

## MINUTES OF THE DEVELOPMENT REVIEW COMMISSION JANUARY 11, 2011

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

### Commission Present:

Mike DiDomenico, Chair  
Dennis Webb, Vice Chair  
Monica Attridge  
Stanley Nicpon  
Tom Oteri  
Paul Kent  
Peggy Tinsley (Alternate)

### Commission Absent:

Mario Torregrossa (Alternate)  
Kolby Granville (Alternate)

### City Staff Present:

Lisa Collins, Deputy Director Community Development  
Steve Abrahamson, Planning & Zoning Coordinator  
Kevin O'Melia, Senior Planner  
Lisa Novia, Administrative Asst. II

Chair DiDomenico called the meeting to order at 6:00 p.m., which included the introduction of the Commission and City staff. It had been determined at Study Session that a modification to the minutes needed to be made and that the minutes would be continued to January 25<sup>th</sup>. It was also determined that both Item Nos. 2 and 3 could be placed on the consent agenda, with modifications to the conditions of approval read into the record for each of the cases.

### CONSENT AGENDA

On a motion by Commissioner Nicpon and seconded by Commissioner Tinsley, the Commission with a vote of 7-0 approved the consent agenda with the following modification conditions:

2. Request for **QUIK TRIP # 1400 (PL100107)** (Troy DeVos, QuikTrip Corporation, property owner; Charles Huellmantel, Huellmantel & Affiliates, applicant) consisting of a 5,668 s.f. convenience store with a 7,670 s.f. fuel sales canopy on a +/-1.97 acre site, located at 2150 East University Drive in the GID, General Industrial District. The request includes the following:

**DPR10227** – Development Plan Review including modifications to approved site plan and building elevations.

STAFF REPORT: [DRCr\\_OT1400Revision\\_011111.pdf](#)

- 8e. Secondary Roof Screen for roof mount equipment: The Black Polypro 95 fabric screen is not acceptable on the building. Provide a durable, opaque screen material. Provide screen panels clad with ACM, Mica Grey

or provide two layers of tightly woven steel mesh panels. If the steel mesh option is chosen, paint QT Brown and detail the two layers so the openings in the mesh are offset and the two layers cannot be seen through match "stainless steel" of the fuel canopy fascia.

10. Do not use upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain wall system can be reached and broken for unauthorized entry. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations. Do not install landscaping, screen walls or any equipment that conceals the area around lower windows.

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3. Request for **QUIK TRIP # 460 (PL100187)** (Celeste Robb and Melissa Coy, Price & Southern Properties, LLC, property owner; Charles Huellmantel, Huellmantel & Affiliates, applicant) consisting of a 5,668 s.f. convenience store with a 7,388 s.f. fuel sales canopy on a +/-2.52 acre site, located at 3300 South Price Road in the PCC-1, Planned Commercial Center Neighborhood District. The request includes the following:

**DPR10226** – Development Plan Review including modifications to approved site plan and building elevations.

STAFF REPORT: [DRCr\\_QT460Revision\\_011111.pdf](#)

- 6e. Secondary Roof Screen for roof mount equipment: The Black Polypro 95 fabric screen is not acceptable on the building. Provide a durable, opaque screen material. Provide screen panels clad with ACM, Mica Grey or provide two layers of tightly woven steel mesh panels. If the steel mesh option is chosen, paint QT Brown and detail the two layers so the openings in the mesh are offset and the two layers cannot be seen through match "stainless steel" of the fuel canopy fascia.
7. Conceal the electrical service entrance section and related electrical equipment on the rear (south) elevation inside a masonry enclosure on the north of the store. The form detailing of this enclosure is similar to that as designed and approved for the electrical equipment enclosure for QuikTrip #1420. This condition supersedes DPR10146 Condition 15

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4. **ANNOUNCEMENTS – None**

The hearing adjourned at 6:10 p.m.

Prepared by: Lisa Novia, Administrative Assistant II  
Reviewed by: Lisa Collins, Deputy Director Community Development Department



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Lisa Collins, Deputy Director Community Development Department