

## MINUTES OF THE DEVELOPMENT REVIEW COMMISSION APRIL 28, 2009

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM (5:30 Study Session)

### Commission Present:

Vanessa MacDonald, Chair  
Stanley Nicpon  
Tom Oteri  
Dennis Webb  
Peggy Tinsley  
Paul Kent

### City Staff Present:

Steve Abrahamson, Planning & Zoning Coordinator  
Ryan Levesque, Senior Planner  
Kevin O'Melia, Senior Planner  
Lisa Lathrop, Administrative Asst. II

Chair MacDonald called the meeting to order at 6:00 p.m., which included introduction of the Commission and City staff. It was determined at the Study Session that Item Nos. 2 and 3 could be placed on the Consent Agenda. Seeing no opposition from the public, both items are left on the Consent Agenda.

### 1. **CONSIDERATION OF MEETING MINUTES: 03/10 & 03/24/09**

On a motion by Commissioner Nicpon and seconded by Commissioner Kent, the Commission with a vote of 5-0 (Tinsley abstained) approved the minutes of the March 10, 2009 hearing.

On a motion by Commissioner Nicpon and seconded by Commissioner Tinsley, the Commission with a vote of 4-0 (Commissioners Webb and Kent abstained) approved the minutes of the March 24, 2009 hearing with a minor modification in regards to form but not substance.

### **CONSENT AGENDA**

On a motion by Commissioner Nicpon and seconded by Commissioner Webb, the Commission with a vote of 6-0 recommended approval of the Consent Agenda as recommended in the following staff reports:

2. Request for **DATE PALM MANOR (PL090049)** (multiple property owners; Tempe Historic Preservation Office, applicant) consisting of thirty-eight (38) lots with single-family homes, all within approximately 7.84 acres, located at 2106 S. Mill Avenue; 5-137 W. Palmcroft Drive; 2015-2030 S. Dromedary Drive; 32-121 W. Palmdale Drive; and 2019-2025 S. Dateland Drive, in the R1-6, Single-Family District and the R-3, Multi-Family Residential Limited District. The request includes the following:

**HPO09001 (Ordinance No. 2009.12)** – Historic Overlay District consisting of thirty-eight (38) lots.

**ZOA09002 (Ordinance No. 2009.12)** – Code Text Amendment for Section 5-502 of the Zoning and Development Code.

STAFF REPORT: [DRCr\\_DatePalmManor\\_042809.pdf](#)

3. Request for **ELLIOTT (GARBINSKI) HOUSE (PL090050)** (Justin Garbinski, property owner; Tempe Historic Preservation Office, applicant) consisting of a 1929 Bungalow-style home on approximately 0.22 acres, located at 1010 South Maple Avenue, in the R-2, Multi-Family Residential District. The request includes the following:

**HPO09002 (Ordinance No. 2009.13)** – Historic Designation consisting of one (1) lot.

STAFF REPORT: [DRCr\\_ElliottHouse\\_042809.pdf](#)

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4. **ANNOUNCEMENTS** - Ryan Levesque, Senior Planner, indicated that staff would be bringing the draft Code Text Amendments to the May 26<sup>th</sup> study session with a public hearing schedule to follow. In addition, Chris Anaradian, Development Services Manager with acceptance from City Council, will begin discussion on developing additional Code Amendments to address Urban Code changes and Suburban Code changes. Chair MacDonald acknowledged the effort and appointed three of the Development Review Commission members to partake in a focus group. They include Vanessa MacDonald, Mike DiDomenico and Dennis Webb. Follow up with full Commission will be provided as work progresses.

The meeting was adjourned at 6:10.

Prepared by: Lisa Lathrop, Administrative Assistant II  
Reviewed by: Lisa Collins, Deputy Development Services Manager



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Lisa Collins  
Deputy Development Services Manager