



Minutes of the Development Review Commission Study Session February 26, 2019

Minutes of the Study Session of the Development Review Commission, of the City of Tempe, which was held in Council Chambers,
31 East Fifth Street, Tempe, Arizona

Present:

Chair David Lyon
Vice Chair Michael DiDomenico
Commissioner Scott Summers
Commissioner Thomas Brown
Commissioner Don Cassano
Commissioner Philip Amorosi
Commissioner Andrew Johnson
Alt Commissioner Michelle Schwartz

City Staff Present:

Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Steve Abrahamson, Principal Planner
Diana Kaminski, Senior Planner
Karen Stovall, Senior Planner
Dalton Guerra, Planner I
Christopher Ray, Administrative Assistant I

Absent:

Alt Commissioner Barbara Lloyd
Alt Commissioner Angie Thornton

Chair Lyon began the Study Session at 5:30PM.

Review of January 22, 2019 Minutes

Item #1 – 1/22/19 Study Session and Regular Meeting Minutes, no changes.

Review of February 26, 2019 Regular Meeting Agenda

- Item #2 – Hudson Lane Condominiums, PL180192 – to be heard
- Item #3 – The Grand at Papago Park Center -- Phase 4: Office Building C, PL180306 – to be heard
- Item #4 – First Class Reflexology, PL190008 – consent agenda
- Item #5 – Therapeutic Retreat, PL190010 – consent agenda
- Item #6 – Francis & Sons Express Carwash, PL180353 – to be heard

Presentation: Khan on Spence

Ms. Diana Kaminski, Sr. Planner, indicated that the project would be brought before the Commission in a formal hearing in March, however the architect wanted to show the Commission the drawings in advance and get any early feedback. Ms. Jennifer Sandstrom, Palmer Architects, described the project as an infill project consisting of six three-story units on a formerly single-unit lot. A few Commission members had concerns about the height and density of the building and felt that the project did not fit in with the other developments in town. Commissioner Amorosi was also concerned with the parking situation since this project would be replacing a two-car parking area with fourteen spaces and none could be placed on Rita. This would lead to a lot of traffic congestion. He suggested reducing the structures from three

to two. Ms. Kaminski indicated that a different configuration with a drive off Spence had previously been looked at and it would not work, even with the removal of units.

Project Update by Staff (City Council Action Items)

Ryan Levesque, Deputy Community Development Director, Planning, provided an update of the last City Council meeting.

Commission Comments

Vice Chair Michael DiDomenico wanted clarification on proposed changes for when the Commission is going to meet for once-a-month meetings and when that will go into effect. Mr. Levesque indicated that this year they published a half calendar year for a seven-month period. During that time, they are looking to test out a three-month period where there would be one meeting per month (May, June and July). The calendar has not been extended further. Per the direction of Council, they are going try out those three months. Mr. Levesque also indicated that from July until December the Commission hearings will need to be relocated due to the renovation of the current facility.

The Study Session adjourned at 5:59 PM.

Prepared by: Joanna Barry



Reviewed by: Suparna Dasgupta, Principal Planner
Community Development Department