



DEVELOPMENT REVIEW COMMISSION 2023 ANNUAL REPORT

Description as Defined in Ordinance:

The Development Review Commission holds public meetings and hearings, to provide analysis and recommendations to the City Council regarding general land use policies and applications where the Commission has recommendatory power, and to render final decisions on specified applications where the Commission has final decision-making power, including, but not limited to, all aspects of a proposed and future development. The Commission has the duty to carry out the provisions and intent of the General Plan and the Zoning and Development Code. (Zoning and Development Code, Part 1, Chapter 3, Section 1-312)

List of Board and Commission Members, Including Attendance and Service Dates:

Member	Term Start	Term End	Attendance
Larry Tom	8/2/2023	7/1/2026	3 meetings
Robert Miller, Ph.D.	6/23/2022	7/1/2026	7 meetings
Joseph Forte Jr.	6/23/2022	7/1/2026	18 meetings
Andrew Johnson	6/23/2022	7/1/2025	19 meetings
Linda Spears	6/23/2022	7/1/2025	20 meetings
Charles L. Redman	9/9/2021	7/1/2025	6 meetings
Rhiannon Corbett	6/24/2021	7/1/2024	3 meetings
Barbara Lloyd	6/24/2021	7/1/2024	18 meetings
Michelle Schwartz	6/24/2021	7/1/2024	14 meetings
Don Cassano	6/28/2018	7/1/2024	16 meetings

Name of Chair and Vice Chair:

- Chair – Andrew Johnson
- Vice Chair – Michelle Schwartz

Staff Liaison and Contact Information:

Name	Department	Phone	Email
Mailen Pankiewicz	Community Development	(480) 350-8562	mailen_pankiewicz@tempe.gov

Meeting Frequency and Location:

Meetings occur 2nd and 4th Tuesday of each month, in the Council Chambers. Twenty (20) meetings were held between November 2022 – October 2023.

Number of Meetings Cancelled and Reason for Cancellation:

None

Vacancies and Duration of Vacancies:

None

Subcommittee and Subcommittee Activity:

Did the Board/Commission have any subcommittees active during the reporting period? **No**

Mission Statement:

The Development Review Commission is created to hold public meetings and hearings, to provide analysis and recommendations to the City Council regarding general land use policies and applications where the Commission has recommendatory power, and to render final decisions on specified applications where the Commission has final decision-making power, including, but not limited to, all aspects of a proposed and future development. The Development Review Commission recognizes that the creation of a desirable environment throughout the city for residents, business, and industry is a prime requisite for the interdependence of land values, aesthetics, and good site planning, by promoting harmonious, safe, attractive and compatible development that is therefore considered to be in the best interest of public health, safety, and general welfare.

Accomplishments (Past 12 Months):

Below is a list of all projects heard by the Development Review Commission from November 2022 to October 2023.

The Commission took actions on projects heard. Actions included approval, denial, or recommendation to City Council.

Salim Residence	PL220190	Use Permit
The Caliendo Residence	PL220039	ZON, SBD
Tempe Entertainment District	PL220278	GPA (2), ZON, PAD Overlay
City of Scottsdale Police & Fire Training Facility	PL220066	DPR
OMP Tempe Industrial Park	PL220160	DPR
Wilson Residence	PL220218	Use Permit
Alameda Industrial	PL220121	Use Permit Standard
YW Relaxation	PL220261	Use Permit
UCARS	PL220314	Use Permit
Rio & McClintock	PL220192	ZON, PAD, DPR
Roosevelt 11 Homes	PL220141	DPR
Apache River Apartments	PL220030	Use Permit, DPR
El Dorado 4	PL220235	Use Permit Standard
The Chill Room	PL220313	Use Permit (2)
Sheppard Residence	PL220318	Use Permit Standard, Use Permit
Goldwater Tap House	PL220319	Use Permit
Curry Road Apartments	PL220211	GPA, ZON, PAD Overlay, Use Permit, DPR
Three Thirty Three	PL220344	DPR
Keller Residence	PL220297	Use Permit Standard
Barrett Residence	PL220312	Use Permit Standard
Apache Central	PL220259	GPA (2), ZON
Stogies	PL220327	Use Permit
La Victoria Commons	PL220349	GPA (3), ZON (2), PAD Overlay
Crown Castle 829442 Desert Palm Church	PL220292	Use Permit
Fenlason Residence	PL220351	Use Permit (2)
Lead AZ Schools	PL230018	Use Permit
Gans Residence	PL230033	Use Permit
Krispy Kreme/El Pollo Loco	PL220032	Amended PAD Overlay, DPR
Cazier Residence	PL220357	Use Permit
IDM Fountainhead	PL220301	GPA, ZON, PAD, DPR
Schember Residence	PL220260	Use Permit Standard
Underwood Residence	PL220289	Use Permit Standard
The River Massage	PL230043	Use Permit
UCARS	PL220314	Use Permit Compliance Review
16 East University	PL220343	PAD, Use Permit, DPR

