
MINUTES OF THE DEVELOPMENT REVIEW COMMISSION October 14, 2014

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
Ron Collett
Trevor Barger
Linda Spears
Dan Killoren, alt.

Commission Absent:

Angie Thornton
Jerry Langston, alt.
David Lyon, alt.

City Staff Present:

Ryan Levesque, Deputy Director
Diana Kaminski, Senior Planner
Steve Nagy, Administrative Asst. II

Chairman 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 09/23/2014 Development Review Commission meeting and item #2 could be placed on the consent agenda, and that item #3 and item #4 would be heard.

CONSENT AGENDA

1. CONSIDERATION OF MEETING MINUTES: 09/23/2014

Commissioner Tinsley moved to approve both the Study Session and Regular Meeting Minutes from the September 23, 2014 meetings. The motion was seconded by Commissioner Barger, and passed with a vote of 6-0, with Commissioner Killoren abstained due to absence from that hearing.

- Request for a Development Plan Review consisting of a new retail building for **SHOPS N AT TEMPE MARKETPLACE (PL140297)** located at 2020 East Rio Salado Parkway. The applicant is John Mocarski, Butler Design Group.

Commissioner Tinsley made a motion to approve, which was seconded by Commissioner Collet, and with the vote of 7-0, the motion was approved.

REGULAR AGENDA

- Request for a Development Plan Review consisting of a new restaurant building for **TEXAS ROADHOUSE AT EMERALD CENTER (PL140305)** located at 8510 South Emerald Drive. The applicant is Catherine Otis, Greenbergfarow.

Diana Kaminski presented the case by reviewing the location, orientation to other buildings in the center, and building elevations.

Chair Webb then called up the applicant, Catherine Otis, Irvine CA. Ms. Otis explained the design process and how that process brought them to the presented design.

The Commission questioned how the design of the building fit in with the other buildings in the center as well as how it fit in with the local character of the area. Ms. Otis reiterated that the proposed design scheme matches colors to other buildings in Emerald Center, including the beige and dark green colors. The design involved a lot of discussion with the landlord of the property. Commissioners asked for clarifications of the colors represented on the elevations.

Commissioner Barger noted that many restaurant concepts provide variations on their corporate theme, to incorporate a more contemporary version for specific locations. He inquired if Texas Roadhouse had a more contemporary version. The applicant noted that this was the most contemporary design that Texas Roadhouse had, they would prefer to have an all cedar-sided building.

Commissioner Barger discussed concerns with balancing corporate branding and the character of a particular area to provide something with architectural context and appropriateness based on location. Certain locations such as near a freeway or within an entertainment center with unique buildings lend themselves to different architectural style.

Commissioner Kent felt that he would not want the design in other locations of the city, but it seemed appropriate in this location.

Chair Webb asked staff about other restaurants within Emerald Center. Diana Kaminski stated that based on conversations with the property owner; there is a desire to incorporate more free-standing restaurants with unique architecture, for evening attractions to Emerald Center, similar to Tempe Marketplace and Arizona Mills Mall, which have contemporary big box structures, with independent pad buildings.

Chairman Webb was favorable for the use in adding restaurant uses, but does not support the traditional Texas-themed architecture fit in the Emerald Center image or the character of the area. Commissioner Collett expressed that he did not think that the architecture fit in with the Center. The unified theme of Emerald Center would be compromised with the potential precedence of other buildings that do not fit the area being added. Commissioner Spears asked if input from the landlord had been received. Ms. Kaminski clarified that the landlord had worked with the applicant for a long time to arrive upon the presented design and was eager to have this restaurant added to the center.

Commissioner Spears then moved to approve the development, which was seconded by Commissioner Killoren, and with a vote of 4-3 the motion passed with Commissioners Collett, Barger and Chair Webb in the dissent.

4. Request for a Development Plan Review consisting of exterior building modifications for **MERIDIAN AT 101 (PL120395)** (formerly entitled as Apache Villas), located at 2148 East Apache Boulevard. The applicant is Daniel Terlecki, Bethel Development.

