

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION MAY 24, 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
Kolby Granville

Commission Absent:

Tom Oteri
Mario Torregrossa

City Staff Present:

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

Chair DiDomenico called the meeting to order at 6:10 p.m., which included the introduction of the Commission and City staff present. It had been determined at the Study Session that Item No. 2 would be heard.

1. **CONSIDERATION OF MEETING MINUTES: 5/10/11**

On a motion by Commissioner Granville and seconded by Commissioner Tinsley, the Commission with a vote of 5-0 (Commissioner Attridge abstained) approved the minutes of the May 10, 2011 meeting.

REGULAR AGENDA

2. Request by **LAKE COUNTRY VILLAGE PHASE ONE (PL110106)** (Drew Goodman, LCV Property, Inc., property owner; Clay A. Chiappini, Butler Design Group, Inc., applicant) consisting of two proposed adjoining one-story retail buildings with combined +/- 35,700 sf. and existing buildings that remain after site demolition of combined +/-102,644 sf., all on +/- 25.45 net acres, located at 1030 East Baseline Road in the PCC-2 (PAD), Planned Commercial Center General District with a Planned Area Development Overlay. The request includes the following:

DPR11057 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_LakeCountryVillagePh1_052411.pdf](#)

This case was presented by Kevin O'Melia and represented by Dennis Newcombe of Beus Gilbert and Clay Chiappini of Butler Design Group (applicant).

Mr. O'Melia gave a brief presentation on this phase one project, which included the proposed demolition of the west end of the center, along with the former Village Inn and drycleaners and the new construction of the "major A" and "shops A" buildings. Mr. O'Melia also stated that after working with the applicant there are three conditions of approval that staff would like to modify with the Commission's approval, they are Condition Nos. 4, 15 and 20. Condition 4 would be stricken from the report, Condition 15 would indicate the applicant is to work with staff in regards to the finish of the exposed wall after demolition on the west elevation and Condition 20 contains a modification in regards to the exterior appearance of the electrical service entrance section.

Dennis Newcombe addressed the Commission and indicated that he felt that the future phases of this project would occur rather quickly and introduced Clay Chiappini to address the design aspects of this case.

Mr. Chiappini made a brief presentation indicating that phase one of this project is mainly centered on relocating existing tenants around in the center. His presentation also included the proposed screening behind the center on Minton Drive.

Chair DiDomenico indicated that concerns were raised during Study Session as to what would be seen from Minton Drive from either the apartments on the north side of Minton or driving past as this is the back of the center.

Mr. Chiappini indicated that there is a large landscape buffer on the south side of Minton and the apartment complex has an approximate 6' screening wall and there are garages also located along that north side of Minton.

Commissioner Kent questioned the applicant as to what the site would look like in regards to the areas formerly occupied by buildings that would be covered with decomposed granite.

Mr. Chiappini indicated that there would be landscaping at the entry of the site and around the temporary basin and much of the existing landscaping around the site will remain but it's not the intent of the developer to place landscaping in areas where it will be removed when those areas are developed.

Mr. Newcombe addressed the Commission in regards to the challenges at redeveloping an existing site and working with the existing tenants and timing of the various phases.

Commissioner Tinsley questioned Mr. Chiappini in regards to the possible condition of the building wall that will be exposed after the demolition of the west end of the center. This is in reference to Condition 15.

Mr. Chiappini indicated that he did not know what the condition of the wall would be when it is exposed but that they would be more than happy to work with staff on an acceptable finished and painted surface.

Commissioner Webb questioned Mr. Chiappini as to how the landscape will look in future phases and how does the applicant plan on keeping the landscaping consistent in size throughout the various phases.

Mr. Chiappini stated that if the project stays within the scope of the PAD, that 99% of what is existing will be removed due to larger buildings, parking structures, etc. and although they will try and keep the size consistent, Mr. Chiappini indicated that there will be some maturity within phases and budgets may not allow for size at installation to increase over the newer phases.

Commissioner Kent questioned the applicant as to the time frame for demolition.

Mr. Chiappini indicated that demolition is proposed to start in 12-15 days and plans are scheduled to be in plan check in 12-15 days as well.

Mr. O'Melia read into the record the modifications to the Conditions of Approval and they are shown as follows:

4. ~~In Phase One, reduce provided vehicle surface parking quantity to conform to the maximum allowed parking total for the total building area indicated in Phase One OR obtain a Use Permit to allow provided vehicle surface parking in excess of 125% of required parking quantity. To maintain the proposed total building area in Phase One and avoid the Use Permit requirement, utilize the following methods. Add cart corrals with landscape planting areas flanking the corrals. Increase the amount of disabled accessible parking adjacent to business entrances.~~
15. There is no modification to the existing buildings that remain except at the west end of the truncated building. **Consult with staff and** finish the exposed wall of the west elevation **as necessary** ~~with exterior plaster~~ and paint to match the existing beige paint of Lake Country Village.
20. Conceal roof drainage system, piping and electrical conduit within the interior of the building. Minimize visible, external features, such as roof overflows, and incorporate these and other required exterior projections (Fire Department Connection, security cameras, alarm klaxons, etc.) into the design of the elevations so these elements enhance the building architecture. Exposed conduit, piping, or related materials are not permitted. Locate the electrical service entrance section inside the building ~~or inside a secure yard (such as the alley between Major 'A' and Shops 'A') that is concealed from public view~~ **so exterior cabinet doors are flush with the exterior building wall.**

Commissioner DiDomenico called to the public for comments and seeing no one wishing to speak, closed the meeting for public input.

On a motion by Commissioner Tinsley and seconded by Commissioner Kent, the Commission with a vote of 6-0 approved this Development Plan review with the modified Conditions of Approval.

3. ANNOUNCEMENTS

Chair DiDomenico stated that the next meeting is June 14, 2011 and one case is coming back for review, U-Haul.

Ms. Collins indicated there are currently five cases scheduled for that evening; U-Haul, Hampton Inn & Suites, Firestone, Community Garden Ordinance amendment and an extension of the temporary allowances for the sign code.

Chair DiDomenico thanked staff for work on the minutes and Commissioner Kent indicated that he would be unavailable for some of the meetings this summer. It was mentioned that two alternates had been appointed to the Commission.

Chair DiDomenico asked staff about the repaint of a U-Haul Center on McClintock Drive and the 202 and the relationship to the one being brought back on June 14th. Ms. Collins indicated that staff is aware of the situation and the Commission will be made aware of its status as soon as possible.

The hearing adjourned at 6:50 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

APPROVED