



Minutes of the Development Review Commission February 26, 2019

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

Present:

Chair David Lyon
Vice Chair Michael DiDomenico
Commissioner Scott Sumners
Commissioner Thomas Brown
Commissioner Don Cassano
Commissioner Philip Amorosi
Commissioner Andrew Johnson
Alt Commissioner Michelle Schwartz

City Staff Present:

Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Steve Abrahamson, Principal Planner
Diana Kaminski, Senior Planner
Karen Stovall, Senior Planner
Dalton Guerra, Planner I
Christopher Ray, Administrative Assistant I

Absent:

Alt Commissioner Barbara Lloyd
Alt Commissioner Angie Thornton

Hearing convened at 6:00 PM and was called to order by Chair Lyon.

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – Study Session & Regular Meeting – January 22, 2019
Motion: Motion made by Commissioner Don Cassano to approve Meeting Minutes. Seconded by Commissioner Amorosi.
Ayes: Chair Lyon, Vice Chari DiDomenico, Commissioners Sumners, Brown, Cassano, Amorosi, and Johnson
Nays: None
Abstain: None
Absent: Commissioners Lloyd and Thornton
Vote: 7-0

CONSENT AGENDA:

The following Agenda items #4 and #5 were considered together on Consent Agenda.

4. Request a Use Permit to allow a massage establishment for **FIRST CLASS REFLEXOLOGY**, located at 725 South Rural Road, Suite 109. The applicant is First Class Reflexology. **(PL190008)**

5. Request a Use Permit to allow a massage establishment for **THERAPEUTIC RETREAT**, located at 1553 West Todd Drive, Suite 106-1A. The applicant is MKK Massage, LLC. **(PL190010)**

Motion: Motion made by Vice Chair DiDomenico to approve items on Consent Agenda. Motion seconded by Commissioner Sumners.

Ayes: Chair Lyon, Vice Chair DiDomenico, Commissioners Sumners, Brown, Cassano, Amorosi, and Johnson

Nays: None

Abstain: None

Absent: Commissioners Lloyd and Thornton

Vote: 7-0

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

3. Request a Development Plan Review for a new nine-story, 224,940 square-foot office building for **THE GRAND AT PAPAGO PARK CENTER -- PHASE 4: OFFICE BUILDING C**, located at 1121 West Washington Street. The applicant is Davis. **(PL180306)**

Before any discussion for the above item, Chair Lyon announced that Commissioner Johnson has decided to recuse himself from this item as he is employed with Salt River Project (SRP) and Alternate Commissioner Michelle Schwartz is taking his place for this agenda.

Staff Presentation:

Ms. Karen Stovall, Senior Planner, gave an overall description of the project. The applicant is requesting a Development Plan Review (DPR) for a new nine-story office building and eight-level parking garage. Vehicular access to the garage will be from the north, south and east. A stipulation was added by staff regarding the north access to the garage where vacant Lot 1 is located. Currently, construction of the garage would be allowed without any driveway. If the vacant Lot 1 to the north develops without a driveway then the applicant would be able to come back to request a DPR for a driveway that leads into the proposed garage. Two other stipulations were added by staff regarding the stairways proposed on the north and south sides of the parking garage. Condition No. 14 requires the applicant to provide a vertical concrete panel to screen the north stairs and concrete panels to replace the metal pipe railing. Condition No. 15 requires the applicant to provide privacy screening on the stairs on the south elevation. The method of screening chosen must first be approved by the Planning Division. Staff is recommending approval of the DPR subject to conditions listed in the staff report along with the modification to stipulation no. 5.

Applicant Presentation:

Mr. Buck Yee, Principal Project Architect with Davis, introduced himself as the architect for the project and gave an overview. He indicated that he had presented this project to the Commission in a previous Study Session and was asked to further articulate and work with staff on how to address the north façade facing Washington street. The solution was to add aluminum mullions with colored gaps between them to create some animation. Regarding Condition No. 4 which relates to installing a traffic signal at the intersection of Priest and Grand Way, Mr. Yee advised that the traffic signal had been installed. Mr. Yee agrees to conform to both Condition No. 14 and No. 15. Chairman Amorosi questioned the overparking of the garage by 350 spaces and if this would be something that would continue with future structures. Mr. Yee advised that the proposed parking structure was driven by tenant demands. He could not comment on future parking needs and indicated they would be based on parking counts at

that time. Commissioner Amorosi stated he liked the fins on the Washington side, especially the blue instead of grey. He suggested that the dark grey square on the west side be blue instead of grey. Vice Chair DiDomenico asked Mr. Yee why City staff requested that he screen off the stairwells on the garage instead of the open concept that was on the drawings. Mr. Yee felt that the original open concept for the stairs created a lighter feel to the structure however staff did not want to see the appearance of the stair on the Washington street side, so they asked that it be screened in. Vice Chair DiDomenico asked if there were any safety issues or other operational issues to screening it off. Mr. Yee advised that he feels it is safer to have it open. One of the safety requirements is visual surveillance which was the reason for the open stairs. The bank that will be the tenant has a security protocol where they want to be able to visually survey who is in the parking structure and if those people are supposed to be there. Commissioner Brown noted that this building is similar to the State Farm building in that it includes a large wall of glass. This is easier to build but harder to insulate. Commissioner Brown asked Mr. Yee how they plan to mitigate the energy efficiency of this much glass with our harsh sun. Mr. Yee stated that the building was oriented so that the shorter facades are facing east and west. They will be using high performance, low-heat glazing to address the energy code requirements. This project is pursuing LEED certification and they are at certified level at this time. Commissioner Sumners asked for clarification if improvements to the existing garage were on the approval for today and Mr. Yee advised him that they were not.

