

**Minutes  
Development Review Commission  
STUDY SESSION  
June 11, 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  
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  
Lee Jimenez, Senior Planner  
Dalton Guerra, Planner I  
Joanna Barry, Administrative Assistant II

**Absent:**

Alt Commissioner Barbara Lloyd  
Alt. Commissioner Angela Thornton

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**Chair Lyon began the Study Session at 5:36 p.m.**

**Review of March 12, 2019 and March 26, 2019 Minutes**

- Item #1 - Study Session Minutes
- Item #2 - Regular Meeting Minutes

**Review of June 11, 2019 Regular Meeting Agenda**

- Item #3 – PRECISION FLEET (PL180002) – on consent
- Item #4 – CHIPOTLE STORE #3457 (PL190071) – on consent
- Item #5 – HOUSE OF TACOS (PL190038) – on consent
- Item #6 – PLATO’S CLOSET (PL190076) – on consent
- Item #7 – KURE (PL190078) – to be heard
- Item #8 – ROSEN RESIDENCE (PL190089) – to be heard
- Item #9 – DAYBREAK APARTMENTS (PL190054) – on consent

**PRESENTATION:**

Tempe Micro Estates, 1443 South Rita Lanes: Update on plan modifications. Ms. Stephanie Brewer, Newtown, stated that in negotiating the DDA with the City of Tempe it was noticed that Newtown had gone back to the one-story structures. The DDA specifically referenced the RFP that Newtown answered that included the lofts. Since they were awarded the project based on what they submitted in the RFP, they would have to go back to that design, or they would have to go through another RFP process. They kept most of the design elements that were in the previous presentation to the Development Review Commission, however they now include the lofts to every unit except the ADA unit. These units will still sell for the original amount. Applicant was asked about the difference in square foot between the previous floor plan and the current one. They were advised that the one-story version was 560 sf and the loft version is 600 sf.

First & Farmer Project, 206 South Farmer Avenue: The applicant presented the project to get early input on the design. The project intended to continue the Farmer Avenue building massing and design, keeping the taller building elements away from the south side, use of windows that are shaded by building elements and landscape and use of low-water use succulent and desert species. A commissioner stated that the grey concrete parking garage appears incongruous to the building design and would like to see it reflect more of the material character of the office building. Response to this was outlining the setbacks on the site which allows landscape around the parking structure, to minimize the view of the garage. There was a question regarding views from Wilson; the parking lot to the west is not a part of this project, unless the site to the west is developed, the office building will be visible from Wilson. Discussion about landscape palette and concept of building skin creating a living wall of vegetation. Rooftop activation is intended as an amenity for office tenant use, focused on the north east corner away from residences to the south, and large tree planter boxes separating the use from the south and allowing room for possible photovoltaic on the south side. Question about use and management of the project and the parking ratio. The property will be entirely commercial, managed by Wexford, and parked at 4 spaces per 1,000 s.f. Parking is needed to make the leasing work, however the 20' buffer on the south side still needs to be resolved, which may impact the end ratio dropping it to 3.75 spaces per 1,000 s.f., it will meet code but we need to meet market demand also. Bike room/locker space and scooter parking area are also integrated into the site.

**Announcements:**

Mr. Ryan Levesque, Deputy Director, Community Development provided some staff updates.

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**The Study Session adjourned at 6:05 p.m.**

Prepared by: Joanna Barry  
Reviewed by: Suparna Dasgupta



Suparna Dasgupta, Principal Planner