



PUBLIC HEARING AGENDA **REVISED**

DEVELOPMENT REVIEW COMMISSION REGULAR MEETING Tuesday, July 9, 2019

Don Cassano Community Room, 2nd Floor
Tempe Transit Center
200 E. 5th Street, Tempe, AZ 85281
6:00 PM

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – Study Session – [April 23, 2019](#)
2. Development Review Commission – Regular Meeting – [April 23, 2019](#)

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 to create a three (3) lot subdivision for **RIO 2100 EAST**, located at 2132 East Rio Salado Parkway. The applicant is Hunter Engineering. **(PL180044)**

REPORT: [RIO2100EAST.PDF](#)

4. Request a Development Plan Review for a new 6,267 6,360 square-foot multi-tenant commercial building with a drive-through for **KYRENE AND ELLIOT SHOPS BUILDING**, located at 550 West Elliot Road. The applicant is Vertical Design Studios. **(PL180308)**

REPORT: [KYRENE&ELLIOTSHOPS.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 Standard to reduce the rear building setback from 35 feet to 28 feet for the **YIN RESIDENCE**, located at 2124 East La Vieve Lane. The applicant is Allen Custom Builders, Inc. **(PL190122)**

REPORT: [YINRESIDENCE.PDF](#)

6. Request a Use Permit to allow temporary outdoor vending (food trucks) for **CLOUDKITCHENS**, located at 1900 East 5th Street. The applicant is City Storage Systems, LLC. **(PL190123)**

REPORT: [CLOUDKITCHENS.PDF](#)

- ~~7. Request a Use Permit to allow a bar (Series 6) for **BOONDOCKS**, located at 1024 East Broadway Road. The applicant is Pathangay Architects. **(PL190124)**~~ **THIS ITEM HAS BEEN PULLED FROM AGENDA**

8. Request a Use Permit to allow a tobacco retailer for **88 SMOKE & VAPE**, located at 1800 East Apache Boulevard. The applicant is Drip More, LP. **(PL190128)**

REPORT: [88SSMOKE&VAPE.PDF](#)

9. Request two (2) Use Permits to allow a conference/assembly center and entertainment for **SUN STUDIOS OF ARIZONA**, located at 1425 West 14th Street. The applicant is L & D Entertainment, LLC. (PL190135)

REPORT: [SUNSTUDIOSOFAZ.PDF](#)

10. Request a Use Permit to allow multi-family residential in the Commercial Shopping and Services (CSS) zoning district for **BAKER'S ACRE MOTEL**, located at 1620 East Apache Boulevard. The applicant is Phoenix Permit Service LLC. (PL190046)

REPORT: [BAKERSACREMOTEL.PDF](#)

11. Request a Use Permit Standard to reduce the rear building setback from 15 feet to 12 feet and a Development Plan Review consisting of four new attached single-family dwelling units for **HAMMOND RESIDENCES**, located at 2051 South Hammond Drive. The applicant is Tonnesen, Inc. (PL190113)

REPORT: [HAMMONDRESIDENCES.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: **NONE***

ANNOUNCEMENTS / MISCELLANEOUS:

12. Commission Member Announcements

13. City Staff Announcements

For further information on the above agenda items, contact Community Development, Planning Division (480) 350-8331. <u>Cases may not be heard in the order listed.</u> 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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