

DEVELOPMENT REVIEW COMMISSION 2020 ANNUAL REPORT

Description as Defined in Ordinance:

The Development Review Commission (DRC) is created to hold public meetings and hearings, to provide analysis and recommendations to the City Council regarding general land use policies and applications where the Commission has recommendatory power, and to render final decisions on specified applications where the Commission has final decision-making power, including, but not limited to, all aspects of a proposed and future development. The Development Review Commission recognizes that the creation of a desirable environment throughout the city for residents, business, and industry is a prime requisite for the interdependence of land values, aesthetics, and good site planning, by promoting harmonious, safe, attractive and compatible development that is therefore considered to be in the best interest of public health, safety, and general welfare. .

TCC § {1-312 (ZDC)}

List of Board and Commission Members, Including Attendance and Service Dates:

<u>Board/Commission Members:</u>	<u>Service Dates:</u>	<u>Attendance Record:</u>
Thomas Brown <i>(term ended 7/1/20)</i>	6/25/2015 – 7/1/2020	8
Michael DiDomenico	6/15/2017 – 7/1/2023	15
Angela Taylor – Alternate <i>(term ended 7/1/20)</i>	6/15/2017 – 7/1/2020	1
Don Cassano	6/28/2018 – 7/1/2021	15
Andrew Johnson	6/25/2015 – 7/1/2021	12
David Lyon	6/25/2015 – 7/1/2021	13
Michelle Schwartz - Alternate	10/22/2018 – 7/1/2021	6
Philip Amorosi	6/23/2016 – 7/1/2022	13
Barbara Lloyd - Alternate	6/23/2016 – 7/1/2022	3
Scott Sumners	6/23/2016 – 7/1/2022	12
Steve Bauer <i>(appointed 7/1/20)</i>	7/1/2020 – 7/1/2023	6
Linda Spears – Alternate <i>(appointed 8/27/20)</i>	8/27/2020-7/1/2023	0

Name of Chair and Vice Chair:

- Chair – David Lyon
- Vice Chair – Michael DiDomenico

Staff Liaison and Contact Information:

<u>Staff Liaison:</u>	<u>Department:</u>	<u>Phone:</u>	<u>Email:</u>
Suparna Dasgupta	CD – Planning	480-350-8562	Suparna_Dasgupta@tempe.gov

Meeting Frequency and Location:

Meetings occur 2nd and 4th Tuesday of each month, in the Council Chambers, the Don Cassano Community Center and the Tempe History Museum. Fifteen meetings were held **November 2019 – October 2020.**

Number of Meetings Cancelled and Reason for Cancellation:

Two meetings were cancelled – one as a result pandemic (no in-person hearing) and another due to lack of agenda items.

Vacancies and Duration of Vacancies:

There was a vacancy for two months for an alternate Commission member between July 1, 2020 and August 27, 2020. It has since been filled.

Subcommittee and Subcommittee Activity:

Did the Board/Commission have any subcommittees active during the reporting period? YES NO

Mission Statement:

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Accomplishments (Past 12 Months):

Below is a list of all projects heard by the Development Review Commission from November 2019 to October 2020. The Commission took actions on projects heard. Actions included approval, denial, or recommendation to City Council.

NOVEMBER 2019 - OCTOBER 2020				
Type	Developments Presented to DRC	In Square Feet	# of Dwelling Units	Hotel keys
Commercial	Raising Cane	2,630		
Commercial	Twin Peaks	7,146		
Mixed-Use	Eastline Village	37,625	636	
Multi-family	Gem Apartments		11	
Commercial	South Mountain Retail	8,500		
Commercial	In N Out	3,867		
Commercial	Circle K	5,187		
Commercial	Del Taco	2,053		
Commercial	One Hundred Mill Hotel			237
Commercial	Service First	8,968		
Multi-family	Jinstage		28	
Single-Family	19th Street Residence - Habitat		4	
Commercial	Staybridge			109
Multi-family	5th Street Apartment		28	
Single-Family	Loedig Lofts		3	
Single-Family	Uinverity Lofts		5	
Multi-Family	430 W 7th Street Apartments		4	
Multi-family	Howe Avenue Apartments		18	
Single-Family	Lemon Street Single-family Residences		7	
Mixed-Use	Blue at Eastline	4,072	187	
Multi-family	Roosevelt Corner		6	
Single-Family	Habitat at Roosevelt		3	
Single-Family	Habitat at Don Carlos		6	
Mixed-Use	Banyan North Tempe		651	
Commercial	Salad and Go (Elliot Road)	784		
Commercial	Tempe Crossings 2	5,500		
Commercial	Salad and Go (48th Street)	718		
Commercial	Kyrene and Guadalupe	2,878		
Commercial	Tempe Depot	993,000		280
Commercial	Residence Inn			111
Mixed-Use	Tempe Market Station	18,000	310	
	GRAND TOTAL	1,100,928	1,907	737

A total of over approximately 1.1 million square feet of commercial development with 737 hotel keys; 1,900 residential units, and 38 stand-alone Use Permits were brought forward to the Development Review Commission between November 1, 2019 and October 30, 2020. Additionally, 3 zoning text amendments and the Urban Core Master Plan were also heard by the Commission.

