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**MINUTES OF THE  
DEVELOPMENT REVIEW COMMISSION  
STUDY SESSION  
DECEMBER 10, 2013**

**HARRY E. MITCHELL GOVERNMENT CENTER  
TEMPE CITY HALL – CITY COUNCIL CHAMBERS  
31 EAST 5<sup>TH</sup> STREET  
5:30 p.m.**

Commission Present:

Dennis Webb, Chair  
Paul Kent, Vice Chair  
Trevor Barger  
Ron Collett  
Dan Killoren  
Peggy Tinsley  
Angie Thornton

Commission Absent:

Dave Maza  
Linda Spears

City Staff Present:

Steve Abrahamson, Planning & Zoning Coordinator  
Ryan Levesque, Senior Planner  
Julie Stennerson, Executive Assistant

Chair Webb began the Study Session at 5:30 p.m. After a brief review and discussion, it was determined that the November 26, 2013 minutes could be approved as drafted, and Item No. 2, Park Gardens Fountainhead (PL130195) could be placed on the Consent Agenda.

Ryan Levesque stated there were no additional updates regarding Park Gardens Fountainhead. A paint chip sample was available representing the actual integrated color of the structure.

Commissioner Barger asked about the monopole at the location.

Ryan Levesque stated the monopole would be relocated through a separate process.

Steve Abrahamson stated the monopine is currently in for review. There are other potential options for the monopine.

Commissioner Barger stated the other trees shown lining the structure are two-story Elm trees. He felt the trees should be Pine trees to match the monopine.

Ryan Levesque stated there may be an opportunity to change the design of the antenna array. If the Pine is still warranted, the developer has the discretion to add additional Pine trees.

Ryan Levesque stated staff has not received any additional public input on the request for the Tilted Kilt Headquarters. The applicant has worked with staff on a few enhancements and revisions to the project. The applicant is ready to present the full design submittal tonight.

Commissioner Collett asked the distance between the patio at the Tilted Kilt and the proposed apartments.

Ryan Levesque estimated the distance would be roughly 91 foot from the property edge, the canal would be about another 40 feet, and there would also be a landscape buffer and two rows of parking. The condition regarding the Use Permit to allow live entertainment is stipulated for indoors only. A special events permit would need to be requested for occasional live entertainment outdoors.

Commissioner Barger asked if the plans included any horizontal screening on the upper windows.

Ryan Levesque did not believe the upper windows included horizontal screening. The lower windows have the articulation of the Pub feel with the metal canopy details. There are some accents along the entry with the brick façade element that have higher elevated canopies. The Headquarters access will be a canopy covered entrance on the south side of the building.

Commissioner Barger questioned why the upper windows were not aligned with the lower windows.

Ryan Levesque stated the applicant could address the concern regarding the alignment of the windows. He suggested there may be an alternate configuration of the upper story windows.

Commissioner Barger asked why the decorative column was not as wide as the void between windows.

Ryan Levesque noted this was an architect element carried throughout the project.

Commissioner Barger asked if the upper windows were recessed.

Ryan Levesque stated he believed the windows were flush with the building.

Commissioner Barger asked if there are other stucco office buildings in the area with flush windows.

Ryan Levesque stated there were not any similar buildings in the front of Agave Center, but there are offices in the back of the center. There is an industrial building directly south of the site.

Chair Webb asked if there was any discussion about a shared parking lot between Tilted Kilt and the office building on the south.

Ryan Levesque stated the existing surface lot was originally part of this lot which had been acquired by the property owner to the south. The original master plan had three pad sites for this area. Since that time a school was brought in to the buildings on the south that needed the additional parking. There was a cross access agreement to the east side of the property. The applicant and the owners are working with the adjacent property owners to abandon that access requirement. At this time there is not a need or a demand from the adjacent adjoining industrial office to share the cross access. The retail PAD site will have shared cross access for the future restaurant PAD building site on the north and western sides.

Chair Webb stated he had questions regarding the ingress and egress for the site of the restaurant.

Commissioner Barger asked the maximum occupancy for the restaurant and patio.

Ryan Levesque stated the occupancy would need to be addressed by the applicant.

There were no planned agenda items for the first meeting in January. The Joint Review Committee will be meeting on December 11<sup>th</sup> regarding USA Place. The applicant or staff can provide information regarding USA Place at a future meeting.

LPC Southbank has been continued for the fourth time. The item should be heard by City Council in January. The applicants have been asked to redesign the plans to include a mixed use component, hopefully a live/work unit. LPC Southbank may be heard by the Development Review Commission again.

Project updates were given for Hanover, Marina Heights and Culinary Dropout. There has been interest throughout the city on small parcels for development of unique multi-family residential projects. There has been a lot of interest of the southwest corner of Hardy and 5<sup>th</sup> Street. There has been interest in putting a hotel in the Hayden Ferry Lakeside project. There has also been interest in the property just south of the Mark-Taylor project on Priest Drive for a single family development. Drury Suites is currently under construction. Main Event has opened, and Joe's Italian Ice is opening this week. The Commission discussed the lighting used for Joe's Italian Ice as well as other projects.

The Study Session adjourned at 5:54 p.m.

Prepared by: Julie Stennerson, Executive Assistant  
Reviewed by: Ryan Levesque, Senior Planner

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Ryan Levesque, Senior Planner