



**Minutes
Development Review Commission
STUDY SESSION
August 10, 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 Michael DiDomenico
Vice Chair Steven Bauer
Commissioner Scott Summers
Commissioner Don Cassano
Commissioner Philip Amorosi
Commissioner Barbara Lloyd
Commissioner Michelle Schwartz

City Staff Present:

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

Absent:

Alt Commissioner Linda Spears
Alt Commissioner Rhiannon Corbett

Chair DiDomenico began the Study Session at 5:31 p.m.

Review of June 22, 2021 Minutes

Item #1 - Study Session Minutes – 06/22/21
Item #2 - Regular Meeting Minutes – 06/22/21

Review of August 10, 2021 Regular Meeting Agenda

Item #3 – FREMONT TAPROOM & KITCHEN (PL210145) – on consent
Chair DiDomenico had a couple of questions on this item. The first question referred to page #3 of the staff report where it mentions “Hudson”. Mr. Lee Jimenez, Senior Planner, noted this was an error that will be corrected. The second question was regarding the different names associated with this location. Mr. Jimenez advised that the name on the application matches what is on the agenda, so it is correct. However, they do plan to change their name in the future.

Vice Chair Bauer stated they are currently in construction of the suite and have been for a while. Mr. Jimenez noted that it is already in TI's however because they are now requesting a Series 7 liquor license it was kicked by to Planning for approval.

Item #4 – THE YOUNG RESIDENCE (PL210208) – to be heard

Item #5 – ARIZONA COLLEGE OF NURSING (PL210214) – on consent

Announcements:

Mr. Ryan Levesque, Deputy Director – Community Development, had no updates for the Commission, however he noted he is available to take any questions regarding the rehearing of the Carvana project. He advised them of what occurred that caused this item to be reheard by the Commission.

Commissioner Amorosi noted that at the original meeting, there were requirements mentioned for surface parking versus those for parking structures. He stated that due to construction in Tempe, maybe standards should be created for parking structures. Mr. Levesque stated that a proposed amendment was included in the Urban Core District proposal to limit the total amount of parking for a project site, taking into consideration variables for minimums and maximums, but that process was halted. Some components may come through at a later time, but they do understand that in an urban environment like downtown Tempe parking can become a commodity. However, this area would not have been covered in the Urban Code even if it had gone through. Commissioner Amorosi suggested this is something that should be looked at and Mr. Levesque advised that could be done in the future.

Ms. Suparna Dasgupta, Principal Planner, advised the Commission of items on the upcoming 8/24/21 DRC agenda. Commissioner Amorosi asked if we needed to vote again on Carvana or if it was a formality. Ms. Dasgupta advised that the Development Review Commission members have changed since the items was previously heard so a new vote will be necessary.

The Study Session adjourned at 5:46 p.m.

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

