



## Minutes of the Development Review Commission Study Session January 8, 2019

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 Michael DiDomenico  
Commissioner Don Cassano  
Commissioner Thomas Brown  
Commissioner Scott Sumners  
Commissioner Philip Amorosi  
Commissioner Andrew Johnson  
Alt Commissioner Michelle Schwartz

**City Staff Present:**

Ryan Levesque, Deputy Director, Community Development  
Suparna Dasgupta, Principal Planner  
Steve Abrahamson, Principal Planner  
Karen Stovall, Senior Planner  
Lee Jimenez, Senior Planner  
Christopher Ray, Administrative Assistant I

**Absent:**

Alt Commissioner Barbara Lloyd  
Alt Commissioner Angela Thornton

**Chair Lyon began the Study Session at 5:30 p.m.**

### **Review of January 8, 2019 Regular Meeting Agenda**

Development Review Commission – Study Session and Regular Meeting – November 27, 2018

### **Review of Development Review Commission Agenda**

Mr. Lee Jimenez, Senior Planner, provided an overview and a copy of revised plans provided by the applicant that was not part of the report attachment. Chair David Lyon asked staff to clarify where the door referenced in Condition #4 was located. Mr. Jimenez showed the Commission the location of said door in the Site Plan, and further explained that there will no longer be access to the outside from the second story. Chair Lyon then asked whether this was done because of concern of the second floor looking like a rental unit. Ms. Dasgupta stated that there was a door proposed, which could easily be used as a second living unit. Chair Lyon decided to hear the case. Commissioner Sumners asked why it mattered that it may be turned into a rental unit. Ms. Dasgupta explained it matters because the current application is being processed as a single-family residential development and this proposal creates a multi-family product but does not meet the other standards required by code of a multi-family development. Commissioner Amorosi inquired as to why they want a kitchen on the second floor. Mr. Jimenez stated they wanted to use it for their college aged kids who will be living there eventually, in addition to Mr. Skinner being a pastor and potentially having missionaries as guests. Chair Lyon moved onto EOS Fitness, and asked the commission if they had any questions.

Vice Chair DiDomenico questioned the deficiency in parking provided. Ms. Karen Stovall, Senior Planner, stated that it was a typo in the report, and the required is 258, they have provided 264. Commissioner Summers asked whether the portion of the lot that is going to stay un-developed will be sectioned off by a wall or a curb. Ms. Stovall responded there will be a curb to prevent parking on the dirt lot. She also stated the wall along ranch road is provided to screen the vehicle parking to the South. Commissioner Brown asked whether it would be better planning to flip the building, to be more inline with the entryway into the development. Chair Lyon decided it would be best to hear this case.

#### **Project Update by Staff (City Council Action Items)**

Mr. Ryan Levesque, Deputy Director, Planning, gave a brief City Council update. He stated that the second final hearing for the ASU AFDPA Overlay text amendment was approved, along with Donor Network of Arizona, and The Level which will move onto their second hearing. Mr. Levesque stated that the City Council asked applicant of The Level whether they would be amenable to adding a workforce housing section of the development. Mr. Levesque mentioned the ADU (Accessory Dwelling Units) ordinance that was presented to DRC last year has been revised and will be brought back to the DRC.

#### **Announcement of Future Applications for DRC Agenda**

Ms. Dasgupta announced the future projects for the January 22<sup>nd</sup> DRC meeting.

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**The Study Session adjourned at 5:54 PM.**

Prepared by: Christopher Ray



Reviewed by: Suparna Dasgupta  
Suparna Dasgupta, Principal Planner