

**Minutes
Development Review Commission
STUDY SESSION
April 23, 2019**

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

City Staff Present:

Chad Weaver, Director, Community Development
Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Steve Abrahamson, Principal Planner
Karen Stovall, Senior Planner
Blake Schimke, Planner I
Joanna Barry, Administrative Assistant II

Absent:

Alternate Commissioner Angela Thornton
Alternate Commissioner Barbara Lloyd

Vice Chair DiDomenico began the Study Session at 5:19 p.m.

PRESENTATION:

Mr. Ryan Levesque, Deputy Director, Community Development, and Ms. Diana Kaminski, Senior Planner, gave a presentation on Clarifying Code Text Amendment (Zoning and Development Code). These are not code changes, but rather text amendments that help clarify the intent of the code or clarify interpretations of how we utilize the code for the purposes of provide more accuracy to the applicants and clients. The plan is to come before the DRC on June 11, 2019 for a formal ordinance recommendation on this request, and then go to the City Council for late July and August.

Review of February 12, 2019 Minutes

Item #1 - Study Session Minutes and Regular Meeting Minutes – Vice Chair DiDomenico noted some corrections that needed to be made.

Review of April 23, 2019 Regular Meeting Agenda

Item #2 – ASCEND CHURCH (PL180315) – on Consent
Item #3 – PRIEST/GREENTREE BUSINESS CENTER (PL190009) – on Consent
Item #4 – B3 PERFORMANCE (PL190056) – on Consent
Item #5 – TEMPE DOGS 24/7 (PL190057) – on Consent
Item #6 – 13TH STREET RESIDENCE (PL190060) – to be heard
Item #7 – THE GRAND AT PAPAGO PARK CENTER (PL180199) – to be heard

Announcements:

Ms. Suparna Dasgupta, Principal Planner, gave an update on applications expected to be on the May 14, 2019 Development Review Commission agenda. The Commission was advised that the May 14th Study Session will begin at 5:00 p.m. since Mr. Ryan Levesque, Deputy Director, Community Development, will be giving a presentation on the Urban Core Masterplan (UCMP) and Transportation Overlay District (TOD). This will be coming to the Development Review Commission as Major General Plan Amendment and Ordinance Amendment proposed to be in August.

Mr. Levesque gave a Council Update on projects. The Camden/Hayden Phase 2 was approved by the City Council in a 5-1 vote. The applicant brought forward an additional stipulation that was presented and agreed to that they provide a \$30,000 contribution to the Affordable Housing Trust Fund. The ADU's and guest quarters was approved unanimously. The City Council deliberated on Skinner Residence Motion for Reconsideration. Due to the disruptions that occurred during the Appeal process hearing, the Council is scheduling a reconsideration hearing for this item.

With regard to procedural changes, a memo went out to the City Council relating to the City Manager's working group for process improvement. This included an outline of what is should be included in an initial presentation to Council. This will also be used for Development Review Commission meetings, with the goal to begin with the May meeting. Another potential change is the order of presenting the hearing item to have the applicant present first, followed by City staff. Staff expect to implement this at the May 14, 2019 DRC meeting.

The Study Session adjourned at 6:10 p.m.

Prepared by: Joanna Barry
Reviewed by: Suparna Dasgupta



Suparna Dasgupta, Principal Planner