



Minutes
Development Review Commission
STUDY SESSION
October 10, 2023

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 Andrew Johnson
Vice Chair Michelle Schwartz
Commissioner Don Cassano
Commissioner Barbara Lloyd
Commissioner Linda Spears
Commissioner Joe Forte
Commissioner Larry Tom

City Staff Present:

Jeff Tamulevich, Director, Community Development
Ryan Levesque, Deputy Director, Community Development
Karen Stovall, Senior Planner
Chris Jasper, Senior Planner
Joanna Barry, Administrative Assistant II

Absent:

Alt Commissioner Rhiannon Corbett
Alt Commissioner Charles Redman
Alt Commissioner Robert Miller

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

Review of September 12, 2023 Minutes

Item #1 - Study Session Minutes
Regular Meeting Minutes

Review of October 10, 2023 Regular Meeting Agenda

Item #2 – ELLIOT & HARDY (PL230180) – on consent
Item #3 – CLOUD RESIDENCE (PL230204) – on consent (*item was pulled off consent prior to Regular Meeting*)
~~Item #4 – DEVIL'S HIDEAWAY (PL230251) – Postponed to 10/24/23 DRC meeting~~
Item #5 – FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY (PL230272) – on consent
Item #6 – TEMPE ZONING AND DEVELOPMENT CODE (PL230295) – on consent

Project Updates by Staff (City Council Action Items):

Ryan Levesque, Deputy Director – Community Development, advised that at the September 28th City Council meeting they heard the following projects:

- 955 East Mixed-Use project was unanimously approved. The applicant stated they are looking for window knitting to address concerns about birds hitting the glass frontage along one of the north elevations.
- Apache Square was unanimously approved. The applicant noted they are planning to make some revisions to the project based on inquires and requests. They will be adding more three-bedroom units into the project design. The revisions will require a major modification to the project so it will be coming back for a future hearing before the DRC and City Council.

- Municipal Rezoning of 1st & Farmer was unanimously approved. The applicant will need to go through the entire public hearing process again when they present the final development plan.
- 211 East 7th Street was postponed to the October 12th City Council hearing at the request of the applicant to prepare some revisions. They have reduced another level of parking, so it is now 27 stories with the same number of units. Commissioner Lloyd asked how many parking spaces it would now have. Mr. Levesque stated he will follow up with the actual number, but he believes it was a reduction of 40 spaces that were previously provided.

Announcements:

Mr. Levesque advised the Commission of the items that will be on the October 24th DRC agenda.

The Study Session adjourned at 5:42 p.m.

Prepared by: Joanna Barry, Administrative Assistant II

Reviewed by: Ryan Levesque, Deputy Director – Community Development