

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION JULY 12, 2011

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

Commission Present:

Mike DiDomenico, Chair
Dennis Webb, Vice Chair
Monica Attridge
Tom Oteri
Peggy Tinsley
Jim Delton, Alternate
Nick Miner, Alternate

Commission Absent:

Paul Kent
Kolby Granville
Mario Torregrossa, Alternate

City Staff Present:

Lisa Collins, Deputy Director Community Development
Steve Abrahamson, Planning & Zoning Coordinator
Ryan Levesque, 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. It had been discussed at Study Session that the applicant for Item No. 2 desired a continuance and Item No. 3 could be placed on the Consent Agenda.

1. **CONSIDERATION OF MEETING MINUTES: 6/14/11**

On a motion by Commissioner Tinsley and seconded by Commissioner Attridge, the Commission with a vote of 5-0 approved the minutes of the June 14th meeting.

REGULAR AGENDA

2. Request for **U-HAUL (PL110154)** (Republic Western Insurance Co., property owner; Christopher Clark, U-Haul, applicant) consisting of an existing building on 1.68 net acres, located at 2340 East Apache Boulevard in the CSS, Commercial Shopping and Services District and within the Transportation Overlay District. The request includes the following:

DPR11063 – Development Plan Review for building color modifications.

(THIS CASE WAS CONTINUED FROM THE MAY 10 AND JUNE 14, 2011 MEETINGS)

STAFF REPORT: [DRCr_UHaul_071211.pdf](#)

This case was represented by Chris Clark, applicant. Mr. Clark stated that the person who was to address this issue was unable to attend due to a medical emergency and it was U-Haul's intent to request a continuance to the next meeting.

Mr. Levesque indicated staff had information that was provided by the applicant and that upon presentation, staff would continue with the same recommendations and conditions of approval as provided in the staff report.

Chair DiDomenico questioned whether or not staff felt that the applicant had made significant effort to provide solutions and solve issues raised by the Commission.

Mr. Levesque indicated that the applicant had made an effort to provide the information that is in the staff report in a timely manner.

Commissioner Attridge clarified whether what is before them was the final version or if changes were to be made.

Vice Chair Webb quoted an excerpt from the minutes that stated one of the Commission's main concerns was that a uniform base color and design be continuous on all four elevations of the building and questioned how that concern was going to be addressed.

Mr. Levesque indicated that this issue is still one of the recommendations being addressed by staff, and also include comments from the Commission in regards to the applicant providing a consistent and complimentary treatment on all four elevations of the building, that the multiple accent colors be simplified and reducing the upper mechanical screen so as not to have attention drawn to it.

Mr. Clark indicated that it was his understanding further design changes were to be made and additional information would be brought forward so the Commission and the applicant could come to a mutual agreement.

On a motion by Commissioner Tinsley and seconded by Commissioner Miner, the Commission with a vote of 5-2 (Chair DiDomenico and Vice Chair Webb dissenting) continued this case to the July 26, 2011 meeting.

CONSENT AGENDA

On a motion by Commissioner Tinsley and seconded by Commissioner Oteri, the Commission with a vote of 7-0 approved the following Preliminary Subdivision Plat as recommended in the staff report.

3. Request by **LAKE COUNTRY VILLAGE PHASE ONE (PL110106)** (Drew Goodman, LCV Property, Inc., property owner; Len Swartz, Olsson Associates, applicant) 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:

SBD11007 – Preliminary Subdivision Plat to create three (3) Lots on +/-25.44 net acres

STAFF REPORT: [DRCr_LakeCountryVillagePlat_071211.pdf](#)

4. ANNOUNCEMENTS

There were no announcements.

The hearing adjourned at 6:28 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