

Minutes
Development Review Commission
STUDY SESSION
May 24, 2022

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 Sumners
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
Ambika Adhikari, Principal Planner
Lee Jimenez, Senior Planner
Obenia Kingsby, Planner II
Lily Drosos, Planner I
Joanna Barry, Administrative Assistant II

Absent:

Alt Commissioner Linda Spears
Alt Commissioner Rhiannon Corbett
Alt Commissioner Charles Redman

Chair DiDomenico began the Study Session at 5:30 p.m.

Review of May 24, 2022 Regular Meeting Agenda

Item #1 – BROADSTONE AT THE GRAND PHASE II (PL220023) – on consent

Commissioner Amorosi asked where the trees were in the water easement that might be eliminated. Also, the parking garage on the east side is exposed. He wants to know what is going next to it, otherwise it should be covered. Ms. Karen Stovall, Senior Planner, advised that directly to the east of the parking garage is Phase I of The Grand at Papago. Any view beyond that would be blocked by the existing apartment complex. Regarding the trees, due to the water line they will need to be eliminated. They are not required by code. The only required trees will be along Washington and parking lot landscape islands.

Commissioner Sumners noted that in the staff report there is discussion of a minor PAD amendment and asked if the Commission is only considering the DPR. Ms. Stovall advised that the minor PAD is done at a staff level

Item #2 – TEMPE MUNICIPAL OPERATIONS CENTER – PHASE I (PL220064) – on consent

Item #3 – SCOOTER'S COFFEE (PL220098) – on consent

Item #4 – TURLEY RESIDENCE (PL210359) – on consent

Commissioner Amorosi asked if the accessory building is higher than the main residence. Ms. Lily Drosos, Planner I, advised that the existing home is 16 feet tall, and the proposed detached garage addition is 19 feet, 8 inches.

Vice Chair Bauer noted that the new building is being put into what was previously stormwater retention. They show a smaller stormwater retention located in the northwest corner and wanted to know if this was approved by Engineering. Ms. Suparna Dasgupta, Principal Planner, advised that when it goes to permit those are some of the things on the permit application that they will check. They will check to ensure it is adequate.

Item #5 – CATALYST CRAFTED ALES (PL220060) – on consent

Item #6 – 250 RIO (PL210130) – to be heard

*** Commissioner Schwartz is recusing from this item; Commissioner Redman will sit in on it.**

Chair DiDomenico advised the public that this item was previously presented to the DRC during a Study Session.

Commissioner Amorosi noted that a couple of letters from the neighborhood stated they had two public meetings for two developments on the same night and time in the same neighborhood. Mr. Obenia Kingsby II, Planner II, advised that they were able to work it out with the residents and offered them an opportunity to meet with them separately, or to hold a separate meeting. He is not aware if anyone took advantage of that. Commissioner Amorosi suggested a spreadsheet to track neighborhood meetings. Commissioner Sumners requested that when the applicant presents this case that they provide information on the façade.

Item #7 – SMITH INNOVATION HUB (PL220117) – to be heard

Item #8 – BROADWAY MAKER DISTRICT DESIGN GUIDELINES (PL220118) – to be heard

Item #9 – MARIJUANA INFUSION TEXT AMENDMENT (PL220083) – to be heard

New Community Development Director:

Ms. Dasgupta introduced Mr. Jeffrey Tamulevich as the new Director of the Community Development Department.

Mr. Tamulevich stated he has been with the City for 25 years, all of which in the Community Development Department. He has been the Code Compliance Administrator for the past 15 years. He looks forward to working with the Commission.

Project Updates by Staff (City Council Action Items)

Mr. Ryan Levesque, Deputy Director – Community Development, advised that he does not have any updates at this time.

PRESENTATION:

Presentation of Proposed Text Amendment to the Zoning & Development Code:

PART 1 SECTIONS 1-103 and 1-209; PART 3 SECTIONS 3-201, 3-202, 3-302, 3-420, and 3-429; PART 6 SECTIONS 6-101 6-306, and 6-307; and PART 7 SECTIONS 7-102 through 7-105, 7-113 and 7-123.

Presenters: Ryan Levesque and Diana Kaminski

Ms. Diana Kaminski, Senior Planner, gave a brief overview of the proposed Code Text Amendments. She went over the changes and additions to the sections referenced above. They will be coming back before the Commission at the end of June for a formal hearing.

Regarding the PART 6, Section 6-306 Development Plan review change to the determining process for major or minor amendments, Chair DiDomenico asked if the 5,000 SF net floor area is meant to apply to commercial projects. Ms. Kaminski stated that it is anything other than residential since they are based on dwelling units. Chair DiDomenico suggested a clarification purposes to state that a major development plan review applies to all commercial new development buildings. They state that for residential development it is based on the number of dwelling units.

Commissioner Sumners noted that the DRC does not see single family residential developments and asked if staff reviews those. Ms. Kaminski stated that the Commission sees single family if there are currently four or more units, such as townhomes, etc.

Ms. Dasgupta advised the Commission that Ms. Kaminski has been working very closely with staff and has taken the lead on this. They wanted to present this to the Commission today to get input. She will provide the members with a copy of the presentation so they can review the changes that are being proposed at this point, especially the second story Use Permit. That item was brought to the Commission previously and staff has attempted to accommodate the suggestions that were provided at that time. Chair DiDomenico asked that when Ms. Dasgupta sends the presentation to them that she also provides a deadline date to return comments.

Announcements: NONE

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

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

