



**Minutes  
Development Review Commission  
STUDY SESSION  
June 13, 2023**

**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 Andrew Johnson  
Commissioner Barbara Lloyd  
Commissioner Linda Spears  
Commissioner Joe Forte  
Alt Commissioner Charles Redman  
Alt Commissioner Robert Miller

**City Staff Present:**

Jeff Tamulevich, Director – Community Development  
Steve Abrahamson, Principal Planner  
Mailen Pankiewicz, Principal Planner  
Diana Kaminski, Senior Planner  
Ty Templeton, Planning Technician  
Joanna Barry, Administrative Assistant II

**Absent:**

Commissioner Don Cassano  
Commissioner Michelle Schwartz  
Alt Commissioner Rhiannon Corbett

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

**Review of March 28, 2023 Minutes**

Item #1 - Study Session Minutes  
Item #2 - Regular Meeting Minutes

**Review of June 13, 2023 Regular Meeting Agenda**

Item #3 – BONNIE LANE APARTMENTS (PL220270) – to be heard

Commissioner Miller requested that archeological clearance be included as a Condition of Approval. Chair DiDomenico asked staff if that was already a condition of approval. Diana Kaminski, Senior Planner, stated that the Historic Preservation Officer reviewed the project. If there is anything required by State or City law, they would have to comply with that anyway, so she is not sure if a special stipulation is needed on this site. They added one to another project where they did identify adjacency to an archeological sensitive area but does not recall any concerns being expressed about this site. Chair DiDomenico asked that absent the added Condition of Approval, during construction they would be bound by State statute. Ms. Kaminski noted that in the staff report it lists zoning codes and there is a historic preservation section that outlines requirements they have to follow and contacting the State and Historic Preservation Office for that process. Commissioner Miller stated he has spoken with people who have concerns about that location and that he would like to have it discussed in the Regular Meeting.

Item #4 – TEMPE MOTOR COMPANY (PL230067) – or on consent

Commissioner Miller asked if they were still going to be parking RVs on this site, or just cars. Ty Templeton, Planning Technician, stated that the RV use will be discontinued. Chair DiDomenico noted that the existing lot in its current condition is gravel and asked if they intent to keep that condition in place. Mr. Templeton stated he believes that is their intention. Chair DiDomenico asked if staff would prefer to have it paved for dust mitigation. Mr. Templeton stated that prior to the gravel being there it was all primarily just dirt, so it was somewhat of an improvement for them to add that gravel. With the RV component being removed it should reduce the need for dust mitigation.

Item #5 – THE GILMORE RESIDENCE (PL230091) – or on consent

Item #6 – 211 E. 7<sup>TH</sup> STREET (PL220305) – Applicant requested continuance to the July 25, 2023 meeting.

Chair DiDomenico noted that the July 25, 2023 meeting will be when the Commission will be voting on the General Plan 2050 and will be a lengthy meeting. Discussion was made about changing the continuance to a “date to be determined”.

Item #7 – SKYE TEMPE (PL230046) – to be heard

Commissioner Lloyd asked what the requirements are for Hometown For All with regard to these types of projects. Ms. Kaminski stated that staff provides that applicant with the information, but it is not something that is discussed during the Planning process.

Item #8 – THE MARSHALL AT TEMPE (PL230065) – to be heard

**Project Updates by Staff (City Council Action Items):**

Steve Abrahamson, Principal Planner, updated the Commission on the following:

- The McKemy-Riggs zoning request will be going before the City Council for a second hearing on June 15, 2023.
- Mr. Abrahamson gave an update on the status of the General Plan 2050, including neighborhood public meetings. Staff has and will continue to make updates to the General Plan based on the feedback they have received. The Community Working Group (CWG) will have a meeting on June 15, 2023. The first and introductory hearing to the DRC will be on June 27, 2023, with the Final hearing being held on July 25, 2023.

**PRESENTATION:** Project design overview for 955 East University (PL230023)

Presented by Darin Sender, Sender Associates. Chtd.

Ms. Sender introduced the architect on the project, Stefan Richter, from Gensler. Mr. Richter have a brief presentation and overview of the request. The development will have a GSF of 1,033,500, with 7,500 GSF of commercial space. There will be a total of 539 units including studios, one-, two-, and three-bedroom units. There will be 721 vehicle parking spaces and 544 bicycle parking. Mr. Richter proceeded to over the design, floor plans, and materials that will be used on the building.

Vice Chair Johnson asked if this is proposed on the former Maloney’s & U-Haul site. Ms. Sender stated that was the correct site, however it is no longer Maloney’s and is now Devil’s Advocate.

Chair DiDomenico asked what the timing is to bring the project forward and Ms. Sender stated they would like to do it as soon as possible.

Commissioner Spears referenced the 7,500 SF of commercial and suggested more space be carved out so there could be a restaurant.

Commissioner Forte asked about the sustainability aspects on this project as the City Council expressed a desire for more EV parking, solar paneling, etc. Ms. Sender stated they are looking at EV parking but do know how many or where they will be located. They are looking into solar ready rooftops in preparation of future solar. Rainwater harvesting is very difficult at this time. They do plan add a dog run. Mr. Richter stated they are coving up much of the rooftop with occupiable planted areas as well to help with heat mitigation. They are also trying to shade as much as the groundscape as well and paving as little as possible.

**Announcements:** NONE

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

Prepared by: Joanna Barry, Administrative Assistant II  
Reviewed by: Mailen Pankiewicz, Principal Planner