



**Minutes**  
**Development Review Commission**  
**STUDY SESSION**  
**December 12, 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 Michelle Schwartz  
Commissioner Barbara Lloyd  
Commissioner Linda Spears  
Commissioner Joe Forte  
Alt Commissioner Rhiannon Corbett  
Alt Commissioner Charles Redman

**City Staff Present:**

Jeff Tamulevich, Director, Community Development  
Ryan Levesque, Deputy Director, Community Development  
Mailen Pankiewicz, Principal Planner  
Diana Kaminski, Senior Planner  
Chris Jasper, Senior Planner  
Whitney Mayfield, Planner I  
Joanna Barry, Administrative Assistant II

**Absent:**

Chair Andrew Johnson  
Commissioner Don Cassano  
Commissioner Larry Tom  
Alt Commissioner Robert Miller

---

**Vice Chair Schwartz began the Study Session at 5:20 p.m.**

**Review of November 14, 2023 Minutes**

Item #1 - Study Session Minutes  
Regular Meeting Minutes

**Review of December 12, 2023 Regular Meeting Agenda**

~~Item #2 – TAKE 5 OIL CHANGE (PL230278) – POSTPONED TO A LATER DRC HEARING – DATE TBD~~  
Item #3 – SANTORO RESIDENCE (PL230296) – on consent  
Item #4 – ATIKUZZAMAN RESIDENCE (PL230305) – on consent  
Item #5 – KELLER RESIDENCE (PL230309) – on consent  
Item #6 – LEWIS RESIDENCE (PL230326) – to be heard  
Item #7 – ASCENSION MASSAGE THERAPY (PL230339) – on consent  
Item #8 – THERA-MED MASSAGE (PL230342) – on consent

**PRESENTATION: (IF NEEDED)**

Project overview for APACHE AND MCCLINTOCK (PL230218), a proposed mixed-use development located at 1734 E. Apache Blvd.

Presented by Beus Gilbert McGroder: Paul Gilbert, Kurt Waldier; Circle West: Peter Koliopoulos, Seth Astroth; LCI Development Partners: Chad Broderick, Pat Hoyt; and Twinpeaks Group: Ryan Clintworth

Paul Gilbert, Beus Gilbert McGroder, gave an overview of the project including site context. He noted that this site is adjacent to the Valley Metro light rail station.

Peter Koliopoulos, Circle West, provided an overview of the elevations for the project.

Project overview for VERVE TEMPE (PL230356), a proposed 14-story mixed-use development located at 1011 E Orange Street.

Presented by Darin Sender of Sender Associates, Chartered

Darin Sender, Sender Associates, Chtd., provided a brief overview of the project which will be 14 stories with 237 units. She noted this site is on the light rail line and is between two light rail stations.

Neil Reardon, ESG Architecture, gave an overview of the project design and elevations. There will be one underground level of parking and three levels above ground parking that will also include residential.

Commissioner Lloyd asked to be shown where the units are in the parking level and how it looks. Mr. Reardon provided this display along with an explanation of the layout.

Commissioner Redman stated that being on the light rail track is not very useful and that it is preferable to be by a light rail station. He asked if they had any evidence from the people across the street that they still take the light rail. Mr. Reardon stated that when transit is within one third of a mile people will use it, but they will not use it as much if it is further than that.

**Announcements:**

NONE

---

**The Study Session adjourned at 6:00 p.m.**

Prepared by: Joanna Barry, Administrative Assistant II

Reviewed by: Mailen Pankiewicz, Principal Planner