



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
May 14, 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 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 4/9/2024](#)
Development Review Commission – [Regular Meeting 4/9/2024](#)

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:*

2. Request a Development Plan Review for a new single-story 154,669 square foot retail building for **SAM'S CLUB TEMPE MARKETPLACE** located at 2080 East Rio Salado Parkway. The applicant is Kimley-Horn. (PL230360)
Project Planner: Diana_Kaminski@tempe.gov or (480) 858-2391

REPORT: [SAMSCLUB.PDF](#)

3. Request a Development Plan Review for a new single-story industrial building totaling 144,870 square feet for **WARNER & HARDY**, located at 811 West Warner Road. The applicant is Creation RE. (PL240052)
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245

REPORT: [WARNER&HARDY.PDF](#)

4. Request a Development Plan Review for a new 9,948 square foot warehouse and office building for **AME ELECTRICAL CONTRACTING OFFICE**, located at 1540 West Drake Drive. The applicant is Eric Leibsohn + Associates, Ltd. (PL240072)
Project Planner: Chris_Jasper@tempe.gov or (480) 350-8096

REPORT: [AMEELECTRICALCONTRACTINGOFFICE.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:*

5. Request a Use Permit to allow a restaurant in the General Industrial District and a Use Permit to exceed 125 percent (125%) of the minimum required vehicle parking for **CHICK-FIL-A**, located at 1160 East University Drive. The applicant is 4G Development & Consulting, Inc. **(PL230337)**
Project Planner: Chris_Jasper@tempe.gov or (480) 350-8096

REPORT: [CHICKFILA.PDF](#)

6. Request a Use Permit to allow a massage establishment for **GOLDEN FEET REFLEXOLOGY**, located at 1720 East Warner Road, Suite 8. The applicant is Yin Yu Shi. **(PL240070)**
Project Planner: Diana_Kaminski@tempe.gov or (480) 858-2391

REPORT: [GOLDENFEETREFLEXOLOGY.PDF](#)

7. Request a Use Permit to expand the hours from 10:00 p.m. to 12:00 a.m. (Midnight) for a drive-through restaurant for **FILIBERTO'S**, located at 620 West Baseline Road. The applicant is Withey Morris Baugh, PLC. **(PL240084)**
Project Planner: Diana_Kaminski@tempe.gov or (480) 858-2391

REPORT: [FILIBERTOS.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:*

8. Request a Zoning Map Amendment from R-3 and R-4 to MU-4; a Planned Area Development Overlay to establish development standards; and a Development Plan Review for a new five-story, mixed-use development consisting of 910 dwelling units and commercial uses on 17.22 acres for **TEMPE GATEWAY**, located at 2180 North Scottsdale Road. The applicant is Berry Riddell, LLC. **(PL230302) REVISED REPORT**
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245

REPORT: [TEMPEGATEWAY.PDF](#)

9. Request a Zoning Map Amendment from CSS TOD and R-4 TOD to MU-4 TOD; a Planned Area Development Overlay to establish development standards; and a Development Plan Review for a new five-story, mixed-use development consisting of 256 dwelling units with 13 live-work units on 3.92 acres for **STERLING TEMPE**, located at 1202 South Terrace Road. The applicant is Snell & Wilmer, LLP. **(PL240036)**
Project Planner: Jacob_Payne@tempe.gov or (480) 350-8652

REPORT: [STERLINGTEMPE.PDF](#)

10. Request a General Plan Projected Land Use and Density Map Amendment from "Mixed-Use High" up to 65 dwelling units per acre (du/ac) to "Mixed-Use Urban" more than 65 du/ac, a Zoning Map Amendment from CSS to MU-4, a Planned Area Development Overlay, a Use Permit to allow tandem parking, and a Development Plan Review for a new 21-story mixed-use development with 363 dwelling units on 1.04 acres for **THE STANDARD AT TEMPE**, located at 1306 South Rural Road. The applicant is Snell and Wilmer, LLP. **(PL240060)**
Project Planner: Diana_Kaminski@tempe.gov or (480) 858-2391

REPORT: [THESTANDARDATTEMPE.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

11. Commission Member Announcements

12. 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.

05/08/2024 1:26 PM