
**DEVELOPMENT REVIEW COMMISSION
STUDY SESSION
APRIL 23, 2013**

**HARRY E. MITCHELL GOVERNMENT CENTER
TEMPE CITY HALL – CITY COUNCIL CHAMBERS
31 EAST 5TH STREET
5:30 p.m.**

Commissioner's Present:

Mike DiDomenico, Chair
Dennis Webb, ViceChair
Peggy Tinsley
Paul Kent
Angie Thornton
Ron Collett
Jim Delton

Commissioner's Absent:

Linda Spears
Dave Maza
Dan Killoren

City Staff Present:

Lisa Collins, Interim Community Development Dept. Director
Steve Abrahamson, Planning & Zoning Coordinator
Ryan Levesque, Senior Planner
Lisa Novia, Admin. Asst. II

Chair DiDomenico called the Study Session to order at 5:30 p.m. After a brief discussion, it was decided that the minutes could be approved as drafted, Item Nos. 2 and 5 would be continued and Item Nos. 3 and 4 could be placed on the Consent Agenda.

Nancy Ryan, Project Management Coordinator, made a brief presentation on the status of the General Plan Community Working Group.

The meeting was adjourned at 6:05 p.m.

Prepared by: Lisa Novia, Administrative Asst. II

Reviewed by: Lisa Collins, Interim Director Community Development Department

A handwritten signature in cursive script, appearing to read 'Lisa Collins'.

Lisa Collins, Interim Director, Community Development Department

DEVELOPMENT REVIEW COMMISSION APRIL 23, 2013

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
6:00 PM (5:30 Study Session)

Commissioner's Present:

Mike DiDomenico, Chair
Dennis Webb, ViceChair
Peggy Tinsley
Paul Kent
Angie Thornton
Ron Collett
Jim Delton

Commissioner's Absent:

Linda Spears
Dave Maza
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City Staff Present:

Lisa Collins, Interim Community Development Dept. Director
Steve Abrahamson, Planning & Zoning Coordinator
Ryan Levesque, Senior Planner
Lisa Novia, Admin. Asst. II

Chair DiDomenico called the meeting to order at 6:10 p.m., which included the introduction of the Commission and City staff. It had been determined at Study Session that the minutes could be approved as drafted, that Item Nos. 2 and 5 could be continued and Item Nos. 3 and 4 could be approved on consent.

1. CONSIDERATION OF MEETING MINUTES: 3/26/13 & 4/9/13

On a motion by Commissioner Kent and seconded by Commissioner Tinsley, the Commission with a vote of 6-0 (Commissioner Delton abstained) approved the minutes of March 26, 2013.

On a motion by Commissioner Kent and seconded by Commissioner Collett, the Commission with a vote of 5-0 (Commissioners Tinsley and Delton abstained) approved the minutes of April 9, 2013.

Chair DiDomenico called to the public asking if anyone from the public was present to speak on Item No. 3 or 4, seeing no one, closed the hearing to public input.

CONSENT AGENDA

On a motion by Commissioner Tinsley and seconded by Commissioner Collett, the Commission with a vote of 7-0 approved the Consent Agenda as recommended the following staff reports.

3. Request for a Development Plan Review and Use Permit Standard to reduce the side yard setback from 30 to 27 feet (10%), for a new restaurant drive-through building for **MCDONALD'S RESTAURANT (PL130048)**, located at 625 East Baseline Road. The applicant is Huellmantel & Affiliates.

STAFF REPORT: [DRCr McDonalds 042313](#)

4. Request for a Preliminary Subdivision Plat for **TEMPE CASCADE (PL130064)**, located at 2340 East University Drive. The applicant is Huellmantel & Affiliates.

STAFF REPORT: [DRCr TempeCascade 042313](#)

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2. Request for a Development Plan Review and a Use Permit to allow residential in the PCC-2 District, for a 194 unit new multi-family development for **THE STANDARD ON BROADWAY (PL120409)**, located at 1245 East Broadway Road. The applicant is Gammage & Burnham, PLC.

STAFF REPORT: [DRCr TheStandardonBroadway 042313](#)

Chair DiDomenico stated that the applicant representing Item No. 2 has requested a continuance to the May 14th meeting.

Manjula Vaz, Gammage & Burnham (applicant), addressed the Commission to formally request a continuance to May 14th. Ms. Vaz agreed to meet with the adjacent property owners and work out some private agreement discussion with the neighboring development site regarding access.

On a motion by Commissioner Kent and seconded by Commissioner Tinsley, the Commission with a vote of 7-0 approved the continuance of Item No. 2 to the May 14th meeting date.

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5. Request for a Code Text Amendment within the Zoning and Development Code incorporating special use standards for **FRATERNITY/SORORITY HOUSES (PL130052)**. The applicant is the City of Tempe.

THIS CASE WAS CONTINUED FROM THE MARCH 12TH & MARCH 26TH HEARINGS

STAFF REPORT: [DRCr Fraternity Sorority Amendment 042313](#)

Ms. Collins indicated that staff is requesting a continuance in order to review feedback that was given by the Commission and speak with legal staff.

On a motion by Commissioner Collett and seconded by Commissioner Tinsley, the Commission with a vote of 7-0 approved the continuance of Item No.5.

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6. **ANNOUNCEMENTS** - There were no announcements.

The meeting was adjourned at 6:17 p.m.

Prepared by: Lisa Novia, Administrative Asst. II

Reviewed by: Lisa Collins, Interim Director Community Development Department



Lisa Collins, Interim Director, Community Development Department