



**Minutes
Development Review Commission
STUDY SESSION
February 9, 2021**

**Minutes of the study session of the Development Review Commission, of the City of Tempe, was held in Council Chambers
31 East Fifth Street, Tempe, Arizona**

Present:

Chair David Lyon
Vice Chair Michael DiDomenico
Commissioner Scott Sumners
Commissioner Don Cassano
Commissioner Philip Amorosi
Commissioner Andrew Johnson
Commissioner Steven Bauer

City Staff Present:

Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Steve Abrahamson, Principal Planner
Lee Jimenez, Senior Planner
Ryan Conway, Tempe Police Department
Jeff Tamulevich, Tempe Code Compliance Administrator
Dalton Guerra, Planner I
Joanna Barry, Administrative Assistant II

Absent:

Alt Commissioner Barbara Lloyd
Alt Commissioner Linda Spears
Alt Commissioner Michelle Schwartz

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

Review of February 9, 2021 Regular Meeting Agenda

- Item #1 – SUNBAR (PL180006) – TO BE HEARD
- Item #2 – RM MEDICAL MASSAGE (PL200202) – ON CONSENT
- Item #3 – SONORAN ARMORY, LLC (200310) – ON CONSENT
- Item #4 – HIGH MAINTENANCE (PL210009) – ON CONSENT
- Item #5 – C.A.S.A. (PL200310) – ON CONSENT
- Item #6 – LARSON RESIDENCE (200314) – ON CONSENT
- ~~Item #7 – DOWNTOWN FLATS (200275) – ON CONSENT~~ **POSTPONED TO MARCH 23, 2021 DRC HEARING
(REQUESTED BY APPLICANT)**

Announcements:

Mr. Ryan Levesque, Deputy Director – Community Development, gave an overview of recent City Council actions. On January 28, 2021 the City Council held a special Council meeting to review two items:

- 1st hearing for Banyan Tempe and their annexation ordinance request and a pre-annexation agreement for the development. As this was the first hearing no action was taken on those items, however the City Council did vote on the pre-annexation agreement which resulted in a 7-0 vote. Public comments were in support of the project at this time and they will hold the second hearing on February 11, 2021.
- 1st hearing for The Medical Marijuana Initiative (Proposition 207) ordinance code text amendment and zoning and development code amendment. Some of the dialogue with Councilmember Kuby had to do with the separation requirements for cultivation facilities. She asked staff to look into what it would look like from a mapping standpoint if they eliminated the separation requirements for cultivation facilities. Staff has prepared that information for the second hearing. Staff is asking the City Council to vote and act on the ordinance as prepared, however staff may get direction from City Council on whether they want to widening the availability of properties for cultivation facilities in Tempe. Based on analysis conducted by staff, there are currently 1,276 acres of land eligible for cultivation. By removing the separation requirements and just allowing it in heavy industrial zoning or general industrial zoning it would allow up to 4,900 acres of land for such use. Staff looks forward to getting some feedback on the February 11, 2021 hearing for final action.

Mr. Steve Abrahamson, Principal Planner, gave an update on the discussion of second story additions that was brought up in a previous Development Review Commission hearing. He advised the Commission that staff will have a report for them during the March 23, 2021 DRC Study Session.

Ms. Suparna Dasgupta, Principal Planner, introduced Ms. Shelly Seyler, Interim Community Development Director, to the Commission. Ms. Seyler gave an overview to the Commission of her time with the City of Tempe, which began with development and transportation.

Mr. Lee Jimenez, Senior Planner, advised the Commission that both Mr. Ryan Conway, Tempe Police Department, and Mr. Jeffrey Tamulevich, Tempe Code Enforcement, are both available if the Commission members have questions on the Sunbar agenda items.

The Study Session adjourned at 5:41 p.m.

Prepared by: Joanna Barry, Administrative Assistant II
Reviewed by: Suparna Dasgupta, Principal Planner

