



PUBLIC HEARING AGENDA **REVISED**

DEVELOPMENT REVIEW COMMISSION REGULAR MEETING August 13, 2019

Tempe History Museum
809 E Southern Ave, Tempe, AZ 85282
6:00 PM

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – Study Session and Regular Meeting – May 14, 2019
2. Development Review Commission – Study Session and Regular Meeting – June 11, 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 Development Plan Review for a new five (5) story hotel containing 102 keys for **VIB TEMPE**, located at 511 South Farmer Avenue. The applicant is Huellmantel & Affiliates. **(PL190161)**

PROJECT: [VIBTEMPE.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. Review of Compliance with assigned Conditions of Approval for a Use Permit approved on August 20, 2018 to allow entertainment as an accessory use to a golf course facility for **ROLLING HILLS GOLF COURSE**, located at 1415 North Mill Avenue. The applicant is the City of Tempe. **(PL180207)**

PROJECT: [ROLLINGHILLSGOLFCOURSE.PDF](#)

5. Request a Use Permit to allow an Amusement Business (Gaming Lounge) for **SAK GAMING LOUNGE**, located at 1861 East Baseline Road. The applicant is SAK Ventures, LLC. **(PL190167)**

PROJECT: [SAKGAMINGLOUNGE.PDF](#)

6. Request a Use Permit to allow a second story and a Use Permit Standard to increase the maximum building height for a detached accessory building for the **MCCORMAC RESIDENCE**, located at 176 East Vista Del Cerro Drive. The applicant is Kaiserworks, LLC. **(PL190178)**

PROJECT: [MCCORMACRESIDENCE.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:*

7. Introduce and hold a first public hearing for a major amendment to General Plan 2040 1) A Projected Land Use Map Amendment from various land use categories to Mixed-Use and a new Mixed-Use/Industrial category, with a General Plan text amendment; 2) A Projected Residential Density Map Amendment from various density categories to Medium Density (up to 15 du/ac), Medium-to-High Density (up to 25 du/ac), High Density (up to 65 du/ac), and High Density – Urban Core (more than 65 du/ac); 3) Adopted the Urban Core Master Plan; 4) A

Zoning Map Amendment and Code Text Amendment in the Tempe Zoning and Development Code with a new District with specific zones in certain areas, on approximately 948 acres for the **URBAN CORE MASTER PLAN, AND TOD**, located within the area generally bounded by Hardy Drive to the west, Union Pacific Railroad to the south, Loop 101 and City limits to the east, and Loop 202 to the north. The applicant is the City of Tempe. The second public hearing with action taken by the Commission is scheduled for August 26, 2019. **(PL190112)**

PROJECT: [UCMP_STAFF_REPORT.PDF](#)
[UCMP_ORDINANCE.PDF](#)
[UCMP_RESOLUTION.PDF](#)

7. Introduce and hold a first public hearing for a major amendment to General Plan 2040 for a Projected Land Use Map amendment from "Industrial" to a new "Mixed-Use/Industrial" category, with a General Plan text amendment, for approximately 560 acres, and a Projected Residential Density Map amendment from 0 du/ac to a new "up to 45 du/ac" category, with a General Plan text amendment, on approximately 67 acres along the Broadway Road frontage; and up to "15 du/ac" on approximately 493 acres, for the **BROADWAY INDUSTRIAL HUB – TEMPE MAKER DISTRICT** bounded by Priest Drive to the west, Union Pacific Railroad to the east, Broadway Road to the north and Southern Avenue to the south. The applicant is the City of Tempe. **(PL190115)** The second public hearing with action taken by the Commission is scheduled for August 26, 2019.

PROJECT: [BROADWAYINDUSTRIALHUBTEMPEMAKERDISTRICT.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

8. Commission Member Announcements
9. 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.

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