



Minutes of the Development Review Commission Study Session February 27, 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:

Chair Linda Spears
Vice Chair David Lyon
Commissioner Thomas Brown
Commissioner Philip Amorosi
Commissioner Michael DiDomenico
Alternate Commissioner Angela Thornton
Alternate Commissioner Nicholas Labadie

Absent:

Commissioner Scott Sumners
Commissioner Andrew Johnson
Alternate Commissioner Barbara Lloyd

City Staff Present:

Chad Weaver, Community Development Director
Ryan Levesque, Comm. Dev. Deputy Director - Planning
Suparna Dasgupta, Principal Planner
Obenia Kingsby, Planner II
Cynthia Jarrad, Administrative Assistant

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

Review of and February 13, 2018 Minutes

- Item #1 - Study Session Minutes
- Item #2 –Regular Meeting Minutes

Review of February 27, 2018 Regular Meeting Agenda

- Item #3 – Roosevelt Court Townhomes (PL170253) – to be heard

Project Update by Staff (City Council Action Items): Mr. Ryan Levesque updated Commission members on the most recent City Council meeting, which was February 22, 2018. A PAD time extension was approved for 707 S. Forest until December 31, 2020. A new development team will now be able to look into building on that site. The first hearing on The Hayden (22-story hotel) took place, with Council asking more questions about design, parking, etc. The second and final hearing for Farmer Townhomes also occurred, and it was approved 7-0, with an added stipulation concerning height. The evening also included a second Council meeting of unscheduled public comments concerning the Treehouse mobile home community near University and Smith. Residents there have been informed that they will have to leave the premises this summer, as there are plans for redevelopment of the site. The city's housing division is getting involved in ongoing communications to assist residents in logistics going forward. Chair Spears inquired of the status of Eastline Village and the progress toward building. Mr. Levesque stated he was not sure off the top of his head, but he would look into that and communicate the information back. Chair Spears also asked for verification that the Accessory Dwelling Units have been "tabled" for now, and sent back to the working group. Mr. Levesque confirmed that was correct. He then gave

Commissioners a brief overview of the Code text amendment regarding PAD/Zoning extension, which will be coming before them at the next meeting. Basically, this amendment would allow applicants to have a more streamlined process to receive an extension, as they could do it administratively without having to be go before City Council if certain conditions are met. Example conditions might be temporary improvements to a vacant lot, or 75% ongoing occupancy of an existing building, etc. Council would reserve the right to hear an applicant's request for extension if they had a specific reason for wanting to hear it, rather that it be approved administratively.

Announcements: Ms. Dasgupta reviewed the Agenda review for the next meeting, scheduled for March 13, 2018. There are currently thirteen projects on the agenda.

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

Prepared by: Cynthia Jarrad



Reviewed by: Suparna Dasgupta
Suparna Dasgupta, Principal Planner