



## Minutes of the Development Review Commission Study Session October 24, 2017

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 Linda Spears  
Vice Chair David Lyon  
Commissioner Mike DiDomenico  
Commissioner Thomas Brown  
Commissioner Philip Amorosi  
Commissioner Scott Sumners  
Alternate Commissioner Angela Thornton

**Absent:**

Commissioner Andrew Johnson  
Alternate Commissioner Nicholas Labadie  
Alternate Commissioner Barbara Lloyd

**City Staff Present:**

Chad Weaver, Community Development Director  
Suparna Dasgupta, Principal Planner  
Obenia Kingsby, Planner II  
Cynthia Jarrad, Administrative Assistant

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**Chair Linda Spears began the Study Session at 5:30 p.m.**

**Review of October 10, 2017 Minutes**

- Item #1 - Study Session Minutes, October 10, 2017
- Item #2 – Regular Meeting Minutes, October 10, 2017

**Review of October 24, 2017 Regular Meeting Agenda**

- Item #3 – BH Properties – The Center – South Structure (PL160124) – to be heard
- Item #4 – Hayden Flour Mill (PL170218) – to be heard.

Ms. Dasgupta pointed out that one Condition of Approval in the report this evening was listed under the wrong category and has been moved to the correct one, this does not constitute a change, but was just a formatting error. Also, Use Permit Condition of Approval #5 has been modified to read: “The applicant shall contact the City of Tempe Crime Prevention Unit for a security plan prior to issuance of a building permit. Contact 480-858-6409.”

**Vice Chair Lyon stated he would be recusing himself from this project.**

**DISCUSSION:**

The Commission did not have any discussion of the City Clerk’s Annual Report. Chair Spears asked members to review the draft and contact staff if they had any questions or comments.

Ms. Manjula Vaz of Gammage and Burnham, Ms. Kaitlyn Mulhollan of Desert Viking, and Mr. Robert Des Rosiers of Form Third, gave a presentation on the proposed Farmer Townhomes project. Ms. Mulhollan spoke of and shared images of other projects in which Desert Viking has been involved, and gave a brief synopsis of their qualifications.

Mr. Des Rosiers stated that the proposed site is currently a vacant lot, and that the request would include re-zoning as well as a Planned Area Development for height and density. The project would consist of 15 three-story, for sale, 2-bedroom single family attached homes. Mr. Des Rosiers spoke about the design features of the actual homes, such as square footage, layout, garages, balconies, parking, etc. He shared renderings, elevations, site plan, landscape plan, and spoke about types of structures in the surrounding area, with comparisons to the proposed project. There were a few questions from the Commission members concerning using the alley at the north end of the property for ingress and egress, with Ms. Diana Kaminski, Senior Planner, clarifying that this is not an issue in this case. These plans have been through the City's preliminary site plan review process, and concerning the alleyway, they meet the requirements of the Public Works department. Mr. Des Rosiers and Ms. Vaz asked for feedback from the Commission members, Chair Spears stated she does not like the design at all. Other Commissioners had a few questions about the balconies, proximity of the three buildings to one another, etc. These questions were answered to their satisfaction.

**Announcements:** Ms. Dasgupta reviewed the agenda for November 14, 2017. There are currently three agenda items, with the possibility of one or two more. The agenda will be posted as soon as possible.

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**The Study Session adjourned at 6:01 p.m.**

Prepared by: Cynthia Jarrad



Reviewed by: Suparna Dasgupta  
Suparna Dasgupta, Principal Planner