Bonfire Craft Kitchen and Tap House	PL230053	Use Permit
Rio 2100 Residences	PL220255	GPA, ZON, PAD Overlay, DPR
Vedana Tempe	PL230035	ZON, PAD Overlay, DPR
Grass Clippings at Rolling Hills	PL230080	Use Permit (5)
McKemy-Riggs House	PL230011	ZON
Country Club Townhomes	PL230012	DPR
Priest & Broadway Chick-Fil-A	PL230055	Use Permit
Brick Road Coffee	PL230072	Use Permit
Rice Residence	PL230079	Use Permit
Bonnie Lane Apartments	PL220270	Use Permit, DPR
Tempe Motor Company	PL230067	Use Permit
The Gilmore Residence	PL230091	Use Permit
Skye Tempe	PL230046	PAD, DPR
The Marshall at Tempe	PL230046	GPA, ZON, PAD, DPR
Tempe Tomorrow – General Plan 2050	PL230107	General Plan Update
Mandi House Restaurant	PL220047	Minor DPR appeal
Hayden Residences	PL230006	DPR
Chet Peter's BBQ	PL230115	Use Permit
First Class Reflexology	PL230145	Use Permit
Smart Move	PL230001	Use Permit
Markulis Residence	PL230132	Use Permit
Gopal Residence	PL230140	Use Permit
Tempe Municipal Operations Center – Phase 2	PL230164	Use Permit Standard, Use Permit, DPR
Resale Therapy	PL230198	Use Permit
The Buzzed Goat Coffee	PL230220	Use Permit
Municipal Rezoning of 1 st & Farmer	PL230127	GPA, ZON, PAD
211 East 7 th Street	PL220305	PAD, DPR
955 East Mixed-Use	PL230023	ZON, PAD, DPR
Apache Square	PL230063	GPA, ZON, PAD, DPR
Bubba's 33	PL230034	Use Permit, DPR
Elliot and Hardy	PL230180	DPR
Cloud Residence	PL230204	Use Permit
Friendship Village Lifecare Retirement Community	PL230272	Use Permit
Tempe Zoning and Development Code	PL230295	Code Text Amendment
Ashley Furniture Addition	PL230212	DPR
La Victoria Commons	PL220349	DPR
Devil's Hideaway	PL230251	Use Permits (2)
Prestinario Residence	PL230265	Use Permit
Isselhard Residence	PL230291	Use Permit
Skybridge Maple	PL230292	Use Permit Standards
Revilo Distillery	PL230293	Use Permit

Goals Related to City Council Strategic Priorities, if Applicable (Next 12 Months):

Ongoing efforts to continue implementing the goals established at the September 25, 2017 DRC retreat include:

- Staff summary of Council meeting/vote to understand Council's vision and improve communication between DRC and City Council (CC)
- Highlighting non-standard conditions of approvals in staff reports (noted in bold).
- Provide Council the explanations and context for why DRC voted the way they did on a project in the staff summary.
- Encouraging more study session items to strengthen collaboration and communication between DRC, staff and applicants.

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Study Session and Regular Meeting (Combined)

	2022			2023																	TOTAL (in Mins)	
	8-Nov (in Mins)	15-Nov (in Mins)	13-Dec (in Mins)	10-Jan (in Mins)	24-Jan (in Mins)	14-Feb (in Mins)	28-Feb (in Mins)	14-Mar (in Mins)	28-Mar (in Mins)	11-Apr (in Mins)	9-May (in Mins)	23-May (in Mins)	13-Jun (in Mins)	27-Jun (in Mins)	25-Jul (in Mins)	8-Aug (in Mins)	22-Aug (in Mins)	12-Sep (in Mins)	10-Oct (in Mins)	24-Oct (in Mins)		
Michael DiDomenico	71		97	92		148	128	12	149	140		82	179	151	129							1,378
Andrew Johnson	71		97	92	78	148	128	12	149	140	92	82	179	151	129	40	131	31	54	43		1,847
Don Cassano		121	97	92	78	148	128		149	140		82		151	129	40	131	31	54	43		1,614
Michelle Schwartz		121	97	92	78			12	149	140	92			151	129	40	131		54	43		1,329
Barbara Lloyd	71	121	97	92	78	148	128	12	149	140		82	179	151		40	131	31	54	43		1,747
Linda Spears	71	121	97	92	78	148	128	12	149	140	92	82	179	151	129	40	131	31	54	43		1,968
Joseph Forte Jr.		121	97	92	78		128	12	149	140	92	82	179	151	129	40	131	31	54	43		1,749
Larry Tom																40	131		54			225
Rhiannon Corbett (Alt)						148						82			129							359
Charles Redman (Alt)	71					148					92		179				131	31				652
Robert Miller (Alt)	71	121			78		128	12			92		179									681
Study Session	25	4	17	33	22	24	14	6	14	5	17	44	33	0	9	32	30	26	11	10	In mins	13,549
Regular Meeting	46	117	80	59	56	124	114	6	135	135	75	38	146	151	120	8	101	5	43	33	In hrs	226
	71	121	97	92	78	148	128	12	149	140	92	82	179	151	129	40	131	31	54	43		