

**Minutes
Development Review Commission
STUDY SESSION
September 24, 2019**

Minutes of the regular hearing of the Development Review Commission, of the City of Tempe, was held in the Tempe History Museum, 809 East Southern Avenue, Tempe, AZ

Present:

Chair David Lyon
Vice Chair Michael DiDomenico
Commissioner Scott Summers
Commissioner Thomas Brown
Alt Commissioner Michelle Schwartz
Commissioner Philip Amorosi
Commissioner Andrew Johnson

City Staff Present:

Chad Weaver, Director, Community Development
Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Steve Abrahamson, Principal Planner
Lee Jimenez, Senior Planner
Karen Stovall, Senior Planner
Dalton Guerra, Planner I
Blake Schimke, Planner I
Joanna Barry, Administrative Assistant II

Absent:

Commissioner Don Cassano
Commissioner Barbara Lloyd
Commissioner Angela Taylor

Chair Lyon began the Study Session at 5:37 p.m.

Review of August 13, 2019 Minutes

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

Review of September 24, 2019 Regular Meeting Agenda

- Item #3 – ROOSEVELT CORNER (PL190166) – on consent
- Item #4 – UCARS (PL190208) – on consent
- Item #5 – AAA AUTO REPAIR (PL190218) – on consent
- Item #6 – VIRTUE VAPE (PL190234) – to be heard
- Item #7 – AGAVE CENTER SELF-STORAGE (PL190127) – on consent
- Item #8 – VALVOLINE TEMPE (PL190090) – to be heard
- Item #9 – 6TH & COLLEGE HOTEL (PL190070) – to be heard
- Item #10 – PARC BROADWAY (PL190085) – to be heard

Ms. Suparna Dasgupta, Principal Planner, advised the Commission that Commissioner Brown had some questions on Roosevelt Corner with regard to dimensions and the floorplan. She stated that Lee Jimenez, Senior Planner, does have extra/additional information about the stairwell location and the revised version of the dimensions. Vice Chair DiDomenico mentioned that on the first page of the published report it mentions the bedroom count as six bedrooms, but it should be 16 bedrooms. Commissioner Brown stated there are two units where if they turned the backyard walls 90 degrees, they could double the size of the backyard. Mr. Jimenez stated that that comment was provided during reviews but those side yards will be part of the lot so there is an option for the property owners to enclose that area in the future if they choose to.

Ms. Dasgupta advised the Commission of late additions of unique Conditions of Approval for both 6th & College Hotel and PARC Broadway.

Mr. Ryan Levesque, Deputy Director – Community Development, advised the Commission of a couple of appeals that were filed as a result of the 8/26/19 DRC Meeting. One appeal from Farmer Goodwin Townhomes is scheduled for the September 26th City Council meeting. The other appeal is the Tempe Metro project for the denied Use Permit for the reduction of the required ground floor retail. That appeal will go to the City Council on October 17th.

Ms. Dasgupta advised there is a request from a member of the public to move up the Valvoline case ahead of any of the other hearings and it is up to the Commission whether this is something they would like to consider. Chair Lyon asked if there was a special reason for the request and Ms. Dasgupta advised it was a request from the public. Chair Lyon stated he would like to keep the agenda “as is”.

Commissioner Schwartz asked about updates on the Urban Core Master Plan based on comments that were received. Mr. Levesque advised that nothing has really changed. They brought the public hearing packets forward to the City Council. The City Council requested a little bit more scope in the downtown area based on some of the comments provided at the meeting with some consensus direction to look at lowering the heights in the UC-1 zoning district from 160 feet to 125 feet. The City Council also gave direction to have continued oversight with the development review process, specifically in the downtown area which would include UC-1 and UC-2 zoning district areas.

The Study Session adjourned at 5:51 p.m.

Prepared by: Joanna Barry
Reviewed by: Suparna Dasgupta



Suparna Dasgupta, Principal Planner