



**Minutes  
Development Review Commission  
STUDY SESSION  
October 12, 2021**

**Minutes of the study session of the Development Review Commission, of the City of Tempe, was via Cisco Webex**

**Present:**

Chair Michael DiDomenico  
Vice Chair Steven Bauer  
Commissioner Scott Sumners  
Commissioner Don Cassano  
Commissioner Philip Amorosi  
Commissioner Barbara Lloyd  
Commissioner Michelle Schwartz  
Alt. Commissioner Charles Redman (in the audience)

**City Staff Present:**

Ryan Levesque, Deputy Director, Community Development  
Suparna Dasgupta, Principal Planner  
Steve Abrahamson, Principal Planner  
Lee Jimenez, Senior Planner  
Karen Stovall, Senior Planner  
Obenia Kingsby II, Planner II  
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 August 24, 2021 Minutes**

- Item #1 - Study Session Minutes – 8/24/21
- Item #2 - Regular Meeting Minutes – 8/24/21

**Review of October 12, 2021 Regular Meeting Agenda**

- Item #3 – STARBUCKS AT SOUTHERN PALMS (PL210165) – on consent
- Item #4 – THE PENDERGRAFT RESIDENCE (PL210120) – to be heard
- Item #5 – SELF-CENTERED DETOX AND REJUVENATION SPA (PL210238) – on consent
- Item #6 – GOPUFF (PL210246) – on consent
- Item #7 – SONORAN SERENITY SPA (PL210255) – on consent
- Item #8 – ANNEXATION AMENDMENT (PL210299) – to be heard

**PRESENTATION:** Update on the plan development process and summary of the draft plan for the Papago/North Tempe Character Area Plan.

Mr. Ambika Adhikari, Principal Planner, advised the Commission that this item was presented to them for the first time in June of this year and they are now here to present the draft plan. The character area plans were identified during the 2040 General Plan. Mr. Adhikari went over a comparison of the Character Area Plan as it relates to the City of Tempe as a whole. The outreach process included postcards being mailed out to over 4,000 people in the area and meeting / survey notifications were also sent out on several social media platforms. Mr. Adhikari then gave a brief overview of the public survey responses that staff received.

Mr. Adhikari went of the draft plan context such as historic elements, the four sub-areas such as Papago Business Center, Papago Park Preserve and Recreation, Scottsdale Road Business Corridor and Neighborhoods, and Indian Ben Wash/McClintock Corridor and provided a description and examples of the design principles.

This item will be up for vote by the DRC at the November 10, 2021 hearing. Commissioner Sumners asked that when this is brought before the Commission in November if Mr. Adhikari could provide more information on heat management since that was ranked high on the survey results.

**Announcements:** NONE

---

**The Study Session adjourned at 6:04 p.m.**

A handwritten signature in blue ink, appearing to read 'Suparna Dasgupta', is written in a cursive style.

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