for **TEMPE PALMS APARTMENTS (PL100082)** (Michelle Sarina/Tempe Palms LLC, applicant; Tempe Palms LLC, property owner) for a Use Permit. The .375 acre site is located at 1026 East Spence Avenue in the R-4, Multi Family Residential General District. The request includes the following:~~

~~**ZUP10026** - Use Permit to allow a fraternity.~~

WITHDRAWN BY APPLICANT

REGULAR AGENDA

4. Request for **ELLIOT BUSINESS PARK PHASE 3 (PL100083)** (Vincent Curci, Tempe Marketplace Commerce Assoc. LLP, property owner; Stephen Krager, Euthenics Architecture & Interiors, LLC, applicant) consisting of two new warehouse distribution buildings, the third phase within an existing development of four buildings for a total of approximately 818,012 s.f., on 43 acres, located at 7825 S. Hardy Drive in the GID General Industrial District. The request includes the following:

DPR10041 - Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_ElliotBusinessPark.pdf](#)

This case was presented by Diana Kaminski and represented by Stephen Krager (applicant) and Vincent Curci (property owner).

Ms. Kaminski made a brief presentation of the case which included the applicant's desire to have Conditions 5, 12, 13 and 20C all deleted from the Conditions of Approval as these same conditions were not required on the original four buildings on the site.

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

- ~~5. 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.~~
- ~~12. Do not use divided glazing panels in exterior windows at grade level, where lower (reachable) glass panes of a divided pane glass curtain wall system can be reached and broken for unauthorized entry. Do not use landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, use laminated glazing at these locations.~~

~~13. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.~~

~~20c. Provide one address sign on the roof of the 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.~~

6. ANNOUNCEMENTS – NONE

The hearing adjourned at 6:30 p.m.

Prepared by: Lisa Novia, Administrative Assistant II

Reviewed by: Lisa Collins, Deputy Development Services Manager



Lisa Collins, Deputy Development Services Manager

APPROVED