



**Minutes
Development Review Commission
STUDY SESSION
September 14, 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:

Vice Chair Steven Bauer
Commissioner Scott Summers
Commissioner Don Cassano
Commissioner Philip Amorosi
Commissioner Barbara Lloyd
Commissioner Michelle Schwartz
Alt Commissioner Rhiannon Corbett
Alt Commissioner Charles Redman

City Staff Present:

Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Steve Abrahamson, Principal Planner
Diana Kaminski, Senior Planner
Joanna Barry, Administrative Assistant II

Absent:

Chair Michael DiDomenico
Alt Commissioner Linda Spears

Vice Chair Bauer began the Study Session at 5:31 p.m.

Vice Chair Bauer welcomed newly appointed Alternate Commissioner Charles Redman. Commissioner Redman provided a brief introduction of himself to the Commission.

Review of August 10, 2021 Minutes

- Item #1 - Study Session Minutes – 8/10/21
- Item #2 - Regular Meeting Minutes – 8/10/21

Review of September 14, 2021 Regular Meeting Agenda

- ~~Item #3 – STARBUCKS AT SOUTHERN (PL210165) – Moved to 10/12/21 DRC meeting~~
- ~~Item #4 – THE WEBB RESIDENCE (PL210234) – Withdrawn by applicant~~
- Item #5 – ADAMS FAMILY GARAGE ADDITION (PL210252) – on consent

Announcements:

Mr. Ryan Levesque, Deputy Director – Community Development, advised the Commission on recent City Council actions:

The Carvana project had its second and final hearing, which was a continuation from the previous one due to legal advertisement issues. The City Council discussed and approved the request in a 7-0 vote. There was some discussion about solar opportunities for the site and if there was any opportunity to reduce the parking from what was earlier provided. No conditions resulted from those discussion points and the project was approved.

The first hearing was held for the Code Text Amendment. The City Council did not ask for a presentation and there was also no public comment. The second and final hearing is scheduled for October 2021.

Ms. Suparna Dasgupta, Principal Planner, advised that the next DRC hearing is scheduled for October 12, 2021 and an agenda will be provided to the Commission.

PRESENTATION:

Proposed Mixed-Use Development - First + Farmer Residential (PL210226):

Ms. Darin Sender, Sender and Associates, gave an overview of the project. This site is location just south of the APS substation. Ms. Sender went over their request for the site. This project was previously approved in 2019 as an office building, however they now plan to redevelop the property into a multi-family residential product. They are expecting to have 200 units in this project, 20 of which will be low-income housing units.

Mr. John Kane, Architekton, discussed how they converted the project from an office site to multi-family residential. He explained how they plan to use a bios well. They are proposing a low water, indigenous style landscape with plants that are mainly succulents.

Ms. Sender advised that they have been working closely with the neighbors to be sure they are answering all of their questions.

Commission Amorosi noted that there was an issue with the parking and asked Ms. Sender to address that. She advised that they had a study conducted and based on public transportation in the area the parking was adequate.

Commissioner Redman stated that when this project officially comes before the Commission he would like to hear more about the landscaping and sustainability.

Commissioner Lloyd requested that information be provided on the type of assurances the developer has regarding the retail space on the site.

Proposed Multi-family Development - Dwell (PL210233):

Ms. Darin Sender gave a brief overview of the project. This is the third phase of the Farmer Studios project that was started in 2000. They are anticipating developing the apartment project along with the parking lot. This will be market-driven workforce housing project. Ms. Sender then went over the requests for this project.

Mr. John Kane went over the site details for the project.

The Study Session adjourned at 6:04 p.m.

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

