
MINUTES OF THE DEVELOPMENT REVIEW COMMISSION January 2, 2015

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

Commission Present:

Dennis Webb, Chair
Paul Kent, Vice Chair
Peggy Tinsley
Trevor Barger
Angie Thornton
Linda Spears
Ron Collett
David Lyon, alt.

Commission Absent:

Dan Killoren, alt.
Jerry Langston, alt.

City Staff Present:

Ryan Levesque, Deputy Director
Larry Tom, Principal Planner
Karen Stovall, Senior Planner
Steve Nagy, Administrative Assistant II

Chair Webb called the meeting to order at 6:00 p.m., introducing the Commission and City staff. It had been determined in the Study Session that the minutes from the 01/13/2015 Development Review Commission meeting, with changes, as well as items #2, and #3 could be placed on the consent agenda. Item #4 would be heard.

CONSENT AGENDA

1. CONSIDERATION OF MEETING MINUTES: 01/27/2015

Commissioner Tinsley moved to approve the Study Session and Regular Meeting Minutes, as amended from the January 13, 2015 meetings. The motion was seconded by Vice Chair Kent, and passed with a vote of 7-0.

2. Request for a Zoning Map Amendment from R1-6 (Single-Family Residential) to CSS (Commercial Shopping and Services) and a Use Permit for a commercial parking facility for **VLACHOS FAMILY ENTERPRISES (PL140393)**, located at 2525 East Rio Salado Parkway. The applicant is W. Ralph Pew, Pew & Lake, PLC.
3. Request for Development Plan Review consisting of a site plan and building elevations for a second story addition for **BLUEFISH DESIGN STUDIO (PL140263)**, located at 110 EAST 7th STREET. The applicant is Rachel Rasmussen, Architekton.

Commissioner Tinsley moved to approve the items #2 and #3. The motion was seconded by Vice Chair Kent, and passed with a vote of 7-0.

REGULAR AGENDA

4. Request for a Development Plan Review condition modification for a new 51 unit three-story development for **DORSEY LANE (PL130438)**, located at 1233 EAST BROADWAY ROAD. The applicant is Sender Associates, Chtd.

Ryan Levesque presented the case by reviewing the details of the request including the amended conditions of approval and the reasons for the changes made.

Commissioner Barger asked how often changes such as these are made. Mr. Levesque replied that when it came to design elements, such changes occurred quite often.

Commissioner Collett clarified what stage of the process the project was in, which Mr. Levesque stated that they are currently in building plan review. Mr. Levesque also explained the reason for the roof access, and the type of ladder that would allow access to the roof for maintenance purposes and was required by building code. Commissioner Barger also asked how many roof access points were required. Mr. Levesque replied that only one roof access point was required.

The Commission then asked about options for the gutter downspout positions, which Mr. Levesque replied would be best discussed with the applicant.

With no other questions of staff, Chair Webb called up the applicant.

Jen Boblick, Sender and Associates Tempe, discussed how they had arrived upon the decision to leave the exterior roof access ladders exposed.

Vice Chair Kent then clarified the orientation of the structures surrounding the site, the perimeter wall, and confirmed parking locations in relation to the building.

Commissioner Collett asked the applicant why the amended items were left out of the original design. The applicant replied that they had believed they could meet the original requirements, but then immediately discussed it with staff when they realized they would not be able to.

The Commission then continued to discuss gutter downspout position options with the applicant. Ms. Boblick stated that the presented locations of the downspouts were the best options per the project architect.

Chair Webb then opened the Hearing to public comment of which there was none, and the Commission discussed the case.

Commissioner Collett pointed out that the requirements as stated on page 2 of the proposal were not being met, and granting the changes after initial approval could set a bad precedent. Commissioner Barger expressed that he thought the changes to be reasonable, and appreciates staff bring the proposed changes back to the Commission. Vice Chair Kent expressed that he would entertain alternate downspout locations. Commissioner Spears noted that other projects with similar design had been approved, and she had no issues with the changes. Chair Webb noted that the design kept the downspouts and ladders out from direct view of the project.

Commissioner Barger then moved to approve the project, adding a stipulation that the applicant would consider other options with staff for the location of the downspouts. The motion was seconded by Commissioner Tinsley and the motion passed with a vote of 5-2 with Commissioner Collett and Vice Chair Kent in the dissent.

The meeting was adjourned at 6:30 p.m.

Prepared by: Steve Nagy, Administrative Assistant II
Reviewed by: Larry Tom, Principal Planner



Larry Tom, Principal Planner

