



Minutes of the Development Review Commission Study Session October 23, 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 David Lyon
Vice Chair DiDomenico
Alt Commissioner Barbara Lloyd
Alt Commissioner Angela Thornton
Commissioner Scott Sumners
Commissioner Thomas Brown
Commissioner Philip Amorosi

Absent:

Commissioner Don Cassano
Commissioner Andrew Johnson

City Staff Present:

Chad Weaver, Director, Community Development
Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Diana Kaminski, Senior Planner
Christopher Ray, Administrative Assistant

Chair David Lyon began the Study Session at 5:15 p.m.

Review of October 23, 2018 Regular Meeting Agenda

1. Development Review Commission – Study Session and Regular Meeting – August 28, 2018
2. Development Review Commission – Study Session and Regular Meeting – September 12, 2018
3. Apache Taxi (**PL180250**)
4. Lofts on 8th (**PL180204**)

Project Update by Staff (City Council Action Items):

Mr. Ryan Levesque, Community Development Deputy Director, stated there was a City Council meeting last night, and there was a DRC appointment for the alternate position. He added that she will be receiving training and will be available. Mr. Levesque said he announced the Community Planning month and thanked the Commissioners for their service to the City of Tempe. He added that a couple plats got approved on the consent agenda. The Garcia residence was heard as well, Mr. Levesque stated he gave his presentation to council and there was an approval motion made that allowed the RV parking as long as there were no appeals within a 600-foot distance, for one years' time.

Vice Chair DiDomenico inquired whether the appellate had any testimony from others in the neighborhood. Mr. Levesque stated there was support from neighbors and he had provided a document with signatures. Also, he

stated that an e-mail came in regarding a home owner using their home as a drug rehab facility and there are group home requirements with the city for these situations.

Vice Chair DiDomenico questioned what the process is for applying for group home status. Mr. Levesque responded that it is an administrative process that has to comply with a 1200 ft. separation. He added that all group homes are exempt from city codes, but the state gives them the 1200 ft. requirement.

Vice Chair DiDomenico mentioned an effort that he heard about to track the group homes in South Tempe, because the City has no way of tracking it or does not care. Mr. Levesque stated we are waiting on some regulations from the state that will make these group homes have to be licensed and up to par which will force regulatory review to make sure whether or not they just opened a group home or acting illegally.

Commissioner Thornton inquired how much money Mr. Garcia has had to pay for all of the processes he has been through with the City. Mr. Levesque responded he believed that Mr. Garcia quoted around \$1200.00 dollars, and that he was charged twice the normal fee because he received a citation.

Commissioner Thornton asked if the DRC could have made the decision to approve the Garcia case, to which Mr. Levesque responded the DRC could have in fact made that decision. Commissioner Thornton stated she was unaware they had the power to make such decision.

Vice Chair DiDomenico questioned the status of two larger projects one being the mill site, and the hotel. Mr. Levesque responded that they are still in the works, but time is ticking for their entitlements.

Mrs. Suparna Dasgupta, Principal Planner, explained the Mill project got approved on the first phase National Park Services (NPS) minus the rooftop addition because they didn't allow that. First phase was conditionally approved, the hotel is still pursuing the second phase because they don't have a federal approval.

Vice Chair DiDomenico also asked about the high density urban area near College and Jacks Ticket Stand. Mr. Levesque responded they might be trying to trigger an amendment change to get rid of the residential aspect of this area.

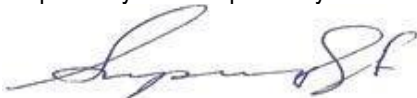
Announcements:

Mrs. Suparna Dasgupta announced the November 13rd meeting will be cancelled. She also stated the November 27th meeting is going to be the first meeting including Use Permits. Mrs. Dasgupta added that the new alternate board member is named Michelle Schwartz. She mentioned PrimeGov and the new agenda management system, and we will do a training with Commission to access and use it.

Mr. Ambika Adhikari, Principal Planner, gave a short presentation on the Urban-Core Masterplan and TOD overlay, and Affordable Housing Strategy.

The Study Session adjourned at 6:04 PM.

Prepared by: Christopher Ray



Reviewed by: Suparna Dasgupta
Suparna Dasgupta, Principal Planner