



Minutes
Development Review Commission
STUDY SESSION
February 14, 2023

**Minutes of the study session of the Development Review Commission, of the City of Tempe, was held in Council Chambers
31 East Fifth Street, Tempe, Arizona**

Present:

Chair Michael DiDomenico
Vice Chair Andrew Johnson
Commissioner Don Cassano
Commissioner Barbara Lloyd
Commissioner Linda Spears
Alt Commissioner Rhiannon Corbett
Alt Commissioner Charles Redman

City Staff Present:

Jeff Tamulevich, Director, Community Development
Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Lee Jimenez, Senior Planner
Joanna Barry, Administrative Assistant II

Absent:

Commissioner Michelle Schwartz
Commissioner Joe Forte
Alt Commissioner Robert Miller

Chair DiDomenico began the Study Session at 5:33 p.m.

Review of January 10, 2023 Minutes

- Item #1 - Study Session Minutes
- Item #2 - Regular Meeting Minutes

Review of February 14, 2023 Regular Meeting Agenda

- Item #3 – Street Renaming – on consent
- Item #4 – STOGIES (PL220327) – to be heard
- Item #5 – LA VICTORIA COMMONS (PL220349) – to be heard

Project Updates by Staff (City Council Action Items)

Ryan Levesque, Deputy Director, advised the Commission that there are a couple of items that have had postponements related to the the Curry Road Apartments, which the Commission previously recommended for approval. The applicant is working on sale finalization for the project site. It was originally scheduled in February but was postponed until March, however the applicant is now requesting another postponement of the City Council hearing date.

On February 16, 2023, staff will be bringing forward to the City Council a resolution they requested for live music. This would allow applicants to get a discounted rate for live music Use Permits for a one-year period. If adopted, effective March 1, 2023, for one year the fee for the permit would be \$200. Since it is a public hearing item it still needs to go through the standard hearing process and come before the Commission for a decision on any new Use Permits.

Chair DiDomenico asked if this was for live entertainment tied to an existing business as opposed to a special event, and Mr. Levesque advised that was correct.

Review of past and future applications with staff

Suparna Dasgupta, Principal Planner, advised the Commission of the items that will be on the February 28, 2023, agenda.

PRESENTATION: Minima (PL210291): Mixed-Use, Multi-Family Development Presented by Tim Boyle, Tim Boyle Design, LLC

Tim Boyle gave a brief overview of the proposed project. It is a 72-unit mixed-use, multi-family development. It is residential with a small commercial space. He proceeded to go over the site and landscape design. They are hoping that the commercial portion will be an incubator for live/work. They are trying to make it live/work to reduce the amount of driving. He noted there are a lot of spaces for bicycle parking.

Commissioner Redman asked why there was no shade structure over the parking. Mr. Boyle stated that at this point they are holding off on it due to the expense.

Chair DiDomenico asked if there was any feedback from staff on plant and tree choices. Mr. Boyle said they have gone back and forth, and staff has been pretty happy with everything they have submitted thus far.

Commissioner Lloyd asked that due the minimalist design, and maybe value engineering the shade structures, if they foresee this as being at an attainable price point for residents, as compared to some of the more expensive housing in Tempe. Mr. Boyle stated it is set to be at a more attainable price point.

Vice Chair Johnson asked if there was any connectivity to the Highline Canal Trail and Mr. Boyle advised that it does not touch that trail. Vice Chair Johnson suggested that may be something to consider and would be a nice amenity for the people living there to have easy access to it. Mr. Boyle stated they do not own the property right up to it, but they could possibly add a gate there.

Commissioner Spears asked what the plan was for commercial space and if it was an open space. Mr. Boyle stated it is an open project and the developer will look at what is viable at that time. He noted they have a plan done out with cubicles. If a tenant wanted a space that could be part of their rent or they could possibly get a discount for it.

Chair DiDomenico asked if it was just a high ceiling commercial space or if it was multi-floor. Mr. Boyle advised there were two levels.

Announcements:

NONE

The Study Session adjourned at 5:57 p.m.

Prepared by: Joanna Barry, Administrative Assistant II
Reviewed by: Ryan Levesque, Deputy Director