



## Minutes of the Development Review Commission Study Session February 13, 2018

Minutes of the Study Session of the Development Review Commission, of the City of Tempe, which was held in Council Chambers,  
31 East Fifth Street, Tempe, Arizona

**Present:**

Vice Chair David Lyon  
Commissioner Scott Sumners  
Commissioner Thomas Brown  
Commissioner Philip Amorosi  
Commissioner Andrew Johnson  
Commissioner Michael DiDomenico  
Alternate Commissioner Angela Thornton  
Alternate Commissioner Barbara Lloyd

**Absent:**

Chair Linda Spears  
Alternate Commissioner Nicholas Labadie

**City Staff Present:**

Chad Weaver, Community Development Director  
Ryan Levesque, Comm. Dev. Deputy Director - Planning  
Suparna Dasgupta, Principal Planner  
Karen Stovall, Senior Planner  
Cynthia Jarrad, Administrative Assistant

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**Vice Chair David Lyon began the Study Session at 5:33 p.m.**

**Review of September 25, 2017 and January 23, 2018 Minutes**

- Item #1 - Study Session Minutes, September 25, 2017
- Item #2 – Study Session Minutes, January 23, 2018
- Item #3 – Regular Meeting Minutes, January 23, 2018

**Review of February 13, 2018 Regular Meeting Agenda**

- Item #4 – Sound and Lighting FX (PL170198) – to be heard
- Item #5 – Supima Agave (PL170360) – on consent
- Item #6 - Chapman Chevrolet (PL170388) – to be heard
- Item #7 - The Fix Coffee (PL170228) – on consent

**Project Update by Staff (City Council Action Items):** Mr. Ryan Levesque updated Commission members on the most recent City Council meeting, February 8, 2018. At that meeting, the motion for Accessory Dwelling Units was tabled for the time being, at Council's request, it may come back after additional evaluation has taken place. The Park Place project had its second hearing and was approved. Alliance Broadstone and the Historic Designation for Hayden Flour Mill was also approved. City Council also upheld the appeal of Quick Quack car wash, therefore overturning DRC's approval and denying the applicant the ability to move forward with this project. The understanding was that when Council heard the appeals of both Use Permits for Quick Quack, the "sticking point" became conflicting information from two different sound studies, one done by the applicant and one done by the appellant. This was followed by a lengthy discussion by the Commission regarding the concerns with the concerning the decision of City Council. Vice Chair Lyon stated that he believes it is not in their purview

to evaluate whether a noise study, for example, was completed correctly or provides accurate information. Are applicants now to be in the business of proving decibel levels? His understanding is that they need to abide by what is in the particular zoning code, but they do not have to prove it, in fact they are not required to provide a sound study at all, the applicant for Quick Quack did so voluntarily. Mr. Levesque agreed that is the case, and if a study is provided, staff includes it with the report that goes to the Commission. Staff is not required nor able to prove the veracity of the information within the study. Vice Chair Lyon wondered how the Commission or Council was to review something like this in the future, as both staff and Commission members would typically not question whether the experts involved have presented factual information, as that is not within staff or the Commission's purview. In his opinion, this is a problem within the approval process and it makes him uncomfortable going forward. Commissioners shared their opinions about the decision, and felt that they had followed the process and voted accordingly when the project was before them. They expressed again their surprise that the appeal had been upheld.

Mr. Levesque then shared with the Commission that the Urban Core Master Plan workshops were coming up soon, they have all been invited to attend, the information is provided to them this evening and also in email. The Urban Core Master Plan will most probably come before the Commission in late March.

**Announcements:** Ms. Dasgupta reviewed the Agenda review for the next meeting, scheduled for February 27, 2018. There is currently one project on the agenda.

**PRESENTATION:** Ms. Manjula Vaz of Gammage and Burnham, PLC gave an abbreviated presentation to the Commission regarding the proposed project "The Collective on 7<sup>th</sup> & Myrtle." She stated this proposed project is on 7<sup>th</sup> Street, east of the previously approved Westin Hotel. It is planned to be a residential, luxury, multi-family tower. The height of the building is lower than what is allowed, and its design matches the vision of downtown and is also consistent with the General Plan. It will most likely be coming before the Commission in late April of this year. She shared a few renderings and asked if there were any questions. Commissioner Amorosi mentioned that the parking seems inadequate for the number of units in the building. Ms. Vaz responded that we need to keep in mind this is in the Urban downtown area, but that parking has been an ongoing conversation with staff, and they plan to speak about it more with the Commission at the time of the hearing. Commissioner Sumners stated he is very interested in hearing about the pedestrian experience surrounding this building when the time comes, and Commissioner Lloyd stated that she hopes to see more retail in the downtown area, so the area can become more of a shopping experience rather than just a dining experience. Ms. Vaz thanked the Commission for the feedback, and assured them they had been heard.

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**The Study Session adjourned at 6:03 p.m.**

Prepared by: Cynthia Jarrad



Reviewed by: Suparna Dasgupta  
Suparna Dasgupta, Principal Planner