

DEVELOPMENT REVIEW COMMISSION 2021 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>
<u>November 2020 – June - 2021</u>		
Michael DiDomenico	6/15/2020 – 7/1/2023	8
Don Cassano	6/28/2018 – 7/1/2021	11
Andrew Johnson	6/25/2015 – 7/1/2021	11
David Lyon	6/25/2015 – 7/1/2021	9
Michelle Schwartz - Alternate	10/22/2018 – 7/1/2021	5
Philip Amorosi	6/23/2016 – 7/1/2022	11
Barbara Lloyd - Alternate	6/23/2016 – 7/1/2022	2
Scott Sumners	6/23/2016 – 7/1/2022	10
Steve Bauer	7/1/2020 – 7/1/2023	11
Linda Spears – Alternate	8/27/2020-7/1/2023	2
<u>July 2021 – Current</u>		
Michael DiDomenico	6/15/2020 – 7/1/2023	4
Don Cassano	7/1/2021 – 7/1/2024	6
Michelle Schwartz	7/1/2021 – 7/1/2024	6
Philip Amorosi	6/23/2016 – 7/1/2022	6
Barbara Lloyd	7/1/2021 – 7/1/2024	6
Scott Sumners	6/23/2016 – 7/1/2022	6
Steve Bauer	7/1/2020 – 7/1/2023	6
Linda Spears – Alternate	8/27/2020-7/1/2023	0
Rhiannon Corbett - Alternate	7/1/2021 – 7/1/2024	1
Charles Redman - Alternate	9/9/2021 – 7/1/2022	1

Name of Chair and Vice Chair:**November 2020 – June 2021**

- Chair – David Lyon
- Vice Chair – Michael DiDomenico

July 2021 – Current

- Chair – Michael DiDomenico
- Vice Chair – Steven Bauer

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. Seventeen meetings were held **November 2020 – October 2021.**

Number of Meetings Cancelled and Reason for Cancellation:

None

Vacancies and Duration of Vacancies:

Alternate Commission Member appointment. Vacancy duration for two months.

Subcommittee and Subcommittee Activity:

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

Mission Statement:

The Development Review Commission 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.

Accomplishments (Past 12 Months):

Below is a list of all projects heard by the Development Review Commission from November 2020 to October 2021.

The Commission took actions on projects heard. Actions included approval, denial, or recommendation to City Council.

U-Haul of Tempe Town Lake (<i>Continued Item</i>)	PL200114	Two (2) Use Permits, Use Permit Standard, and DPR
The Antoniello Residence	PL200209	Use Permit
The Belec Residence	PL200229	Use Permit and Use Permit Standard
Robertson Residence	PL200234	Use Permit
Skywater Smoke Shop	PL200243	Use Permit
Reef Kitchens	PL200253	Use Permit
Fry's 607 Fuel Center	PL200220	Use Permit and DPR
Quantum Surgical Center	PL200225	Use Permit Standard and DPR
Rao Residence	PL200266	Use Permit