Public Comment: None

Commission Comments:

Commissioner Brown followed up on his earlier question regarding the need to screen the stairs of the parking garage. Ms. Stovall stated that they did not want the stairs to be the dominant architectural feature on that elevation, that screening would provide shade, and the other reason to provide a screen is for purposes of providing privacy for women who are in dresses and skirts when they use the stairwells. She also clarified they were not asking that everything be screened, but rather a portion of the railings to address that particular privacy concern. As proposed, the current design is all mesh which you can see through. Chair Lyon requested clarification that staff was requesting screening at the landing and the flight of stairs. Ms. Stovall confirmed that is the situation. Staff had met with applicant last week and the applicant had showed them some renderings with other options for the screening. They could be frosted glass or perforated metal, both of which would address their concern to be able to see into the garage. If the applicant was willing to just put it at the flight of stairs staff would be amenable to that. Commissioner Schwartz felt that having the heavy panel at the front would diminish the articulation of the side facing Washington and would be interested to see some of the metal on the Washington side instead of the internal side. Commissioner Amorosi indicated he would prefer a more open look versus a solid wall and would like to see frosted glass, preferably blue. Commissioner Brown felt that 99% of men and women would be using the stairwell on the office building so he would like to see the open zigzag look of the stairs on the Washington side. He also indicated that in the future he would like to see more variety in structures instead of buildings with blank glass. Commissioner Cassano did not feel that the stairs on the Washington side would get that much use. He felt more people would use the elevator in the structure, especially in the summer months. He suggested giving flexibility to the applicant and staff to work this item out. Vice Chair DiDomenico preferred the openness of the stairs but from more of a safety standpoint than one of aesthetics. He would like to modify Condition No. 15 so that staff has some room to work with the applicant.

Motion: Motion made by Commissioner Amorosi to approve PL180306 with the stipulation that the developer work with staff by making the least obtrusive safety structures for the stairwells and modification to Condition No. 5. Seconded by Vice Chair DiDomenico.

Ayes: Chair Lyon, Vice Chair DiDomenico, Commissioners Sumners, Brown, Cassano, Amorosi, and Schwartz

Nays: None

Abstain: Commissioner Johnson

Absent: Commissioners Lloyd and Thornton

Vote: 7-0

2. Request a Development Plan Review for a new multi-family residential development consisting of 11 two-story condominium units for **HUDSON LANE CONDOMINIUMS**, located at 55 West Hudson Lane. The applicant is Fine Line Designs. **(PL180192)**

Commissioner Johnson resumed his seat at the podium before this agenda item was presented.

Staff Presentation:

Ms. Karen Stovall, Senior Planner, gave the Commission a brief overview of the project. The Southern Pacific Railroad runs along the west property line, so the applicant has proposed an eight-foot high wall and trees spaced at 20 feet to act as a sound buffer and to provide shade. Staff has set a condition that applicant use a different tree type to better shade the public sidewalk along Hudson. The buildings have eight-inch plank fiber cement and 12-inch fiber cement. A condition was made for applicant to replace fiber cement with masonry to provide a textural difference and protect the base of the building from possible damage by vehicles in the garages. The applicant was agreeable to this condition. Ms. Stovall also advised on Stipulation No. 6 which identifies two different color schemes for the five buildings. The original staff report had only identified one color scheme for the stucco. Staff is recommending approval of the Development Plan Review application subject to the conditions in the staff report, including the revision to Stipulation No. 6. Commissioner Sumners wanted clarification that the walls and trees along the west property line were not for the benefit of the railroad. Ms. Stovall indicated that was not the case, that they were for a sound buffer and screen for the residents. Commissioner Brown stated that eight-foot walls would need to be engineered and Ms. Stovall indicated that any wall over seven feet in height must have a structural engineer sign and seal the drawings, so they do need a building permit for it.