Diana Kaminski presented the case by reviewing the history of the site and also informing the Commission that the City Council had already reviewed the plans and was deferring to the DRC for design recommendation.

The Commission discussed with Ms. Kaminski the color scheme as well as clarified what the site would look like with the shade canopies in place.

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

Ben Graffe, Phoenix, approached the podium and presented the architecture, background of the site. He also showed previous building elevations and then introduced the most recent design proposal. Mr. Graffe confirmed that there would be covered parking, and was happy to add a stipulation to ensure such. He also explained that the site exceeded the minimum landscaping requirements.

John Glenn, Phoenix, also approached the podium and expanded upon the building materials that would be used. Mr. Glenn also clarified on questions from the Commission regarding the rear building elevations.

Yumiko Ishida, Phoenix, also approached the podium to address the concerns the Commission had regarding the landscaping, confirming taller specimens could be placed where the Commission saw fit.

Lee Puckett, Akron, OH also approached the podium to clarify questions the Commission had regarding pedestrian access.

Mark Schumacher, Tucson, approached the podium to address the Commission's question regarding how much it would cost to rent a unit.

The Commission then proceeded to discuss the office space the development would provide, whether the development would work in conjunction with the Senior Meal Program, and how the view of rooftop mechanical equipment would be addressed.

The applicant then requested that the Commission consider changes made to the height of the wall surrounding the site and materials used in the awnings above the balconies. The Commission deferred what they thought to be an unusually timed question to staff.

With no one from the public wishing to speak on the case, the Commission discussed the case amongst themselves.

Commissioner Collett likes the colors and the new design. The introduction of a new canopy design material needs coordination with staff regarding the functional aspects of the canopy materials. Commissioner Tinsley, likes the new design and the use, and is pleased that the parking canopies will be included by condition, and accepts canopy changes if the details can be resolved with staff. Commissioner Barger also expressed support for the project, with the more contemporary architectural context and the flexibility to provide taller trees along the east elevation; he likes the shade canopies and the ability to work with staff on the functional details to make the project successful. Commissioner Kent liked the building design and the uplift this will provide to the area, particularly for lighting and stimulating new development in the area. Commissioner Killoren commended the design and use and the efforts to improve the concept. He noted the integration of pedestrian amenities and a product that would be appealing not just to the residents but to the community at large. Chair Webb echoed the Commission's overall support.

Commissioner Tinsley Moved to approve the case, adding the following conditions read out by Ms. Kaminski:

Condition #13

Primary building: Stucco painted ~~ICI Tusk Tusk 30YY-DEW351~~ Antique White (color modified by applicant to match color board) (light off white) Work with staff on a slightly darker color (Added by the Commission)

Primary building: Stucco painted ~~ICI Brushwood 20YY-DE6230~~ Center Ridge (medium taupe) (Modified by applicant to match color board)

Fascia & Trim: Painted Metal ~~ICI Deep Onyx 00NN-DE6378~~ Jet (black) (Modified by applicant to match color board)

Condition #22

22. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.

• Provide a Sissoo Tree in lieu of the Mexican Bird of Paradise tree on the south east corner of the site (Added by the Commission)

Condition # 29

Provide a minimum of 48 shade canopies for residents, with locations to be coordinated with proposed tree locations. (Added by the Commission)

Condition #30

Applicant may work with staff to determine a functional design solution to the shade canopies to meet the design intent, provide shade, and mitigate bird roosting. (Added by the Commission)

The motion seconded by Commissioner Spears and with a vote of 6-1 the motion passed with Commissioner Collett in the dissent.

The meeting was adjourned at 7:05 p.m.

Prepared by: Steve Nagy, Administrative Assistant II
Reviewed by: Diana Kaminski, Senior Planner

A handwritten signature in black ink, appearing to read "Diana Kaminski", written in a cursive style.

Diana Kaminski, Senior Planner