



Minutes of the Development Review Commission Study Session November 14, 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 Michael DiDomenico
Commissioner Thomas Brown
Commissioner Philip Amorosi
Commissioner Andrew Johnson
Alternate Commissioner Barbara Lloyd

Absent:

Commissioner Scott Sumners
Alternate Commissioner Nicholas Labadie
Alternate Commissioner Angela Thornton

City Staff Present:

Chad Weaver, Community Development Director
Ryan Levesque, Comm. Dev. Deputy Director – Planning
Suparna Dasgupta, Principal Planner
Karen Stovall, Senior Planner
Hunter Hansen, Project Management Coordinator
Cynthia Jarrad, Administrative Assistant

Chair Linda Spears began the Study Session at 5:15 p.m.

Review of October 24, 2017 Minutes

- Item #1 - Study Session Minutes, October 24, 2017
- Item #2 – Regular Meeting Minutes, October 24, 2017

Review of November 14, 2017 Regular Meeting Agenda

- Item #3 – 2017 Annual Report – consent agenda
- Item #4 – Tempe Fire Station #7 (PL170296) – will be continued
- Item #5 – Quick Quack Car Wash (PL170240) – will be continued

Ms. Dasgupta explained to the Commission members that the legal posting notifications at these two sites did not take place as they should have, therefore the cases could not be heard this evening. They will both need to be continued to the December 12, 2017 meeting.

Project Update by Staff (City Council Action Items)

Mr. Levesque informed the Commission members that the Planned Area Development for the Westin Tempe project had been approved by City Council.

DISCUSSION:

An update was given by Mr. Hansen regarding the “Character Area 3 Place Making Principles and Design Guidelines” draft document. Character Area 3 includes four anchor areas, which are: Downtown Tempe, Rio Salado,

Tempe Town Lake, ASU, and the Northwest neighborhoods. He explained the process that has been involved thus far in completing this Character Area Plan, with the bulk of the work conducted from early 2016 to fall of 2017. The draft document is available online at Tempe.gov/3. This document is the culmination of a multitude of different forms of public participation such as meetings, community workshops, social media, online surveys and door hangers, etc. To be completely transparent, all of the more than 4,000 public comments received have been published. He stated there is a lot of information to digest, it intentionally includes many pictures as well, with the thought "a picture is worth a thousand words." He discussed some of the themes of each of the four anchors, such as sustainability, walkability, human health, shade, etc. This document is also cross-referenced to other documents within the city for ease of use and navigating online. The last day public comments will be received is Friday, December 1, 2017. The document will then be reviewed once more by City Boards and Commissions, with draft revisions following. A final formal review for City Council resolution will then take place, this being the final step. Once implemented, the long-term vision includes the use of this document by staff in reviewing planning applications, by developers when designing new projects, etc. He let the Commissioners know that they were free to email or call him with their review comments, the document will be returning to this body for review and approval as an agenda item in January 2018.

Mr. Levesque then led a discussion concerning the Accessory Dwelling Units and Guest Quarters Ordinance. He explained that January of this year, Council had asked what could be done to facilitate redevelopment of some of our historic neighborhoods. The ordinance under consideration would affect single-family homes in areas that are zoned for multi-family. This would give existing homeowners an option to add an accessory dwelling unit, with the property retaining its single-family use rights. What this means is that a homeowner may seek a building permit if they stay within the zoning requirements, such as setbacks, height requirements, etc. An accessory dwelling unit is limited to 600 square feet, attached or detached, or possibly above the existing unit. The dwelling unit can include a full kitchen, bath, etc., and be rented space. The accessory and the main structure could both be rented, independently from one another. As defined, an accessory dwelling could have its own address and its own utilities, unlike guest quarters. In response to a question regarding why this is needed and how it might benefit the city, Mr. Levesque responded that the city wants to encourage a streamlined process for owners to utilize maximum density, as opposed to other development in those same areas, which might include bulldozing properties and adding adjacent multi-family units. The benefit to the city is that the character of the area/neighborhood is more preserved in this way. In response to a question regarding whether a homeowner who resides in a single-family zoning area would have the option to add an accessory structure, Mr. Levesque responded no, there are limitations on what can be added to a building in single-family zoning. Mr. Levesque invited the Commissioners to email or call him with any comments they may have, and informed them the ordinance will be back before this body as an agenda item in the very near future, hopefully in December 2017 or January 2018.

Announcements: Ms. Dasgupta reviewed the agenda for December 12, 2017. There are currently five agenda items to be heard, in addition to the two that are being continued this evening, for a total of seven.

The Study Session adjourned at 5:57 p.m.

Prepared by: Cynthia Jarrad



Reviewed by: Suparna Dasgupta
Suparna Dasgupta, Principal Planner