



**Minutes
Development Review Commission
STUDY SESSION
March 26, 2024**

**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 Andrew Johnson
Commissioner Don Cassano
Commissioner Barbara Lloyd
Commissioner Linda Spears
Commissioner Joe Forte
Commissioner Larry Tom
Alt Commissioner Robert Miller

City Staff Present:

Jeff Tamulevich, Director, Community Development
Ryan Levesque, Deputy Director, Community Development
Michelle Dahlke, Principal Planner
Diana Kaminski, Senior Planner
Karen Stovall, Senior Planner
Jacob Payne, Senior Planner
Lily Drosos, Planner II
Lucas Jensen, Planner II
Whitney Mayfield, Planner II
Joanna Barry, Administrative Assistant II

Absent:

Vice Chair Michelle Schwartz
Alt Commissioner Rhiannon Corbett
Alt Commissioner Charles Redman

Chair Johnson began the Study Session at 5:34 p.m.

Review of February 27, 2024 Minutes

Item #1 - Study Session Minutes
Regular Meeting Minutes

Review of March 26, 2024 Regular Meeting Agenda

Item #2 – ROOSEVELT 11 HOMES (PL240031) – on consent
Item #3 – RIO SALADO LOFTS (PL230139) – on consent
Item #4 – HASS RESIDENCE (PL230370) – on consent
Item #5 – SOTO RESIDENCE (PL230411) – on consent
Item #6 – DIABLO CLUBHOUSE EXPANSION & SITE IMPROVEMETNS (PL240010) – on consent
Item #7 – RICHARDSON RESIDENCE (PL240011) – on consent
Item #8 – LIN XIAO & JIN RESIDENCE (PL240028) – to be heard
Item #9 – XIAO & FENG RESIDENCE (PL240029) – to be heard
Item #10 – BURCIAGA RESIDENCE (PL240034) – on consent
Item #11 – KEEFE JOINT TRUST (PL240043) – on consent
Item #12 – TESLA COLLISION CENTER (PL240045) – on consent
Item #13 – APACHE AND MCCLINTOCK (PL230218) – to be heard

PRESENTATION: Staff update on Character Area 6 – Southwest Tempe plan development process and an overview of initial public input.

Ambika Adhikari, Principal Planner, and Jacob Payne, Senior Planner, provided an update on the Character Area 6 plan to include population/demographics of the area, results from the public survey and meetings, and the next step in the process. Mr. Payne stated that they anticipate the plan to come before the Commission for a vote in October of this year, then go before the City Council in either October or November.

Project Updates by Staff (City Council Action Items):

Ryan Levesque, Deputy Director – Community Development, advised the Commission that at their second hearing before the City Council on March 21, 2024, the applicant for the College & 7th project presented revisions to the proposed project that both staff and the applicant came to agreement with regarding the intent to provide 87 on-site parking spaces. As a result, the applicant is proposing to add a 14th level of residential units to the building to allow them to cover the costs associated with the parking requirements. The additional level gives them the ratio that was going to be achieved with 80 spaces which is why they came to the number of 87. Mr. Levesque stated that staff's rationale for the parking recommendation was as a result of receiving additional information after the Commission hearing from the Downtown Tempe Authority (DTA) representatives. These representatives stated that counter to what has been heard about an excess of additional residential parking in the area it is the opposite. Mr. Levesque stated they are getting an increased demand for residential and student parking in the City Hall garage which is putting an excess demand on the publicly available parking garages that are supposed to be for those short-term turnaround timeframes for garages. He was also advised some of the high-demand resident parking facilities are increasing their rates to almost \$200 per month, so those residents are looking for alternative places to park which is putting some demand on the eastern parking facilities. Mr. Levesque stated that due to the major changes that were made a decision was made to continue the item to a third and final City Council hearing on April 4, 2024 to give the applicant time to provide revised elevations and floorplans and reflect that in the public report.

Commissioner Miller asked if they were going to have parking both below and above grade. Mr. Levesque advised that both parking levels will be below grade and there will be an additional residential level on the building.

Announcements:

Michelle Dahlke, Principal Planner, advised the Commission of the items that are on the April 9, 2024, DRC Study Session and Regular Meeting agendas.

The Study Session adjourned at 6:09 p.m.

Prepared by: Joanna Barry, Administrative Assistant II
Reviewed by: Michelle Dahlke, Principal Planner