

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION MARCH 22, 2011

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:

Mike DiDomenico, Chair
Dennis Webb, Vice Chair
Monica Attridge
Paul Kent
Peggy Tinsley
Mario Torregrossa
Kolby Granville

Commission Absent:

Tom Oteri

City Staff Present:

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

Chair DiDomenico called the meeting to order at 6:00, which included the introduction of the Commission and City staff. It had been determined at the Study Session that Item No. 3 would be heard and Item No. 4 would be placed on the Consent Agenda.

1. **CONSIDERATION OF MEETING MINUTES: 2/22/11 (POSTPONED)**

CONSENT AGENDA

On a motion by Commissioner Tinsley and seconded by Commissioner Kent, the Commission with a vote of 7-0 approved the Consent Agenda as recommended in the following staff report.

- Request by **THE RETREAT AT 1000 APACHE (PL110103)** (David Freeman, 1000 East LLC, property owner and applicant) consisting of two five-story mixed use buildings, 67'-0" high, including 124 student housing units with apartment/amenity area of 162,629 s.f. and retail/restaurant area of 4,352 s.f., and one five-level parking garage, 52'-0" high, with area of 96,665 s.f., including one subterranean level. The +/-1.80 acre site is located at 1000 East Apache Boulevard in the MU-4 (PAD, TOD) Mixed-Use, High Density District with a Planned Area Development Overlay and within the Transportation Overlay District. The request includes the following:

DPR11038 – Development Plan Review including site plan, building elevations, and landscape plan.

STAFF REPORT: [DRC RETREAT 032211-1.pdf](#)

REGULAR AGENDA

2. Request by **QUINCEA (PL100435)** (Matt Streeper, Salt River Project, property owner; Randall Ewers, Quincea Inc., applicant) consisting of a phased agricultural development with approximately 45,600 s.f., on 26.88 net acres, located at 1 East Continental Drive in the AG Agricultural District. The request includes the following:

DPR11024 – Development Plan Review including site plan, building elevations and landscape plan.

(THIS CASE HAS BEEN POSTPONED TO THE APRIL 26TH MEETING)

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3. Request by **DICE POINT (PL110006)** (Haithem Haddad, Empire Properties, Inc., property owner and applicant) consisting of an exterior remodel of existing 40-unit apartment community, on 1.43 net acres, located at 601 West 5th Street, in the R-3 Multi-Family District. The request includes the following:

DPR11007 – Development Plan Review including building elevations.

STAFF REPORT: [DRCr DicePoint_032211.pdf](#)

This case was presented by Diana Kaminski and represented by Haithem Haddad, applicant and property owner.

Vice Chair Webb and Commissioner Kent asked the applicant for clarification in regards to the galvanized trim that is proposed to surround the buildings.

Commissioner Attridge asked the applicant if he would consider more muted tones rather than the colors proposed in the staff report and if he had a measurement as to the width of the galvanized metal that will surround the building. Mr. Haddad stated that he was trying to follow the color trend in the neighborhood that the newer developments are setting and the galvanized trim will be about one foot in width.

Commissioner Granville commended the applicant for the upgrades to his property and asked if the paint is a glossy or flat paint. Mr. Haddad indicated that it would be more flat.

Chair DiDomenico called to the public and seeing no one interested in speaking, closed the hearing to public input.

Vice Chair Webb commended the applicant on the remodel of his site but does not favor the chosen colors. He cannot support the project and would vote for a continuance.

Commissioner Attridge agreed with Vice Chair Webb.

Commissioner Tinsley stated that the work done so far is a vast improvement and is in support of the color palette.

Commissioner Granville stated that he has less concern after seeing the colors in person, versus what was provided in the packet. He is in support of this case.

Commissioner Kent questioned whether this would be brought back to the Commission if the applicant returned to staff with a more neutral color palette. Ms. Collins indicated that if the case is continued, any changes the applicant makes would be brought back before the Commission. Commissioner Kent stated that he isn't in support of the colors and would vote for a continuance.

Commissioner Torregrossa indicated that he would like to see the case continued and cannot support it in its current design.

Chair DiDomenico informed the applicant that he could choose to have the Commission vote and if his case was not approved, he could move forward with an appeal. He also indicated that he could ask for a continuance to provide the Commission with a different color palette.

The Commissioners each spoke to the colors in order to give the applicant feedback. In general, the consensus was that the blue was acceptable, the green color was not and the gold was too bright. The colors could be more muted; more neutral tones would be preferred.

On a motion by Commissioner Attridge and seconded by Vice Chair Webb, the Commission with a vote of 6-1 (Commissioner Granville opposed) continued this Development Plan Review to the April 12th meeting.

5. ANNOUNCEMENTS

Chair DiDomenico asked staff if there had been changes to the Commission in regards to the appointment of a new regular member. Ms. Collins indicated that no appointments had been made.

The hearing adjourned at 6:45 p.m.

Prepared by: Lisa Novia, Administrative Assistant II

Reviewed by: Lisa Collins, Deputy Director Community Development Department



Lisa Collins, Deputy Director Community Development Department