



**Minutes
Development Review Commission
STUDY SESSION
August 8, 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:

Vice Chair Chair Andrew Johnson
Commissioner Michelle Schwartz
Commissioner Don Cassano
Commissioner Barbara Lloyd
Commissioner Linda Spears
Commissioner Joe Forte
Commissioner Larry Tom

City Staff Present:

Jeff Tamulevich, Director, Community Development
Ryan Levesque, Deputy Director, Community Development
Mailen Pankiewicz, Principal Planner
Steve Abrahamson, Principal Planner
Karen Stovall, Senior Planner
Lily Drosos, Planner II
Ty Templeton, Planner I
Joanna Barry, Administrative Assistant II

Absent:

Alt Commissioner Rhiannon Corbett
Alt Commissioner Charles Redman
Alt Commissioner Robert Miller

Vice Chair Johnson began the Study Session at 5:30 p.m.

PRESENTATION:

Project overview for APACHE SQUARE (PL230063), a new mixed-use development located at 1747 East Apache Boulevard.

Presentation by Manjula M. Vaz – Gammage & Burnham PLC, Adam Gerhard, DAVIS

Manjula Vaz, Gammage & Burnham PLC, gave an introductory overview of the requests for this project. This item will be presented formally to the Commission at the August 22, 2023, meeting. Ms. Vaz stated they have received support from the surrounding neighborhood. One neighbor expressed support for the project but also had concerns about the traffic getting around that corner on Apache Boulevard. Ms. Vaz noted there are two curb cuts along Apache Boulevard that will be taken out which will help along Apache Boulevard. There is only one entrance along McClintock Drive, and they have put in a bus pullout which should prevent traffic from getting stuck behind the bus when going south.

Adam Gerhard, DAVIS, went over the landscape and design for the project.

Commissioner Lloyd asked how they are factoring loading and deliveries for the retail space on Apache Boulevard. Mr. Gerhard stated that most of the loading is likely going to come through the garage. There are a couple of corridors that lead directly to those retail spaces. Commissioner Lloyd stated that seems a little bit cumbersome and suggested they take another look at that in terms of viability and lease ability.

Commissioner Cassano referenced the smaller windows between the units and asked if they were going to put any relief on them as they will be directly facing the sunlight. Mr. Gerhard advised they could look into the possibility of recessing them when they get into the construction phase.

Vice Chair Johnson asked if it was possible to have businesses operate small storefronts out of the live/work units and was advised that it was. Vice Chair Johnson asked if they still had the retail space behind the bus shelter. Ms. Vaz advised it was still there, however it had to be reduced due to the dimensions of the bus stop. Vice Chair Johnson asked if there was outdoor space along Apache Boulevard and was advised that there was.

Commissioner Schwartz stated she appreciates the tree canopies being brought out to the street along the McClintock Road elevation to provide shade but questioned the choice of palm trees since they do not provide much shade. Mr. Gerhard stated a similar concern was brought up at a neighborhood meeting and advised they are looking at other types of tree options to replace those.

Commissioner Tom asked if the large bus shelter could be incorporated into the design of the building if they are stuck using a City of Tempe required shelter. Mr. Gerhard stated that right now it is really tight against the building, and they have been using Tempe's bus standards for that center. Ms. Vaz stated they have talked about putting a little art on the grey columns to add some interest on that face. Mr. Gerhard stated there are about six-seven feet behind the bus shelter to move around. He also noted the bus shelter wall is perforated so there is some transparency through the bus shelter.

Review of July 25, 2023 Minutes

Item #2 – Study Session Minutes

Item #3 – Regular Meeting Minutes

Review of August 8, 2023 Regular Meeting Agenda

Item #4 – MANDI HOUSE RESTAURANT (PL220047) – on consent

Commissioner Lloyd asked what the Commission's jurisdiction was regarding building paint. Steve Abrahamson, Principal Planner, gave a brief explanation of how this item came to be before the Commission.

Item #5 – HAYDEN RESIDENCES (PL230006) – on consent

Karen Stovall, Senior Planner, noted a correction to the agenda and action line for this item that it should state "new two-story multi-family development" not "single-family".

Item #6 – CHEF PETER'S BBQ (PL230115) – on consent

Commissioner Schwartz noted this request is for a temporary use permit, but it is allowable for an indefinite period of time. She stated that at future meeting she would like the City to discuss what this really means and if there should be some type of time limit put on them.

Commissioner Tom asked if the City has concern about where the seating is in relation to traffic. Lily Drosos, Planner II, stated that the unique Condition of Approval #7 addresses this concern. She also noted that as the seating is on the southeast corner of the site it is not impeding any drive aisles.

Commissioner Lloyd asked if maintaining hours of operations is a requirement for maintaining the Use Permit. Mr. Abrahamson stated that it is and if any violation is observed, it would need to be reported to Code Compliance.

Item #7 – FIRST CLASS REFLEXOLOGY (PL230145) – on consent

Election of Chairperson

Item #1 – Discussion and recommendation for nomination of Chairperson:

Commissioner Spears recommended nomination of Vice Chair Johnson as Chair and Commissioner Schwartz as Vice Chair. The rest of the Commissioners agreed with these nominations to be voted on during the Regular Meeting.

Project Updates by Staff (City Council Action Items):

Ryan Levesque, Deputy Director – Community Development, advised the Commission of the action items from the July 27th City Council meeting:

An Introductory and First Hearing was held on both the Skye Tempe and Marshall on Apache projects. There was a lot of public comments on Skye Tempe, especially from residents of Mirabella who shared concerns about traffic and the site. The applicant responded to some of the questions and concerns and there will be additional follow-up regarding circulation, access, and pickup needs. The Second and Final Hearings for both of these items will be held on September 7, 2023.

Announcements:

Mailen Pankiewicz, Principal Planner, advised the Commission that the next DRC meeting will be held on August 22, 2023.

The Study Session adjourned at 6:02 p.m.

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