



**Minutes
Development Review Commission
STUDY SESSION
April 27, 2021**

**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 Sumners
Commissioner Don Cassano
Commissioner Philip Amorosi
Commissioner Andrew Johnson
Commissioner Steven Bauer
Alt Commissioner Michelle Schwartz (for Item #9 only)

City Staff Present:

Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Steve Abrahamson, Principal Planner
Lee Jimenez, Senior Planner
Obenia Kingsby II, Planner II
Dalton Guerra, Planner I
Joanna Barry, Administrative Assistant II

Absent:

Alt Commissioner Barbara Lloyd
Alt Commissioner Linda Spears

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

Review of February 23, 2021 Minutes

- Item #1 - Study Session Minutes – February 23, 2021
- Item #2 - Regular Meeting Minutes – February 23, 2021

Review of April 27, 2021 Regular Meeting Agenda

- Item #3 – SOUND & LIGHTING FX (PL190221) – on consent
- Item #4 – CLOUDSLINGERS VAPE SHOP (PL200051) – on consent
- Item #5 – O'REILLY AUTO PARTS (PL210035) – on consent
- Item #6 – THE CONNACHER RESIDENCE (PL210051) – on consent
- Item #7 – BAGNOD RESIDENCE (PL210056) – to be heard
- Item #8 – CASTRO RESIDENCE (PL210059) – on consent
- Item #9 – TAIGA SMOKE & VAPE (PL210067) – to be heard - *Commissioner Bauer and Vice Chair DiDomenico recused themselves from this item due to a conflict of interest. Alternate Commissioner Schwartz will sit in on this item as a voting member.*
- Item #10 – NO GIMMICK CARWASH (PL210068) – on consent
- Item #11 – THE HUDSON EATERY & BAR (PL210072) – on consent
- Item #12 – INK AND EAGLE TATTOO (PL210077) – on consent
- Item #13 – ADAMS RESIDENCE (PL210090) – on consent
- Item #14 – MCCLINTOCK HOMES (PL200262) – to be heard
- Item #15 – GROUP HOME REGULATIONS (PL210105) – to be heard

Project Updates by Staff (City Council Action Items)

Mr. Ryan Levesque, Deputy Director – Community Development, advised the Commission of recent City Council items:

- East Rio project site with the multi-family, existing office, and retail PAD – This item was continued by the City Council due to the matter of the opposition of the adjacent property owner regarding mutual access between the sites. This item is now rescheduled to the May 27, 2021 City Council meeting.
- Super Star Car Wash – There was an appeal hearing held with the City Council on this item. The appeal was filed by the Holdeman neighborhood association. There were a few residents who spoke. There was some brief discussion and both parties stated their case. The applicant presented some additional proposed changes to the site that would provide even greater screening and reduction of the sound by providing a sound barrier on the east property wall, landscaping improvements, etc. After discussion, the City Council made a motion to approve the appeal which was approved 7-0.

PRESENTATION: Proposed Multifamily Residential Development – PL200232 Price & Baseline Roads

Ms. Manjula Vaz, Gammage & Burnham PLC, gave a brief overview of the proposed development. The site is at the corner of Baseline and the Loop 101 Freeway. With the construction of the freeway, the retail that used to be at this location is no longer a destination retail site. They propose to turn this into a multi-family site. To do this, they are looking for a General Plan Amendment, a Zoning Map Amendment, a Planned Area Development Overlay, and Development Plan Review. The project will be a four-story building ranging in height from one to four-stories, 200 apartment units (10 studios, 90 one-bedrooms, 86 two-bedrooms and 14 three bedrooms). There will be a leasing office and resident amenities, a parking courtyard accommodating 332 vehicle parking spaces (includes 200 covered spaces), 144 bicycle spaces, substantial landscape enhancements, and 27 percent lot coverage.

Some neighborhood concerns are about traffic and people from this property going in and using their parks. As a result, there are a lot of amenities in this project to avoid this.

The site access will be right-in and right-out driveways along Baseline and Price Roads. ADOT is requiring to extend the median within Baseline Road to almost Bala Drive. They are continuing to work with the City and the neighbors regarding site access and traffic. Commissioner Cassano asked that if he was going east on Baseline Road and he gets into the turn bay which would go into the project if there was room for someone to make a U-turn there or will it be tagged “no U-turns”. Ms. Vaz advised that it would be tagged for no U-turns.

From April of 2020 to today, they have held three virtual meetings with the local HOA board members and representatives, and two virtual neighborhood meetings.

Commissioner Bauer asked if the traffic analysis had been completed and Ms. Vaz advised him that it will be completed but it is being updated by Kimley-Horn based on a meeting they held last week.

Commissioner Amorosi feels it would be safer for the residents of both the neighborhood and the complex if they were able to drive in off Bala Drive versus everyone being congested at the one entry. Ms. Vaz advised that this was not an option available to them.

Announcements: NONE

The Study Session adjourned at 5:57 p.m.

Prepared by: Joanna Barry, Administrative Assistant II
Reviewed by: Suparna Dasgupta, Principal Planner

