



Minutes of the Development Review Commission REGULAR MEETING January 23, 2024

Minutes of the **Regular Meeting** 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
Mailen Pankiewicz, Principal Planner
Karen Stovall, Senior Planner
Joanna Barry, Administrative Assistant II

Absent:

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

Hearing convened at 6:00 p.m. and was called to order by Chair Johnson

Consideration of Meeting Minutes:

- 1) Development Review Commission – Study Session 1/9/24
Development Review Commission – Regular Meeting 1/9/24

Motion: Motion made by Commissioner Cassano to approve Study Session minutes and Regular Meeting minutes for January 9, 2024 and seconded by Commissioner Tom.

Ayes: Chair Johnson, Vice Chair Schwartz, Commissioners Cassano, Lloyd, Spears, Forte, and Tom.

Nays: None

Abstain: None

Absent: None

Vote: Motion passes 7-0

The following items were considered for **Consent Agenda**:

- 2) Request an Amended Planned Area Development Overlay to modify development standards and a Development Plan Review for a new seven-story, mixed-use project consisting of 272 dwelling units and commercial uses on 1.95 acres for **APACHE SQUARE**, located at 1747 East Apache Boulevard. The applicant is Gammage & Burnham, PLC. (**PL230344**)

Motion: Motion made by Commissioner Cassano to approve Consent Agenda and seconded by Commissioner Tom.

Ayes: Chair Johnson, Vice Chair Schwartz, Commissioners Cassano, Lloyd, Spears, Forte, and Tom.

Nays: None

Abstain: None

Absent: None

Vote: Motion passes 7-0

The following items were considered for **Public Hearing**:

- 3) Request for a General Plan Land Use Map Amendment from "Residential" to "Mixed-Use", a Zoning Map Amendment from Multi-Family Residential General (R-4) to Mixed-Use, High Density (MU-4), a Planned Area Development Overlay to establish development standards, a Development Plan Review for a new 15-story mixed-use development with 240 dwelling units on .9 acres, and a Use Permit for tandem parking for **VERVE TEMPE**, located at 1011 East Orange Street. The applicant is Sender Associates, Chartered. (PL230356)

PRESENTATION BY APPLICANT: NONE

PRESENTATION BY STAFF: NONE

PUBLIC COMMENT: NONE

COMMENTS AND DISCUSSION FROM THE COMMISSION:

The following revisions/addition to the Development Plan Review Conditions of Approval were read into the record by Chair Johnson:

Revised Development Plan Review Conditions of Approval:

9. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade or are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Service yards shall be screened with walls constructed of masonry **or other material as approved by the Community Development Department**.
30. To improve the surveillance of the building, CCTV cameras shall be provided at the exterior of the building prior to issuance of building permits **the first certificate of occupancy**, subject to review through the Police Department's security plan process.

New Development Plan Review Condition of Approval:

The applicant shall submit and receive approval of a Minor Development Plan Review application for the murals, identified as material ST-2, on the west, north, and east elevations. The murals shall be installed prior to the issuance of the first certificate of occupancy.

Motion: Motion made by Commissioner Tom to approve PL230356 and seconded by Commissioner Lloyd.

Ayes: Chair Johnson, Vice Chair Schwartz, Commissioners Cassano, Lloyd, Spears, Forte, and Tom.

Nays: None

Abstain: None

Absent: None

Vote: Motion passes 7-0

Staff Announcements: NONE

There being no further business the meeting adjourned at 6:08 p.m.

Prepared by: Joanna Barry, Administrative Assistant II

Reviewed by: Mailen Pankiewicz, Principal Planner