Whataburger Tempe	PL200246	Use Permit and DPR
Marijuana Initiative (Proposition 207)	PL200301	Code Text Amendment / Zoning & Development Code
Astonished! Massage & Facial Spa	PL200280	Use Permit
Super Star Car Wash (continued)	PL200232	Use Permit and DPR
Rio East	PL200251	ZOA, PAD and DPR
Sunbar	PL180006	Compliance Review of two (2) Use Permits
RM Medical Massage	PL200202	Use Permit
Sonoran Armory, LLC	PL200310	Use Permit
High Maintenance	PI210009	Use Permit
C.A.S.A.	PL200311	Two (2) Use Permits
Larson Residence	PL200314	Use Permit Standard
St. Dominic Savio Academy	PL210002	Use Permit
Transitions	PL210011	Use Permit
Super Star Car Wash (<i>previously continued item</i>)	PL200232	Use Permit and DPR
Pebler Residence	PL210012	Use Permit Standard
Haight Residence	PL210014	Use Permit
Reef Kitchens	PL210020	Use Permit
Crown Castle ADOT 101 & 202	PL210025	Use Permit
M Cubed Massage	PL210042	Use Permit
Crown Castle Nazarene Church	PL210045	Use Permit
Yes Health Care	PL210046	Use Permit
Aura Apache	PL200263	GPA, ZOA, PAD, DPR, Use Permit
Sound & Lighting FX	PL190221	PLAT
Cloudslingers Vape Shop	PL200051	Use Permit
O'Reilly Auto Parts	PL210035	Use Permit
The Connacher Residence	PL210051	Use Permit
Bagnod Residence	PL210056	Use Permit
Castro Residence	PL210059	Use Permit
Taiga Smoke and Vape	PL210067	Use Permit
No Gimmick Carwash	PL210068	Use Permit
The Hudson Eatery & Bar	PL210072	Use Permit
Ink & Eagle Tattoo	PL210077	Use Permit
Adams Residence	PL210090	Use Permit Standard
McClintock Homes	PL200262	Use Permit, Use Permit Standard, DPR
Group Home Regulations	PL210105	Code Text Amendment
21 W Ninth Street	PL210071	Use Permit
Haas Residence	PL210114	Use Permit
Treasures 4 Teachers	PL210123	Use Permit
Lumberjaxes Axe Throwing	PL210141	Use Permit
Smith Residence	PL210147	Use Permit
Price & Baseline Roads	PL200239	GPA, PAD, DPR
Milhaus	PL210034	ZOA, PAD, DPR, Use Permit
Car-Graph Inc.	PL210136	Use Permit Standard, DPR
Carvana	PL210061	PAD, DPR
250 Rio	PL210130	PLAT
Best Western Tempe	PL200194	PLAT
Reef Kitchens	PL210124	Use Permit
Final Round Sports Bar & Grill	PL210148	Use Permit
Tempe Eats	PL210162	Use Permit
Gravitate Smoke Shop	PL210163	Use Permit
Scoma Residence	PL210186	Use Permit
The Neuromuscular Studio, LLC	PL210191	Use Permit
Kasita	PL210122	Use Permit, DPR
Fremont Taproom & Kitchen	PL210145	Use Permit

The Young Residence	PL210208	Use Permit
Arizona College of Nursing	PL210214	Use Permit
Harl Industrial Center	PL200268	DPR
Netta Cheta's	PL210221	Two (2) Use Permits
Carvana	PL210061	PAD and DPR
Zoning & Development Code	PL190141	Code Text Amendment
Adams Family Garage	PL210252	Use Permit Standard
The Pendergraft Residence	PL210120	Two (2) Use Permits
Self-Centered Detox & Rejuvenation Spa	PL210238	Use Permit
goPUFF	PL210246	Use Permit
Sonoran Serenity Spa	PL210255	Use Permit
Annexation Amendment	PL210299	Code Text Amendment
Darkstar / Trumbull's	PL210239	Two (2) Use Permits
Triton Smoke Tempe	PL210295	Use Permit
Time Out Lounge	PL210287	Use Permit
Apache Rock Apartments	PL210180	ZOA, PAD, DPR
Generations Medical Center	PL210184	PAD and DPR

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:

- 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.
- 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)

2020			2021																
	10-Nov	8-Dec	12-Jan	26-Jan	9-Feb	23-Feb	23-Mar	27-Apr	25-May	8-Jun	22-Jun	27-Jul	10-Aug	24-Aug	14-Sep	12-Oct	26-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	15	110	69		97	156	96	130		135	99								907
Michael DiDomenico			69	112	97	156	96	130	64		99	67	36	29		72			1,027
Don Cassano	15	110	69	112	97	156	96	130	64	135	99	67	36	29	21	72	64		1,372
Scott Sumners	15	110	69	112	97	156	96	130	64	135		67	36	29	21	72	64		1,273
Philip Amorosi	15	110	69	112	97	156	96	130	64	135	99	67	36	29	21	72	64		1,372
Andrew Johnson	15	110	69	112	97	156	96	130	64	135	99								1,083
Steven Bauer	15	110	69	112	97	156	96	130	64	135	99	67	36	29	21	72	64		1,372
Michelle Schwartz (Alt)		110		112				130	64	135		67	36	29	21	72	64		840
Barbara Lloyd (Alt)		110									99	67	36	29	21	72	64		498
Linda Spears (Alt)	15	110																	125
Rhiannon Corbett															21				21
Charles Redman																	64		64
Regular Meeting	7	80	64	85	76	135	59	109	11	123	71	43	21	17	8	39	59	In mins	9,954
Study Session	8	30	5	27	21	21	37	21	53	12	28	24	15	12	13	33	5	In hrs	166
	15	110	69	112	97	156	96	130	64	135	99	67	36	29	21	72	64		