



**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**

**June 13, 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](http://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](http://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 3/28/2023 **APPROVED**
2. Development Review Commission – Regular Meeting 3/28/2023 **APPROVED**

**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:*

3. Request a Use Permit to allow tandem parking in the R-4 zoning district and a Development Plan Review for eight units located within two multi-family buildings on two lots for **BONNIE LANE APARTMENTS** located at 1116 and 1120 South Bonnie Lane. The applicant is Pathangay Architects, LLC. (PL220270) **APPROVED WITH ADDED CONDITION OF APPROVAL**  
**Project Planner:** Diana\_Kaminski@Tempe.gov or (480) 858-2391
4. Request a Use Permit to allow internet-based car sales in the General Industrial District for **TEMPE MOTOR COMPANY**, located at 9229 South Hardy Drive. The applicant is Adrenaline Motorsports. (PL230067) **UPDATED REPORT ATTACHMENTS APPROVED**  
**Project Planner:** Ty\_Templeton@tempe.gov or (480) 350-8690
5. Request a Use Permit to allow a 5' 6" decorative screen wall in the front yard setback for **THE GILMORE RESIDENCE**, located at 326 East Broadmor Drive. The applicant is Gilmore Planning and Landscape Architecture. (PL230091) **APPROVED**  
**Project Planner:** Ty\_Templeton@tempe.gov or (480) 350-8690

**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:*

6. Request a Planned Area Development Overlay to establish development standards and a Development Plan Review for a new 29-story mixed-use development with 380 dwelling units on 0.61 gross acres for **211 E. 7TH STREET**, located at 211 East 7th Street. The applicant is Berry Riddell. **(PL220305) APPLICANT HAS REQUESTED THIS ITEM BE CONTINUED TO THE JULY 25, 2023 DRC MEETING. CONTINUED TO A DATE TO BE DETERMINED.**

**Project Planner:** Lily\_Drosos@Tempe.gov or (480) 350-8245

7. Request a Planned Area Development to establish development standards and a Development Plan Review for a 27-story mixed-use development consisting of 281 units and 6,650 s.f. of commercial use on approximately .5 acres for **SKYE TEMPE** located at 780 South Myrtle Avenue. The applicant is Snell & Wilmer, LLP. **(PL230046)**  
**Project Planner:** Diana\_Kaminski@Tempe.gov or (480) 858-2391 **NOT RECOMMENDED FOR APPROVAL**

8. Request a General Plan Density Map Amendment from High Density up to 65 du/ac to High Density Urban Core more than 65 du/ac, a Zoning Map Amendment from Commercial Shopping and Service CSS to Mixed-Use Four MU-4, a Planned Area Development Overlay to establish development standards and a Development Plan Review for a new seven-story Mixed-Use Development for **THE MARSHALL AT TEMPE**, located at 1057 East Apache Boulevard. The applicant is Aptitude Development. **(PL230065) RECOMMENDED APPROVAL**  
**Project Planner:** Diana\_Kaminski@Tempe.gov or (480) 858-2391

**ANNOUNCEMENTS / MISCELLANEOUS:**

9. Commission Member Announcements
10. 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.
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