Applicant Presentation:

Mr. David Timmonds, with David Timmonds Design Studio, introduced himself to the Commission along with Mr. Scott Myrick, the designer on the project. Mr. Myrick gave a brief recap of the project and emphasized that due to there being garages there will not be cars parked on the street. Also, the way the parking has been designed you will not see any parking from Hudson Lane. Trash cans will be privately contained so there will not be any dumpsters on site. All the site walls will be eight-inch block walls. Commissioner Cassano asked about the trash cans and if these would have to be rolled out by tenants. If so, where will they be placed? Mr. Myrick stated that they have worked with the Waste Department and they are going to embed metal placards on the sidewalk with the individual unit's number, so they have the exact placement predetermined for each container. Commissioner Cassano indicated that it looks like there is room for a trash truck to enter but it would have to back out. Mr. Myrick stated that there will be a turnaround on the longer of the two units. Commissioner Sumners requested clarification of what the underground storage on the site plan referenced. It was advised by Mr. Myrick that this was for stormwater retention. Commissioner Brown stated that he felt the color scheme was very muted and asked if the buildings could have different colors. Mr. Myrick clarified that each unit would have an alternated lighter and darker color scheme. Commissioner Amorosi felt the layout was too dense. He would like to see Units 110 and 111 taken out so there could be more community space. Mr. Myrick stated that they explored several layouts and by going two-story and providing garages, they are limiting the amount of parking which helps the appearance. Vice Chair DiDomenico inquired about the size and usability of the balconies. Mr. Myrick advised that they were ornamental step-out balconies as there was not enough cantilever space over the required driveway to provide anymore. Commissioner Sumners noted that two of the bedrooms in every unit backed up to the railroad and how the applicant would address this. Mr. Myrick stated they been in contact with the Building Department and they recommended thermal windows. They are also providing well-insulated walls on all sides of the building and mature trees in the back with the eight-foot wall.

Public Comment: None

Commission Discussion:

Commissioner Brown was very pleased with the entire project. Vice Chair DiDomenico and Commissioner Sumners agreed with this assessment.

Motion: Motion made by Vice Chair DiDomenico to approve PL180192 with the stipulation that fiber cement be replaced by masonry and Stipulation No. 6 which identifies two different color schemes. Seconded by Commissioner Johnson.

Ayes: Chair Lyon, Vice Chair DiDomenico, Commissioners Sumners, Brown, Cassano, Amorosi, and Johnson

Nays: None

Abstain: None

Absent: Commissioners Lloyd and Thornton

Vote: 7-0

6. Request a Use Permit to allow a car wash in the GID (General Industrial District) zoning district and a Development Plan Review for a new 4,322 square-foot building for **FRANCIS & SONS EXPRESS CARWASH**, located at 2121 West University Drive. The applicant is John Reddell Architects. **(PL180353)**

Staff Presentation:

Diana Kaminski, Senior Planner, gave an overview of the project. Condition No. 4 just acknowledges that the existing driveways were approved in 2016 and installed in 2017 and are not being modified with this request. Applicant has also exceeded the required 10% landscape coverage, with the site plan showing 28% coverage. Another condition made was that the applicant maintain the trees and shrubs in their natural form and not shear or truncate. Commissioner Sumner asked how they were able to negotiate a 60-foot landscape setback and Ms. Kaminski advised this was already established and it was only a matter of filling in the D.G.

Applicant Presentation:

Mr. John Reddell, of John Reddell Architects, introduced himself and gave an overview of the project. His focus was on the steps that have been taken to ensure the noise from the carwash will be minimal and the layout will be aesthetically appealing.

Public Comments:

Mr. Ken Mann, speaking for tenants on the west side of Holcomb, expressed concerns about safety. If a feasibility study was done on this property prior to purchase, he inquired what the outcome with respect to the number of people who would use this facility over a specific period was and if it was a traffic count. He stated you are required to have No Left Turn signs put on University so that you cannot make a left turn in the middle or off Holcomb. Commissioner Amorosi asked Mr. Mann to clarify if he lived in the area or worked in the area. Mr. Mann stated he represents the tenants in the businesses to the right of the carwash. When they come out on Holcomb they will be faced with all these cars from the carwash and QT.

Applicant Response:

Mr. Jeff Francis, a representative of Francis & Sons Car Wash, addressed the public comment concerns. He stated all these concerns have been previously addressed and the traffic generated there is not going to be any more significant than it is now as they are not adding any new drive approaches, it is all existing. Vice Chair DiDomenico asked Mr. Francis how many customers he estimates at day. Mr. Francis stated this could change seasonally but 200-300 cars a day is the average. Commissioner Brown asked if the 27 vacuum stations would only be available to carwash customers. Mr. Francis stated anyone is welcome to use them.

Commission Comments:

Commissioner Amorosi thanked the owner for responding to his question about sustainability and the recycling of all the water.

Motion: Motion made by Commissioner Cassano to approve PL180353. Motion seconded by Commissioner Amorosi.

Ayes: Chair Lyon, Vice Chari DiDomenico, Commissioners Sumners, Brown, Cassano, Amorosi, and Johnson

Nays: None

Abstain: None

Absent: Commissioners Lloyd and Thornton

Vote: 7-0

Staff Announcements:

Ms. Suparna Dasgupta, Principal Planner, announced the projects on March 12, 2019 Development Review Commission Meeting agenda.

There being no further business, the meeting was adjourned at 7:31 PM.

Prepared by: Joanna Barry

A handwritten signature in blue ink, appearing to read 'Suparna Dasgupta', is written over a faint, light blue circular stamp.

Reviewed by:
Suparna Dasgupta, Principal Planner
Community Development Planning