



PUBLIC HEARING AGENDA

Development Review Commission Regular Meeting

HARRY E. MITCHELL GOVERNMENT CENTER
Tempe City Hall - City Council Chambers
31 East Fifth Street, Tempe, Arizona

AND/OR

Virtual meeting via Webex
January 10, 2023
6:00 PM

Members of the public may attend the meeting physically and masks are optional for all attendees, per City of Tempe policy. Alternatively, members of the public may attend the meeting virtually through Cisco Webex Events by visiting www.tempe.gov/virtualplanning for more information. Development Review Commission meetings can also be watched in real time via Tempe 11 on Cox cable and at www.tempe.gov/tempe11.

For those attending virtually, public comments must be submitted no later than two hours prior to the meeting. Public comment cards are available [here](#).

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – [Study Session 11/15/2022](#)
2. Development Review Commission – [Regular Meeting 11/15/2022](#)

DEVELOPMENT PLAN REVIEW / PRELIMINARY SUBDIVISION PLAT *The following consist of public meeting items in accordance with the Code. The Commission is the decision-making body for these requests:*

3. Request a Development Plan Review for a new two-story single-family development consisting of 11 dwelling units on .56 acres for **ROOSEVELT 11 HOMES**, located at 606 South Roosevelt Street. The applicant is Palmer Architects Ltd. (PL220141)
Project Planner: Karen_Stovall@tempe.gov or (480) 350-8432

REPORT: [ROOSEVELT11HOMES.PDF](#)

USE PERMITS & DEVELOPMENT PLAN REVIEW *The following consist of items requiring a public hearing notice in accordance with the Code. The Commission is the decision-making body for these requests:*

4. Request a Use Permit to allow residential in the CSS zoning district and a Development Plan Review for a new three-story multi-family development consisting of 15 dwelling units for **APACHE RIVER APARTMENTS**, located at 1292 South River Drive. The applicant is Moderna Architects. (PL220030) ***This item was continued from the October 25, 2022 DRC meeting.***
Project Planner: Obenia_Kingsby@Tempe.gov or (480) 858-2394

REPORT: [APACHERIVERAPARTMENTS.PDF](#)

5. Request a Use Permit Standard to reduce the front yard setback from 20' to 16' in the R-4 District for a new three-story single-family residential development consisting of four (4) units for **EL DORADO 4** located at 1964 East Don Carlos Avenue. The applicant is Norris Design (**PL220235**)
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: [ELDORADO4.PDF](#)

6. Request a Use Permit for a Tobacco Retail Use and a Use Permit for Live Entertainment for **THE CHILL ROOM**, located at 1320 East Broadway Road, Suite 108. The applicant is Sal Cartagine (**PL220313**)
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: [THECHILLROOM.PDF](#)

7. Request a Use Permit Standard to reduce the side yard setback from 10' to 8' and a Use Permit to allow the required parking in the front yard setback for the **SHEPPARD RESIDENCE**, located at 936 East Weber Drive. The applicant is Spicegirl LLC. (**PL220318**)
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: [SHEPPARDRESIDENCE.PDF](#)

8. Request a Use Permit to allow a bar for **GOLDWATER TAP HOUSE**, located at 9895 South Priest Drive, Suite No. 102. The applicant is Design Professionals, LLC. (**PL220319**)
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [GOLDWATERTAPHOUSE.PDF](#)

GENERAL PLAN AMENDMENT / ZONING MAP AMENDMENT / PLANNED AREA DEVELOPMENT OVERLAY

The following, including other related requests, consist of items requiring a neighborhood meeting and a public hearing notice in accordance with the Code. The Commission is the recommending body for these requests:

9. Request a General Plan Density Map Amendment from “Medium to High Density (up to 25 du/ac)” to “High Density (up to 65 du/ac)”, a Zoning Map Amendment from GID to MU-4, a Planned Area Development Overlay to establish development standards, a Use Permit to allow tandem parking and a Development Plan Review for a new 6-story mixed-use development consisting of 343 dwelling units with commercial (9 live-work units) for **CURRY ROAD APARTMENTS**, located at 1043 East Curry Road. The applicant is Gammage & Burnham P.L.C. (**PL220211**)
Project Planner: Obenia_Kingsby@Tempe.gov or (480) 858-2394

REPORT: [CURRYROADAPARTMENTS.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

10. Commission Member Announcements

11. City Staff Announcements

For further information on the above agenda items, contact Community Development, Planning Division (480) 350-8331. Cases may not be heard in the order listed. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

01/04/2023 4:58 PM