

DEVELOPMENT REVIEW COMMISSION August 14, 2018

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 – June 12, 2018](#)
2. Development Review Commission – [Regular Meeting – June 12, 2018](#)

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 Preliminary Subdivision Plat, for three new lots for **NEC BASELINE ROAD & ROOSEVELT STREET RETAIL and COBBLESTONE CARWASH**, located at 660 and 616 West Baseline Road. The applicant is 3 Engineering LLC. (PL180172)

REPORT: [NECBASELINE&ROOSEVELTRETAIL&COBBLESTONECARWASH.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 an appeal of the June 19th, 2018 Hearing Officer's decision to deny a Use Permit to allow a recreational vehicle to be parked in the required front yard setback for the **GARCIA RESIDENCE**, located at 1125 East Bishop Drive. The appellant is Patrick Garcia. (PL180159)

REPORT: [GARCIARESIDENCE.PDF](#)

5. Request a Use Permit to allow a car wash in the PCC-2 (Planned Commercial Center General) zoning district and a Development Plan Review for a new 5,648 square-foot building for **CLEAN FREAK CAR WASH**, located at 1604 East Southern Avenue. The applicant is Larson Associates Architects, Inc. (PL180052)

REPORT: [CLEANFREAKCARWASH.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:*

6. Request a Zoning Map Amendment, two Use Permits for drive-through restaurants, and a Development Plan Review for two new single-story commercial buildings totaling 4,630 square feet for **NEC BASELINE ROAD & ROOSEVELT STREET RETAIL**, located at 660 West Baseline Road. The applicant is Vertical Design Studios. (PL180172)

REPORT: [NECBASELINE&ROOSEVELTRETAIL.PDF](#)

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.

08/08/2018 4:11 PM