



**Minutes**  
**Development Review Commission**  
**STUDY SESSION**  
**May 28, 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 Larry Tom  
Alt Commissioner Rhiannon Corbett  
Alt Commissioner Robert Miller

**City Staff Present:**

Ryan Levesque, Deputy Director, Community Development - Planning  
Diana Kaminski, Senior Planner  
Lily Drosos, Planner II  
Lucas Jensen, Planner I  
Joanna Barry, Administrative Assistant II

**Absent:**

Vice Chair Michelle Schwartz  
Commissioner Joe Forte  
Alt Commissioner Charles Redman

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**Chair Johnson began the Study Session at 5:31 p.m.**

**Review of May 28, 2024 Regular Meeting Agenda**

- Item #1 – LUSH CAFÉ AND LOUNGE (PL240015) – on consent
- Item #2 – HIGH MAINTENANCE SMOKE SHOP (PL240089) – to be heard
- ~~Item #3 – MCKENZIE RESIDENCE (PL240089) – item withdrawn by applicant~~
- Item #4 – JAMES MADISON PREPARATORY (PL240093) – on consent
- Item #5 – DIMES CABARET (PL240128) – *continuance to be requested by applicant*
- Item #6 – PROJECT ELEVATE (PL240051) – to be heard

**Project Updates by Staff (City Council Action Items):**

Ryan Levesque, Deputy Director, Community Development – Planning, advised the Commission that at the City Council's May 11, 2024 meeting they heard the following:

The City Council heard a request from Creative Environments, which is a 4,000 square foot welding shop addition located at 8949 South Beck Avenue. This site is in the General Industrial Overlay District, where the development expansion is adjacent to single-family zoning and industrial areas. Mr. Levesque stated that there is an automatic requirement where this type of project goes directly to the City Council where they are basically approving design review through a public hearing process where property owners are notified of the request. Mr. Levesque stated that no members of the public came about this item. He advised that both the Use Permit and Development Plan Review were approved by the City Council. Mr. Levesque stated that this is only the second time that the City has had to use the General Industrial Overlay District zoning overlay.

**Announcements:**

Mr. Levesque advised that the next Development Review Commission meeting will be held on June 25, 2024, and the agenda for that meeting will be sent out next week.

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**The Study Session adjourned at 5:45 p.m.**

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