



Minutes of the Development Review Commission Study Session December 12, 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 Scott Sumners
Commissioner Andrew Johnson

City Staff Present:

Chad Weaver, Community Development Director
Ryan Levesque, Comm. Dev. Deputy Director – Planning
Suparna Dasgupta, Principal Planner
Karen Stovall, Senior Planner
Diana Kaminski, Senior Planner
Obenia Kingsby, Planner II
Cynthia Jarrad, Administrative Assistant

Absent:

Alternate Commissioner Barbara Lloyd
Alternate Commissioner Angela Thornton
Alternate Commissioner Nicholas Labadie

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

Review of November 14, 2017 Minutes

- Item #1 - Study Session Minutes, November 14, 2017
- Item #2 – Regular Meeting Minutes, November 14, 2017

Review of December 12, 2017 Regular Meeting Agenda

- Item #3 – At Home (PL170305) – consent agenda
- Item #4 – Farmer Arts District – Parcel 1, Lot 1 (PL170358) – to be heard
- Item #5 - Tempe Fire Station #7 (PL170296) – to be heard
- Item #6 – Quick Quack Car Wash (PL170240) – to be heard
- Item #7 – The Muse (PL170320) – to be heard
- Item #8 – Hayden Flour Mill (PL170304) - consent agenda

Project Update by Staff (City Council Action Items): None.

Announcements: Ms. Dasgupta reviewed the agenda for January 9, 2018. There are currently four agenda items, with the possibility of adding one or two more.

DISCUSSION: Mr. Lance Baker of Synectic Design gave a brief presentation on the proposed project, The Block on Roosevelt Phase 2. This development is at the cross-streets of 2nd Street and Roosevelt. Phase 1, which is 14 townhomes basically set in a long row, is currently under construction. Phase 2 will consist of 19 townhomes, (single-family attached). The first phase was not designed by Synectic and this applicant has worked hard at keeping Phase 2 different, with the townhomes not in one long row. They have rotated some of the buildings and have a different street presence. There will be a community pool within Phase 2, and all units have attached garages. Materials will match Phase 1. There were a few questions from the Commissioners, concerning balcony size, if there were renderings of Phase 1 for comparison, if there had been discussions with neighbors or neighborhood meetings, etc. Mr. Baker responded that they are planning to match landscape design and foliage to Phase 1, so that this looks like one cohesive project when it is finished. The height of the buildings remains the same between the two phases. The Commissioners let Mr. Baker know they would look forward to seeing the project in the future.

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

Prepared by: Cynthia Jarrad



Reviewed by: Suparna Dasgupta
Suparna Dasgupta, Principal Planner