

Minutes of the Development Review Commission REGULAR MEETING March 23, 2023

Minutes of the Regular Meeting 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
Commissioner Joe Forte
Alt Commissioner Rhiannon Corbett

City Staff Present:

Jeff Tamulevich, Director – Community Development
Ryan Levesque, Deputy Director – Community Development
Steve Abrahamson, Principal Planner
Mailen Pankiewicz, Principal Planner
Lily Drosos, Planner II
Ty Templeton, Planning Technician
Joanna Barry, Administrative Assistant II

Absent:

Commissioner Michelle Schwartz
Alt Commissioner Charles Redman
Alt Commissioner Robert Miller

Hearing convened at 6:04 p.m. and was called to order by Chair DiDomenico

The following items were considered for **Consent Agenda**:

- 1) Request for a Development Plan Review for a new 7-unit attached single-family development for **COUNTRY CLUB TOWNHOMES**, located at 3250 South Country Club Way. The applicant is E-Project LLC. (PL230012)
- 2) Request for a Use Permit to allow a drive-through restaurant within the General Industrial District for **PRIEST & BROADWAY CHICK-FIL-A**, located at 1139 West Broadway Road. The applicant is 4G Development & Consulting. (PL230055)
- 3) Request for a Use Permit to allow live entertainment (open mic nights, poetry readings, story hours, and live music) for **BRICK ROAD COFFEE**, located at 4415 South Rural Road, Suite 10. The applicant is Brick Road Coffee. (PL230072)
- 4) Request for a Use Permit to allow required parking within the required front yard building setback for the **RICE RESIDENCE**, located at 103 West Palmcroft Drive. The applicant is Dwell Boldly. (PL230079)

Motion: Motion made by Commissioner Cassano to approve Consent Agenda and seconded by Commissioner Spears.

Ayes: Chair DiDomenico, Vice Chair Johnson, Commissioners Cassano, Lloyd, Spears, Forte, and Corbett

Nays: None

Abstain: None

Absent: Commissioner Schwartz

Vote: Motion passes 7-0

Staff Announcements:

Ryan Levesque, Deputy Director – Community Development, advised the Commission of the items on the June 13, 2023 DRC agenda.

Chair DiDomenico referenced the June 27, 2023 Special DRC meeting at the Tempe History Museum. He asked if it was limited to discussion of the 2050 General Plan or if there would be other items on the agenda. Mr. Levesque advised there may be meeting minutes to approve, but that the General Plan was the only other item on the agenda. Chair DiDomenico asked if it would mainly be to get public input, with no discussion or vote from the Commission. Mr. Levesque stated they would like the Commission's input or commentary with an opportunity to respond to comments and questions from the public, but it will ultimately be a public input session for staff to present the formal public hearing of the draft plan.

There being no further business the meeting adjourned at 6:13 p.m.

Prepared by: Joanna Barry, Administrative Assistant II
Reviewed by: Mailen Pankiewicz, Principal Planner