

## Minutes of the Development Review Commission March 9, 2016

Minutes of the regular hearing of the Development Review Commission, of the City of Tempe, which was held at the Council Chambers, 31 East Fifth Street, Tempe, Arizona.

**Present:**

Trevor Barger - Vice Chair  
Angela Thornton - Commissioner  
Thomas Brown - Commissioner  
David Lyon - Commissioner  
Andrew Johnson - Commissioner  
Margaret Tinsley - Alt. Commissioner  
Gerald Langston - Alt. Commissioner

**City Staff Present:**

Ryan Levesque, Deputy Director, Planning  
Suparna Dasgupta, Principal Planner  
Karen Stovall, Senior Planner  
Sarah Adame Admin. Assistant II+

**Absent:**

Paul Kent - Chair  
Linda Spears - Commissioner  
Daniel Killoren - Alt. Commissioner

**Guests Present: NONE**

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Hearing convened at 6:00 p.m. and was called to order by Vice Chair Trevor Barger.

**Consideration of Meeting Minutes:**

1) **Study Session 02/09/2016**

**MOTION:** Alt. Commissioner Tinsley motion to approve **Study Session minutes for 02/09/2016**  
Seconded by Commissioner Thornton  
**VOTE:** Motion passes 6-0 with Commissioner Johnson in abstention.

2) **Regular Meeting 02/09/2016**

**MOTION:** Commissioner Tinsley motion to approve **Regular Meeting minutes for 02/09/2016**  
Seconded by Commissioner Thornton  
**VOTE:** Motion passes 6-0 with Commissioner Johnson in abstention.

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The following items were considered for **Consent Agenda:**

- 3) Request for Development Plan Review consisting of a new two-story office building for **BUILDING A AT 2100 RIO SALADO (PL150428)**, located at 2100 East Rio Salado Parkway. The applicant is Todd Lawrence of Butler Design Group.

**MOTION:** Motion made by Commissioner Tinsley and seconded by Commissioner Brown to approve **Building A at 2100 Rio Salado (PL150428)**.

**VOTE:** Motion passes 6-0 with Commissioner Lyon in abstention.

The following items were considered for **Public Hearing**:

- 5) Request for a Development Plan Review consisting of a new warehouse building for **OCOTILLO POWER PLANT (PL160032)**, located at 1500 East University Drive. The applicant is Yasir Alsaïdi of FM Solutions.

**PRESENTATION BY STAFF:**

Diana Kaminski, Senior Planner provided a brief description of the case including the location of the site, street view and set back is 312 feet from the street, the current zoning of the property and discussed the upgrades proposed to the site.

**PRESENTATION BY APPLICANT:**

Joe Mundeë, Project Manager for APS, discussed the design and use of the warehouse. The warehouse will be used for storage of materials and equipment for the expansions and upgrades of the power plant for APS.

**QUESTIONS FROM THE COMMISSION:**

Vice Chair Barger asked Mr. Mundeë if this project is to provide the upgrades to all the equipment and facilities there on campus. Mr. Mundeë confirmed it was and also stated that there is a second project that will be submitted soon which would include a landscape plan.

Vice Chair Barger asked if there will be additional landscaping between this building and the street. Mr. Mundeë stated that APS will be submitting a landscape plan for all the arterial streets to meet the requirements of the code.

Commissioner Langston asked if this is proposed as a temporary building. Mr. Mundeë answered that this is a permanent building. Commissioner Langston asked if this building could be a concrete tilt building instead of metal building. Mr. Mundeë answered that it was the primary use of the building for storage of equipments only, budget and timing of the expansion of the power plant that were the deciding factor for the metal building. Mr. Mundeë also explained that it would not be visible from the street because of the 312 feet setback from the street and that in the future there are other buildings that would be proposed in front of this building and will further hide it from being visible from the street.

Commissioner Brown asked if the blue material is translucent. Mr. Mundeë confirmed it. Commissioner Brown asked Mr. Mundeë to describe the long term use of this campus. Mr. Mundeë said that it'll be just power generation. Mr. Mundeë included that he is open to change the color if needed.

**PUBLIC COMMENT: 0**

**DISCUSSION BY THE COMMISSION:**

Vice Chair Barger asked staff about screening equipment in an industrial area. Vice Chair Barger wanted to know about having different standards for building verses structures and whether equipment associated with a cell tower are required to be screened. Ms. Dasgupta advised that when there is equipment, it is required to be screened for cell towers. All new projects that have equipment are required to be screened.

Vice Chair Barger wanted to know the size of the buffering to the surrounding materials. Ms. Kaminski advised that on the University Drive side there is 312 foot set back from the property line. She further advised that there is a condition of approval, #9, that requires the submittal of a landscape plan for the perimeter landscape improvements prior to issuance of building permit.

Vice Chair Barger addressed the color differences between the present use of grey and the newly proposed beige color.

Commissioner Tinsley expressed that she thinks the colors on materials board are perfectly acceptable.

Commissioner Langston expressed concern about a metal building that is permanent in nature and going to be viewed from three major street frontages in downtown Tempe. He is concerned that there could be more metal buildings going up in more places of downtown Tempe. Mr. Munde, the applicant, explained that the building is metal because the new equipment has to be kept in an air conditioned space before they can do all the improvements to the power grid. The time frame is not only based on money but the time in which he has to build a tilt up versus a metal building. Mr. Munde hopes that the new landscape will help screen the building.

Commissioner Brown asked Mr. Munde if he will be putting in another metal building in the next upgrade. Mr. Munde responded that he is not in charge of the master plan but there is one more building going up in the back of the site but it will be an office building and it will not be metal.

Commissioner Lyon discussed that he doesn't think there is much difference between having a tilt up building versus a metal building in an industrial site with power equipment. The metal building is an appropriate choice.

Commissioner Johnson expressed that he does agree with Commissioner Lyon that the metal building fits the context and the function that it will serve at that site and the addition of the landscape will mitigate the negative impacts from the street view of the metal building.

Commissioner Tinsley expressed to the applicant that she would like that he take back to APS that it's ok to put up this one time only metal building, that the Commission doesn't want more metal building for any other substantial buildings to come.

Vice Chair Barger expressed that he doesn't mind the metal building and the context of its surroundings. He likes the samples much better than the illustrations. He is concerned about what can be seen from University and he would rely heavily on landscaping. He is concerned about the height of the wall as well. He appreciates the distance of the set back.

**MOTION:** Motion made by Commissioner Tinsley and Seconded by Commissioner Thornton to approve **OCOTILLO POWER PLANT (PL160032)**

**VOTE:** Motion passes 6 - 1 with Commissioner Langston in the opposition.

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**Staff Announcements:**

Suparna Dasgupta reviewed the next Study Session and Regular Agenda for Wednesday, March 22, 2016.

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**There being no further business the meeting adjourned at 6:28pm.**

Prepared by: Sarah Adame  
Reviewed by: Suparna Dasgupta



Suparna Dasgupta, Principal Planner, Community Development Planning