



**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 23, 2024**

**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 1/9/2024 **APPROVED**  
Development Review Commission – Regular Meeting 1/9/2024 **APPROVED**

**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:*

2. Request an Amended Planned Area Development Overlay to modify development standards and a Development Plan Review for a new seven-story, mixed-use project consisting of 272 dwelling units and commercial uses on 1.95 acres for **APACHE SQUARE**, located at 1747 East Apache Boulevard. The applicant is Gammage & Burnham, PLC. **(PL230344) APPROVED**  
**Project Planner:** Karen\_Stovall@tempe.gov or (480) 350-8432
3. Request for a General Plan Land Use Map Amendment from “Residential” to “Mixed-Use”, a Zoning Map Amendment from Multi-Family Residential General (R-4) to Mixed-Use, High Density (MU-4), a Planned Area Development Overlay to establish development standards, a Development Plan Review for a new 15-story mixed-use development with 240 dwelling units on .9 acres, and a Use Permit for tandem parking for **VERVE TEMPE**, located at 1011 East Orange Street. The applicant is Sender Associates, Chartered. **(PL230356) RECOMMENDED APPROVAL WITH MODIFIED AND ADDED CONDITIONS OF APPROVAL**  
**Project Planner:** Chris\_Jasper@tempe.gov or (480) 350-8096 / Karen\_Stovall@tempe.gov or (480) 350-8432

**ANNOUNCEMENTS / MISCELLANEOUS:**

4. Commission Member Announcements
5. 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.