

PUBLIC HEARING AGENDA REVISED
FINAL ACTION

DEVELOPMENT REVIEW COMMISSION

November 14, 2017

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
6:00 PM

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – [Study Session – October 24, 2017](#) **APPROVED**
2. Development Review Commission – [Regular Meeting – October 24, 2017](#) **APPROVED**

ACCEPTANCE OF 2017 ANNUAL REPORT

3. Accept the 2017 Annual Report of the Development Review Commission and direct staff to submit to the City Clerk on or before December 1, 2017.

[ANNUALREPORT.PDF](#)

ACCEPTED

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 for a Use Permit to allow a public use (civic facility) in the R1-7 zoning district and a Development Plan Review consisting of a new 10,699 s.f. building for **TEMPE FIRE STATION #7 (PL170296)**, located at 8707 South McClintock Drive. The applicant is Arrington Watkins Architects, LLC.

REPORT: [TEMPEFIRESTATION.PDF](#)

CONTINUED TO DECEMBER 12, 2017

5. Request for two Use Permits to 1) allow a car wash in the PCC-1 zoning district and 2) exceed the parking maximum (125%) and a Development Plan Review for a new 3,349 s.f. building for **QUICK QUACK CAR WASH (PL170240)**, located at 5201 South McClintock Drive. The applicant is Identity Mutual, LLC.

REPORT: [QUICKQUACKCARWASHUPLOAD1.PDF](#)

REPORT: [QUICKQUACKCARWASHUPLOAD2.PDF](#)

CONTINUED TO DECEMBER 12, 2017

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 for a Zoning Map Amendment from CSS TOD to MU-4 TOD, a Planned Area Development Overlay, and a Development Plan Review for a new five-story, mixed-use development containing 285 units and commercial uses for **PARK PLACE (PL170166)**, located at 1201 East Apache Boulevard. The applicant is Huellmantel & Affiliates. **MOVED TO DECEMBER 12, 2017 DRC MEETING.**

ANNOUNCEMENTS / MISCELLANEOUS:

7. Commission Member Announcements
8. City Staff Announcements

For further information on the above agenda items, contact Community Development, Planning Division (480) 350-4311. 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 350-4311 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.