Raising Cane's	PL190195
Twin Peaks	PL190233
Whiteford Residence	PL190242
Eastline Village (PAD)	PL190059
Gem Apartments	PL190150
3 on Hardy	PL190270
Vlachos Family Enterprises	PL190274
Delicious Factory	PL190290
Wild Frontier Axe Throwing	PL190291
Rent-A-Vette	PL190294
South Mountain Retail	PL190130
In-N-Out Burger	PL190131
Circle K	PL190263
Del Taco	PL190276
Medical Marijuana Text Amendment	PL190280
Daybreak Apartments	PL190054
One Hundred Mill Hotel	PL190200
Service First	PL190265
Jinstage Tempe	PL190275
Lewis Residence	PL190295
19th Street Residence	PL190298
Staybridge Suites	PL190201
Loeding Lofts	PL190313
The 5th Apartments	PL190315
Urban Core Master Plan	PL190112
Eastline Village - Phase I	PL190059
Tempe Farmers Market	PL190327
Hudson Lake Condominiums	PL180192
Salad and Go	PL200009
Unitek EMT Vocational	PL200008
University Lofts	PL190227
430 W 7th St Apartments	PL190217
Boondocks	PL190124
Encanto	PL190306
Yoshi Massage Spa	PL200015
The Powder Keg, LLC	PL200041
Integrative Light Healing	PL200058
Howe Avenue Apartments	PL200047
Rock Residence	PL200011
Massage 90210	PL200056
Loukota Residence	PL200063
Lemon Street Single-Family Residences	PL190232
Blue at Eastline Village	PL190249
Velocity Commercial Complex	PL200037
Hale Residence	PL200064
Tempe Market Station	PL190138
Tempe Crossings 2 Lot 1	PL200068
Mendivil Garage	PL200102
Winfrey Trailer	PL200112

Roosevelt Corner	PL190166
Owen Residence	PL200045
Habitat at Roosevelt	PL200108
Merchant Addition	PL200145
Lara Residence	PL200147
AZ Guns	PL200148
Salad & Go	PL200066
Habitat at Don Carlos	PL200109
The Hive Arizona	PL200077
Aoufe Enterprises, LLC D.B.A. Sky High Smoke	PL200123
United Metal Products	PL190301
Discount Tire Company	PL190191
Transcendence Life Center	PL200162
The Lim Residence	PL200126
Wild Side Smoke Shop	PL200166
Trusted Auto Sales	PL200168
U-Haul of Tempe Town Lake	PL200114
Residence Inn Tempe	PL200115
Tempe Market Station	PL200129
Wroble Residence	PL200179
Believe I Can Academy	PL200183
Kyrene & Guadalupe	PL200217
Tempe Depot	PL190330
Banyan North Tempe	PL200128
Zoning & Development Code	PL200216

Goals Related to City Council Strategic Priorities, if Applicable (Next 12 Months):

Ongoing efforts to continue implementing the goals established at the September 25, 2017 DRC retreat include:

- Using mobile devices (i.e. iPads) at DRC meeting and eliminating paper binders of DRC agenda and reports.
- Staff summary of Council meeting/vote to understand Council's vision and improve communication between DRC and City Council (CC)
- Highlighting non-standard conditions of approvals in staff reports (noted in bold).
- Provide Council the explanations and context for why DRC voted the way they did on a project in the staff summary.
- Providing high resolution project files to DRC (through Liquid Files).
- Encouraging more study session items to strengthen collaboration and communication between DRC, staff and applicants.

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Study Session and Regular Meeting (Combined)

2019		2020																		
	12-Nov	10-Dec	14-Jan	28-Jan	11-Feb	25-Feb	24-Mar	28-Apr	26-May	9-Jun	23-Jun	28-Jul	11-Aug	25-Aug	8-Sep	22-Sep	27-Oct		TOTAL	
	(in Mins)	(in Mins)	(in Mins)	(in Mins)	(in Mins)	(in Mins)	(in Mins)	(in Mins)	(in Mins)	(in Mins)	(in Mins)	(in Mins)	(in Mins)	(in Mins)	(in Mins)	(in Mins)	(in Mins)		(in Mins)	
David Lyon			228	130	168	93	Cancelled	137	131	92	Cancelled	88	118	71	14	117	130		1,517	
Michael DiDomenico	48	115	228	130	168	93	Cancelled	137	131	92	Cancelled	88	118	71	14	117	130		1,680	
Don Cassano	48	115	228	130	168	93	Cancelled	137	131	92	Cancelled	88	118	71	14	117	130		1,680	
Thomas Brown	48	115	228	130		93	Cancelled	137	131	92	Cancelled								974	<i>Term expired 7/1/20</i>
Scott Sumners	48	115	228				Cancelled	137	131	92	Cancelled	88	118	71	14	117	130		1,289	
Philip Amorosi	48	115	228	130	168	93	Cancelled	137	131	92	Cancelled	88	118			117	130		1,595	
Andrew Johnson	48		228	130	168		Cancelled	137	131	92	Cancelled	88	118	71		117	130		1,458	
Steven Bauer							Cancelled				Cancelled	88	118	71	14	117	130		538	
Michelle Schwartz (Alt)	48			130	168	93	Cancelled				Cancelled			71	14				524	
Barbara Lloyd (Alt)		115					Cancelled				Cancelled			71	14				200	
Angela Taylor (Alt)		115					Cancelled				Cancelled									
Linda Spears (Alt)							Cancelled				Cancelled								0	<i>Term effective 7/1/20</i>
							Cancelled				Cancelled							In mins	11,455	
							Cancelled				Cancelled							In hrs	191	
Regular Meeting	48	249	206	125	140	64	Cancelled	124	117	83	Cancelled	73	103	56	8	87	87			
Study Session			22	5	28	29	Cancelled	13	14	9	Cancelled	15	15	15	6	30				
			228	130	168	93	0	137	131	92	0	88	118	71	14	117	87			