

Minutes of the Development Review Commission JUNE 28, 2016

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

Present:

Trevor Barger, Vice Chair
Linda Spears, Commissioner
Angela Thornton, Commissioner
Daniel Lyon, Commissioner
Thomas Brown, Commissioner
Andrew Johnson, Commissioner
Daniel Killoren, Alternate Commissioner

City Staff Present:

Suparna Dasgupta, Principal Planner
Diana Kaminski, Senior Planner
Sarah Adame, Admin. Assistant II+

Absent:

Paul Kent, Chair
Margaret Tinsley, Alternate Commissioner
Gerald Langston, Alternate Commissioner

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

Item #1: Study Session Minutes 5/10/2016 and **Item #2:** Regular Meeting Minutes 5/10/2016 were continued to the next regular meeting of the Development Review Commission.

- 3) Request for a Development Plan Review for a new restaurant building for **PANERA BREAD (PL160194)**, located at 1707 W. Warner Road. The applicant is Olsson Associates.

PRESENTATION BY STAFF:

Diana Kaminski, Senior Planner, provided a brief description of the case including the location of the site, the history, the current zoning of the property with aerial, elevations, and landscaping plans. The applicant is seeking an approval of the development plan review for a new restaurant building with a drive-through that is approximately 4,100 square feet.

Commissioner Lyon asked if the applicant is okay with an impervious area and Ms. Kaminski advised that the applicant is meeting the requirements for retention. There is a large frontage of landscaping along Warner Road.

The applicants Justin Knepper with Panera Bread and Eric Williams with Olsson and Associates were present at the meeting.

Commissioner Brown stated that the exterior design and elevation of this Panera Bread restaurant is somewhat simple and asked the applicant if they could provide more variations. The applicants agreed to improve the design of the parapet with more detail.

Commissioner Lyon expressed that he does not want to see an older design applied to the building. The applicant agreed to improve the corner elevations to provide more variation to the building.

Vice Chair Barger stated that there are great vertical accents shown in the building but that design element gets lost with the way the parapet is designed. Vice Chair Barger asked the applicant if there is anything they can do to lower parapets without compromising the screening of the mechanical equipment. The applicant agreed to redesign the parapet and adjust the variations to the heights of the trellis as requested by the Commission.

PUBLIC COMMENT: NONE

DISCUSSION BY THE COMMISSION: NONE

MOTION: Motion made by Commissioner Spears to approve the request for a Development Plan Review for a new restaurant building for **PANERA BREAD (PL160194)**, located at 1707 W. Warner Road. Seconded by Commissioner Lyon.

VOTE: 6-1 motion approved with Commissioner Brown opposition

4). Request for a Second Amended Planned Area Development and Development Plan Review for a new office building and parking garage for **LPT RIO IV (PL160152)**, located at 1870 W Rio Salado Parkway. The applicant is RSP Architects.

PRESENTATION BY STAFF:

Diana Kaminski, Senior Planner, provided a brief description of the case including the location of the site, the history, the current zoning of the property with aerial, and elevations. The applicant is requesting an amendment to the existing Planned Area Development (PAD) to increase the number of floors for the office building to accommodate a call center and add a parking structure.

PRESENTATION BY APPLICANT:

The applicant, John Dial with Liberty Property Trust, was present at the meeting along with representatives from RSP Architects. Mr. Dial presented additional renderings for the proposed projects and offered to answer questions from the Commission.

Commissioner Brown asked the applicant what type of tenants were expected to occupy the building. Mr. Dial provided an overview of the current and future tenants in the various buildings within the Liberty Center, including some corporate headquarters. Commissioner Brown inquired about the traffic that the development can handle and the applicant replied that a traffic study was completed and the study was coordinated with SRP.

Commissioner Brown asked if the applicant is going to be providing shower facilities for employees who bike to work. The applicant responded that the infrastructure design accommodates for shower facilities but the individual tenant spaces are designed and built based the requirements of the respective tenants.

Commissioner Lyon asked the applicant if the trellises that are over the parapets match the existing buildings. The applicant stated the design and color pallet is consistent with the rest of the buildings in the rest of the development.

Commissioner Lyon stated that it is not a major concern for him but he just wanted to mention that the trellis feature of the proposed building looks out of scale with the rest of the building design. The applicant provided a detailed description of the design elements and why it was designed in that way.

Commissioner Johnson asked the applicant if the path on the south bank of the river connects. The applicant stated that there are plans in the future for a tunnel to connect the pathway.

PUBLIC COMMENT: NONE

DISCUSSION BY THE COMMISSION:

Commissioner Lyon expressed that he thinks that this is a fine project.

MOTION: Motion made by Commissioner Spears to approve the request for a Second Amended Planned Area Development and Development Plan Review for a new office building and parking garage for **LPT RIO IV (PL160152)**, located at 1870 W Rio Salado Parkway. Seconded by Commissioner Thornton.

VOTE: 7-0 motion approved.

Staff Announcements: None

There being no further business, the meeting adjourned at 6:34pm.

Prepared by: Sarah Adame

Reviewed by: 

Suparna Dasgupta, Principal Planner, Community Development Planning