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## MINUTES OF THE DEVELOPMENT REVIEW COMMISSION March 10, 2015

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

### Commission Present:

Dennis Webb, Chair  
Paul Kent, Vice Chair  
Peggy Tinsley  
Linda Spears  
Ron Collett  
Trevor Barger  
Angie Thornton  
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  
Sherri Lesser, 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 02/24/2015 Development Review Commission meeting, could be placed on the consent agenda. Item #2 had been removed from the agenda, item #3 was placed on consent, and item #4 would be heard.

### CONSENT AGENDA

#### 1. CONSIDERATION OF MEETING MINUTES: 02/24/2015

Commissioner Tinsley moved to approve the Study Session and Regular Meeting Minutes, from the February 24, 2015 meetings. The motion was seconded by Commissioner Spears, and passed with a vote of 6-0. Commissioner Thornton abstained from the vote on account of not present at that Hearing.

Chair Webb then moved item #3 to the regular meeting agenda, having received a public comment card.

### REGULAR MEETING AGENDA

3. Request approval of an Amended Planned Area Development Overlay and a Development Plan Review for a new five-story, 228 room hotel and restaurant for **DISCOVERY BUSINESS CAMPUS – SITES 1 & 2 (PL140468)**, located at 7200 South Price Road. The applicant is Manjula Vaz, Gammage & Burnham.

Karen Stovall presented the case by reviewing the location, request details, site plan, and building materials.

With no other questions of staff, Chair Webb opened the Hearing to Public Comment, and read the comment card he had received into record. The citizen's concern was regarding privacy. Chair Webb asked where the citizen lived, and he replied that he on the other side of the 101 from the hotel.

Chair Webb then called the applicant up.

Lindsay Schube, Phoenix, presented the case by reviewing the changes they had made to the original request, which includes removing 1-story from the hotel. She also highlighted the large separation between the hotel and the

concerned citizen's home.

Commissioner Thornton asked about the green accent along the exterior of the hotel. Ms. Schube replied that it was part of the hotel's logo design.

Commissioner Tinsley asked if Ms. Schube would be willing to speak to the concerned property owner regarding privacy. Ms. Schube replied that she would.

With no other questions of the applicant the Commission discussed the project.

Vice Chair Kent expressed that he liked the project, though not a big fan of the green accent. He also expressed he would have liked to hear a more definitive answer from the applicant regarding the privacy concern. Commissioner Barger expressed that he appreciates the project coming to Tempe and that area specifically. Commissioner Collett also expressed that he thinks the project is a great fit for the area. Chair Webb also expressed that he thinks the project is a great fit.

Commissioner Tinsley moved to recommend approval of both requests to City Council. The motion was seconded by Commissioner Spears, and the motion passed 7-0.

2. Request for a Development Plan Approval for site plan, landscape plan and building elevations for **IGLESIAS DE DIOS PENTECOSTAL (PL140037)** located at 906 South George Drive. Applicant is Rene Rivera, 3R Construction.

Sherri Lesser presented the case by reviewing the details and addressing the difference in roofs between the pastoral house and the other structures on the site.

Commissioner Barger clarified the location of the pastoral house on the site.

Commissioner Spears clarified the separation between the pastoral house and other structures, which Ms. Lesser clarified met the 6 foot requirement.

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

Pastor Rueben y Andrea Amancio, Tempe, explained that they wanted to expand his church as he was currently conducting 4 services every Sunday.

The Pastore and Commission discussed the design elements of the project, and came to the conclusion that the Pastor was not opposed to making the roofs of all structures the same color and materials, and maintain separation between the pastoral house and other structures on the site.

With no other questions of the applicant, and no one from the public wishing to speak on the case, the Commission proceeded with their discussion.

Chair Webb expressed the importance of having a good understanding of plans. Ms. Lesser replied that many changes had been made over the year since the applicant first submitted.

With no other questions of staff and no one from the public wishing to speak Commission discussed the item.

Commissioner Barger expressed that he understands and appreciates the challenges faced by the pastor. He also noted that detail discrepancies exist between the line drawing and 3D renderings, but would support the case if columns on house were removed and roofs were the same colors.

Commissioner Collett expressed that he agreed with Commissioner Barger remarks.

Commissioner Spears expressed that she would like to see the roofs be the same color and would like to see a wall in the back yard of the house.

Commissioner Thornton also expressed that she agrees with Commissioner Barger.

Vice Chair Kent highlighted the need for details to be sorted out otherwise it looks to be a good project.

Commissioner Tinsley moved to approve with adding four conditions:

- 10a. eliminate columns on the house
- 10b. all buildings have same color roof tiles
- 10c. front door of house line up with front wall of house
- 10d. fence be built around house

The motion was seconded by Commissioner Collett and it passed with a vote of 7 – 0.

The meeting was adjourned at 7:00 p.m.

Prepared by: Steve Nagy, Administrative Assistant II

Reviewed by: Larry Tom, Principal Planner



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Larry Tom, Principal Planner