



DEVELOPMENT REVIEW COMMISSION 2022 ANNUAL REPORT

Description as Defined in Ordinance:

The Development Review Commission (DRC) is created to hold public meetings and hearings, to provide analysis and recommendations to the City Council regarding general land use policies and applications where the Commission has recommendatory power, and to render final decisions on specified applications where the Commission has final decision-making power, including, but not limited to, all aspects of a proposed and future development. The Development Review Commission recognizes that the creation of a desirable environment throughout the city for residents, business, and industry is a prime requisite for the interdependence of land values, aesthetics, and good site planning, by promoting harmonious, safe, attractive and compatible development that is therefore considered to be in the best interest of public health, safety, and general welfare. .

TCC § {1-312 (ZDC)}

List of Board and Commission Members, Including Attendance and Service Dates:

<u>Board/Commission Members:</u>	<u>Service Dates:</u>	<u>Attendance Record:</u>
<u>November 2021 – June 2022</u>		
Michael DiDomenico	6/15/2017– 7/1/2023	10
Don Cassano	7/1/2021 – 7/1/2024	10
Michelle Schwartz	7/1/2021 – 7/1/2024	9
Philip Amorosi	6/23/2016 – 7/1/2022	11
Barbara Lloyd	7/1/2021 – 7/1/2024	10
Scott Sumners	6/23/2016 – 7/1/2022	10
Steve Bauer	7/1/2020 – 7/1/2023 (<i>ended term in 6/2022</i>)	9
Linda Spears – Alternate	8/27/2020-7/1/2023	3
Rhiannon Corbett - Alternate	7/1/2021 – 7/1/2024	1
Charles Redman - Alternate	9/9/2021 – 7/1/2025	9
<u>July 2022 – Current</u>		
Michael DiDomenico	6/15/2017 – 7/1/2023	5
Andrew Johnson	6/23/2022 – 7/1/2025	5
Don Cassano	7/1/2021 – 7/1/2024	5
Michelle Schwartz	7/1/2021 – 7/1/2024	5
Barbara Lloyd	7/1/2021 – 7/1/2024	3
Linda Spears	8/27/2020-7/1/2025	5
Joseph Forte Jr.	6/23/2022 – 7/1/2023	4
Rhiannon Corbett – Alternate	8/27/2020-7/1/2024	1
Dr. Robert Miller – Alternate	6/23/2021 – 7/1/2023	1
Charles Redman – Alternate	9/9/2021 – 7/1/2025	3

Name of Chair and Vice Chair:**November 2021 – June 2022**

- Chair – Michael DiDomenico
- Vice Chair – Steven Bauer

July 2022 – Current

- Chair – Michael DiDomenico
- Vice Chair – Andrew Johnson

Staff Liaison and Contact Information:

<u>Staff Liaison:</u>	<u>Department:</u>	<u>Phone:</u>	<u>Email:</u>
Suparna Dasgupta	CD – Planning	480-350-8562	Suparna_Dasgupta@tempe.gov

Meeting Frequency and Location:

Meetings occur 2nd and 4th Tuesday of each month, in the Council Chambers. Sixteen (16) meetings were held between **November 2021 – October 2022.**

Number of Meetings Cancelled and Reason for Cancellation:

None

Vacancies and Duration of Vacancies:

None

Subcommittee and Subcommittee Activity:

Did the Board/Commission have any subcommittees active during the reporting period? YES NO

Mission Statement:

The Development Review Commission is created to hold public meetings and hearings, to provide analysis and recommendations to the City Council regarding general land use policies and applications where the Commission has recommendatory power, and to render final decisions on specified applications where the Commission has final decision-making power, including, but not limited to, all aspects of a proposed and future development. The Development Review Commission recognizes that the creation of a desirable environment throughout the city for residents, business, and industry is a prime requisite for the interdependence of land values, aesthetics, and good site planning, by promoting harmonious, safe, attractive and compatible development that is therefore considered to be in the best interest of public health, safety, and general welfare.

Accomplishments (Past 12 Months):

Below is a list of all projects heard by the Development Review Commission from November 2020 to October 2021.

The Commission took actions on projects heard. Actions included approval, denial, or recommendation to City Council.

Mother Iris Massage	PL210290	Use Permit
Dutch Bros Coffee	PL210292	Use Permit & DPR
First and Farmer	PL210226	GPA, ZON, PAD, and DPR
Papago/North Tempe	PL210310	Design & Placemaking Principles
Warner Commerce Center	PL210250	DPR
Electric Bat	PL210215	Use Permit
Ironside Capital, LLC DBA Ironstone Tactical	PL210283	Use Permit

