



Main Gate District – Design Review Committee

Monday, December 15, 2014 – 2:00 p.m.

Planning and Development Services, 3rd Floor Conference Room
201 North Stone Avenue – Tucson, AZ 85701

Legal Action Report

1. Roll Call

Those present and absent were:

Present:

Jan Cervelli
Jim Chaffee
Rick Gonzalez
Jane McCollum
Tom Warne
Matt Williams
Bob Smith

Staff Members Present:

Frank Dillon, Planning & Development Services

2. Approval of Legal Action Report – December 15, 2014

Approved by a voice vote of 7-0.

3. Ratification of actions taken on December 15, 2014 to approve proposed revisions to previously approved DRC Design Package. (In response to Development package compliance) HUB II - 1023 North Tyndall Avenue

Staff provided a brief overview and explained that due to a legal noticing issue at the 12-15-14 DRC meeting, the DRC is required by A.R.S. § 38-431.05 to ratify the motion to approve presented revision items within thirty (30) days.

Bob Smith added that the purpose of the meeting is not to re-review previously approved items but to ratify previously approved items and to discuss the location and revisions of the pool listed in item #4.

Motion by Jane McCollum to ratify approved revisions presented at the December 12, 2014 DRC meeting.
Motion seconded by Dean Jan Cervelli.

Motion passes 6-1 (Matt Williams opposed)

4. Proposed revisions to pool location - HUB II - 1023 North Tyndall Avenue

Keri Silvyn, the applicant's provided a brief overview of the previously approved items and explained the proposed pool rooftop pool location and second story courtyard revisions. Mrs. Silvyn explained that the overall pool area was reduced by approximately 3000 square feet from the original approved design package. Mrs. Silvyn added that the pool top roof equipment would occupy the west end of the roof allowing a buffer between the pool area edge and the neighborhood and maintaining a less massive rooftop

appearance in the elevations. In regards to the second story courtyard Mrs. Silvyn explained that there were minor changes to the layout of the originally approved second story mezzanine courtyard.

Commissioners inquired about the height of the west glass wall. Jeff Zelisko the project architect mentioned that the west wall would be 6'. Matt Williams asked if the architects would be willing to consider an 8' wall as a condition of approval. The development team and Mrs. Silvyn agreed that the wall along the west courtyard could be revised from 6' to 8'.

Motion by Dean Cervelli to approve the roof top pool location and design and the revisions to the second story courtyard with the condition that the glass west courtyard wall be increased from 6' to 8' in height. Motion seconded by Jane McCollum.

Motion passes 7-0.

5. Future Agenda Items

None at this time.

6. Call to the Audience

Chris Gans – West University Historic Zone Advisory Board and Property Owner. Mr. Gans stated that he thought the reduction in pool area and location away from the west edge of the building was a good solution. Mr. Gans added that 'spikey' plants could be considered in the planting areas near the western wall of the second story mezzanine courtyard to prevent residents from gathering near the edge.

7. Adjournment

The meeting was adjourned at 2:35 p.m.