



MINUTES

DESIGN REVIEW COMMITTEE MEETING

October 20, 2016

AT OR AFTER 1:30 P. M.

201 North Stone Avenue, Public Works Building,
Conference Room C, (basement floor).

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- **CALL TO ORDER:** At 1:30 p.m.

- **ROLL CALL:**

APPOINTED VOTING MEMBERS:

- (X) William Yarnell
- () Lori Woods
- (X) Paul Wheeler
- (X) Barbara Becker
- (X) Evan Eglin

STAFF VOTING MEMBERS:

- (X) Chris Poirier
- (X) Tom Drzazgowski
- (X) Jeanette DeRenne

NON-VOTING DEVELOPMENT SERVICES DEPARTMENT STAFF MEMBERS:

- (X) Betty Sanchez, Recording Secretary, Planning Division
- (X) Artemio Hoyos, Case Planner, Planning Division
- () Greg Saxe, Environmental Planning Manager, Regional Flood Control District

HOMEOWNERS' ASSOCIATION REPRESENTATIVE VOTING MEMBER(S):

None

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- **PLEDGE OF ALLEGIANCE:** Done

- **APPROVAL OF MINUTES:** For August 18, 2016, motion to approve minutes was made by Member Becker and seconded by Member Poirier. The Vote was 7-0 to approve.

- **CONSENT AGENDA:** Staff recommends that the DRC consider each of these requests as a consent item based on applicant agreement with staff recommendations. In the event there are no written objections presented at this meeting from a representative of the local Home Owner Association or from a neighboring property owner, and no request by a member of the DRC to remove the request from the consent agenda; then staff recommends that the DRC consider approving each of these requests that meet the above conditions without first reading the staff report and without deliberation by the DRC.

No Consent Agenda Items

- **Gateway**

P16VA00028 Dollar General – Picture Rocks

Location: SE Corner of Picture Rocks Road/Sandario Road

Zoning: Rezoning from GR-1 (Rural Residential) Zone to CB-1 (Local Business) Zone

Size: 6.73 acres

Homeowner's Association(s): None

a) Staff Report: Artemio Hoyos, Planner

b) Applicant: Jeff Stanley (JAS Engineering)

c) MOTION: Yes No Continue

Staff Report:

Artemio Hoyos presented the staff report.

The applicant, Jeff Stanley, presented additional information.

Member Wheeler asked if the height of the building is 18' or 20'.

Staff stated the renderings showed 18'. Parapets may add 1' to 2' in height, totaling 20'.

Member Wheeler inquired about the number of parking spaces.

Staff confirmed that the development met the required amount of spaces.

Member Eglin identified that the building needed parapets on all 4 sides due to the visibility of objects on top of the roof.

Member Wheeler asked if the other building on the site plan was part of the DRC case.

Staff stated that the Dollar General building was the only structure being reviewed and any future structures would have to come back for review to the DRC.

Member Becker inquired about the location of the monument signs.

Staff explained where the signs were located.

Member Becker asked what the LRV of the signs were and what the store hours would be.

The applicant responded that the materials for the illuminated sections of the sign were corporate colors and were plastic rather than paint. Store hours would be 9am to 9pm.

Chairman Drzazgowski asked the committee if there was a motion.

MOTION:

Member Eglin made a Motion recommending approval of P16VA00028 Dollar General – Picture Rocks Gateway subject to the conditions in the Staff Report, plus a condition that the proposed building contain a parapet on all sides and the building does not exceed 24' in height with the parapets.

Member Wheeler seconded Member Eglin's motion.

VOTE:

P16VA00028 Dollar General – Picture Rocks Gateway was approved by a 7-0 vote. There were no dissenting votes.

- **ADJOURNMENT:**

Member Becker made a motion to adjourn.

Member DeRenne seconded Member Becker's motion.

Adjournment approved by a 7-0 vote.

The DRC meets on the third Thursday of every month. The next meeting is tentatively scheduled at 1:30 p.m. on November 17, 2016 in the Public Works Building, Basement Level, Conference Room "C".

Minutes prepared by Artemio Hoyos. Meeting audio CD's may be made available for additional information not included in the minutes.

NOTE TO HOMEOWNERS' ASSOCIATIONS AND HISTORICAL DISTRICT ADVISORY BOARDS:

All Homeowners' Associations (HOA) and Historic District Advisory Boards on file that are affected (within officially mapped HOA boundaries) by certain DRC projects are notified by the Pima County Planning Division of the Development Services Department as to the project's purpose, and the date, time and place of the meeting. If more than one HOA or Advisory Board is involved, it shall be the responsibility of the several groups to decide among themselves which Association or Board shall have the vote, and to inform this Department in writing of their decision at or prior to the Design Review Committee Design Review Committee (DRC) meeting.