Venture on Broadway	PL210323	Use Permit
Angry Crab Shack	PL210334	Use Permit
MAC6 Community Garden	PL210335	Use Permit
4 th Street Apartments	PL210297	Use Permit, ZON, and DPR
Dwell	PL210233	GPA (2), ZON, Amended PAD, and DPR
Price & Baseline Roads	PL200239	SBD
The Miller Residence	PL210348	Use Permit
Bartow Residence	PL210358	Use Permit
Haven at Apache	PL210332	GPA (2), ZON, PAD, and DPR
Telidis Residence	PL210384	Use Permit
Car-Graph Inc.	PL210136	SBD
August Karaoke Box	PL220007	Use Permit
Tang Garden Restaurant	PL220018	Use Permit
South Pier	PL210314	PAD and DPR
The Hale Residence	PL210353	Use Permit
Tempe Eats	PL210162	Use Permit
Reef Kitchens	PL210322	Use Permit
Zoning and Development Code	PL200216	Code Text Amendment
Priest & 3 rd Street	PL210288	GPA, ZON, PAD, and DPR
Tempe Clark Park	PL220042	DPR
Tempe Fire Station No. 2	PL220095	DPR
Dogtopia of Tempe	PL220011	Use Permit
Edwards Residence	PL220040	Use Permit Standard
Ramada Inn Rezoning	PL220055	GPA and ZON
Broadstone at the Grand Phase II	PL220023	DPR
Tempe Municipal Operations Center – Phase I	PL220064	DPR
Scooter's Coffee	PL220098	DPR
Turley Residence	PL210359	Use Permit Standard
Catalyst Crafted Ales	PL220060	Use Permit
250 Rio	PL210130	GPA, ZON, PAD, and DPR
Smith Innovation Hub Design Guidelines	PL220117	Design Guidelines
Broadway Maker District Design Guidelines	PL220118	Design Guidelines
Marijuana Infusion Text Amendment	PL220083	Code Text Amendment
City of Scottsdale Police & Fire Training Facility	PL220066	DPR
Surber Residence	PL220073	Use Permit
DHL Mobile Popup Unit	PL220109	Use Permit
The Shop Beer Co	PL220149	Use Permit
Aunt Chilada's	PL210336	Two (2) Use Permits
Tempe Boulderling	PL220080	Use Permit
Brick & Barley	PL220136	Use Permit
Emerald Multifamily	PL220008	PAD, Use Permit, and DPR
Lincoln South Bank	PL220072	PAD and DPR
Zoning and Development Code	PL220132	Code Text Amendment
Subjective Vintage	PL220168	Use Permit
Abdelmalak Residence	PL220171	Use Permit
Carvana	PL210061	SBD
The Dewitt at North Miller Road	PL220133	GPA, ZON, PAD, and DPR
Butler (Gray) House	PL220161	ZON
Tempe Eleven	PL220110	PAD and DPR
White Castle	PL220183	DPR
Bonarden Lane 8 Homes	PL210111	Use Permit and DPR

Tempe Emmanuel Lutheran Church	PL220035	Use Permit, Use Permit Standard, and DPR
Elbo Smoke Shop	PL220199	Use Permit
5 th Street Townhomes	PL220210	DPR
Livingston/Spear Remodel and Addition	PL220187	Use Permit
Butte Residence	PL220191	Use Permit
Athoria Games	PL220198	Use Permit
Ferris 808 Remodel	PL220202	Use Permit
Culdesac – Little Cholla Market	PL220237	Use Permit
Unravel Education and Wellness Center	PL220264	Use Permit
Valley Christian Schools	PL220265	Use Permit
Apache River Apartments	PL220030	Use Permit and DPR
Moderia Rio Salado	PL220082	GPA (3), ZON, PAD, and DPR

Goals Related to City Council Strategic Priorities, if Applicable (Next 12 Months):

Ongoing efforts to continue implementing the goals established at the September 25, 2017 DRC retreat include:

- Staff summary of Council meeting/vote to understand Council's vision and improve communication between DRC and City Council (CC)
- Highlighting non-standard conditions of approvals in staff reports (noted in bold).
- Provide Council the explanations and context for why DRC voted the way they did on a project in the staff summary.
- Encouraging more study session items to strengthen collaboration and communication between DRC, staff and applicants.

2022 Development Review Commission Annual Report

Study Session and Regular Meeting (Combined)

2021			2022															
	10-Nov (in Mins)	14-Dec (in Mins)	11-Jan (in Mins)	25-Jan (in Mins)	8-Feb (in Mins)	22-Feb (in Mins)	22-Mar (in Mins)	12-Apr (in Mins)	10-May (in Mins)	24-May (in Mins)	28-Jun (in Mins)	26-Jul (in Mins)	9-Aug (in Mins)	23-Aug (in Mins)	13-Sep (in Mins)	25-Oct (in Mins)		TOTAL (in Mins)
David Lyon																		0
Michael DiDomenico		123	64	59	37	97	106	76	114	115	22	118	55	92	29	90		1,197
Don Cassano	219	123	64	59	37	97	106		114	115	22	118	55	92	29	90		1,340
Scott Sumners	219	123	64	59	37	97	106		114	115	22							956
Philip Amorosi	219	123	64	59	37	97	106	76	114	115	22							1,032
Andrew Johnson												118	55	92	29	90		384
Steven Bauer	219	123	64	59	37	97		76	114	115								904
Michelle Schwartz	219	123	64	59		97	106	76	114	115		118	55	92	29	90		1,357
Barbara Lloyd	219	123	64	59	37	97	106		114	115	22			92	29	90		1,167
Linda Spears	219							76			22	118	55	92	29	90		701
Joseph Forte Jr.												118	55	92		90		
Rhiannon Corbett (Alt)								76				118						194
Charles Redman (Alt)		123	64	59	37	97	106	76		115	22	118	55		29			901
Robert Miller (Alt)												118						
Regular Meeting	158	102	32	31	12	58	79	43	73	75	11	118	45	83	6	60	In mins	10,133
Study Session	5	21	32	28	25	39	27	33	41	40	11	15	10	9	23	30	In hrs	169
	163	123	64	59	37	97	106	76	114	115	22	133	55	92	29	90		