

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION JULY 26, 2011

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

**21 E. 6th Street – 2nd Level Orchid House
Orchid 2 Conference Room
Tempe, AZ 85281**

Commission Present:

Mike DiDomenico, Chair
Dennis Webb, Vice Chair
Tom Oteri
Monica Attridge
Paul Kent
Kolby Granville
Jim Delton

Commission Absent:

Peggy Tinsley
Nick Miner
Mario Torregrossa

City Staff Present:

Lisa Collins, Deputy Director Community Development
Ryan Levesque, Senior Planner
Lisa Novia, Administrative Asst. II

Chair DiDomenico called the meeting to order at 6:15. It was mentioned in the Study Session that it was necessary to move the meeting location due to the power outage at City Hall, which included the City's Council Chambers. Also during Study Session, it was determined that Item 2 would be placed on the Consent Agenda and Item 3 would be heard.

Commissioner Granville expressed concerns in regards to the Temporary Use Parking Code Text Amendment as it would relate to urban camping, the parking of vehicles over an extended time (48 hours) and the use of parking spaces as advertising.

Ms. Collins indicated that she could research information on these issues and address these concerns in the Code Text Amendment as it moves forward.

1. CONSIDERATION OF MEETING MINUTES: 7/12/11

On a motion by Commissioner Attridge and seconded by Commission Oteri, the Commission with a vote of 5-2 (Commissioners Granville and Kent abstained) approved the minutes of July 12, 2011.

CONSENT AGENDA

On a motion by Commissioner Kent and seconded by Commissioner Granville, the Commission with a vote of 7-0 approved the Temporary Use Parking Code Amendment as recommended in the following staff report:

2. Request for **TEMPORARY USE PARKING (PL110240)** (City of Tempe, Community Development Department, applicant) consisting of changes within the Transportation Overlay District that would modify the current prohibited use of "parking as a principle use" and create new provisions that would allow a temporary parking facility design, with modified standards and time limits, subject to a review process. The request includes the following:

ZOA11003 (Ordinance No. 2011.27) – Code Text Amendment for Section 5-608.

STAFF REPORT: [DRCr_TemporaryUseParking_072611.pdf](#)

REGULAR AGENDA

3. 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, JUNE 14 AND JULY 12, 2011 MEETINGS)

STAFF REPORT: [DRCr_UHaul_072611.pdf](#)

Commission Granville recused himself.

This case was presented by Ryan Levesque and represented by Christopher Clark. Chair DiDomenico informed Mr. Clark of his option for a continuance due to a short Commission. Mr. Clark indicated that he wished to proceed.

Mr. Levesque made a brief presentation which included a photo shop rendering of what the U-Haul building would look like with the Conditions of Approval and recommendations staff proposed.

Mr. Clark indicated that he would like to take the rendering back to the CEO for final approval.

During discussion, Chair DiDomenico and Vice Chair Webb indicated they approved of the rendering and although the concept is the same with the various U-Haul Centers that have been updated with this new paint scheme, the consistency does vary from site to site from the design of this particular location.

Commissioner Attridge questioned Mr. Clark in regards to the planters and whether or not there were plans to renovate those at this time. Mr. Clark indicated yes, he had plans to update the planters.

Commissioners Attridge and Webb both indicated they were expecting to see something different brought forth by the applicant but would approve of the rendering provided by staff.

Mr. Levesque indicated that there were a couple of modifications to the Conditions of Approval and those were read into the record as follows:

5. Roof mechanical screen wall shall be painted on all sides, and replace the gray and green portion, to match the existing building paint color, "August Moon" SW2199.
6. All bay doors shall be painted to match the adjacent building colors, except the existing black bay door.

Chair DiDomenico informed the applicant that should the Commission approve this case and the CEO does not agree to the stipulations and rendering as provided by staff, it will be necessary to appeal those changes to the City Council.

Ms. Collins clarified that should there be a minor modification, that any changes could be brought back to this Commission.

On a motion by Commissioner Kent and seconded by Commissioner Oteri, the Commission with a vote of 6-0 approved this Development Plan Review

4. **ANNOUNCEMENTS** – Chair DiDomenico and Vice Chair Webb both indicated they would not be attending the August 23rd meeting. Ms. Collins also stated that as of this time, no cases have been placed on the August 9th agenda, so that meeting will most likely be cancelled.

The hearing adjourned at 7:00 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