



# PUBLIC HEARING AGENDA

**REVISED**

## DEVELOPMENT REVIEW COMMISSION REGULAR MEETING

Tuesday, September 24, 2019

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

### **CONSIDERATION OF MEETING MINUTES:**

1. Development Review Commission – [Study Session – August 13, 2019](#)
2. Development Review Commission – [Regular Meeting – August 13, 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 three-story attached single-family development consisting of six (6) units for **ROOSEVELT CORNER**, located at 305 South Roosevelt Street. The applicant is Stewart and Reindersma Architecture, PLLC. (PL190166)

REPORT: [ROOSEVELTCORNER.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 a Use Permit to allow vehicle rental (rideshare service) in the PCC-1 (Planned Commercial Center Neighborhood) district for **UCARS**, located at 1414 West Broadway Road. The applicant is UCARS. (PL190208)

REPORT: [UCARS.PDF](#)

5. Request a Use Permit to allow vehicle repair in the PCC-1 (Planned Commercial Center Neighborhood) district for **AAA AUTO REPAIR**, located at 939 East Broadway Road. The applicant is Architectural Resource Team. (PL190218)

REPORT: [AAAAUTOREPAIR.PDF](#)

6. Request a Use Permit to allow a tobacco retailer in the CSS (Commercial Shopping and Service) district for **VIRTUE VAPE**, located at 1845 East Broadway Road. The applicant is Virtue Vape, LLC. (PL190234)

REPORT: [VIRTUEVAPE.PDF](#)

7. Request a Use Permit to allow a rental storage facility in the GID (General Industrial District) and a Development Plan Review for a new 104,450 square-foot, three-story building for **AGAVE CENTER SELF-STORAGE**, located at 1791 West Greentree Drive. The applicant is Huellmantel and Affiliates. (PL190127)

REPORT: [AGAVECENTERSELFSTORAGE.PDF](#)

8. Request a Use Permit to allow vehicle repair in the PCC-1 (Planned Commercial Center Neighborhood) district and a Development Plan Review for a new 4,174 square-foot oil and lube express facility for **VALVOLINE TEMPE**, located at 8805 South McClintock Drive. The applicant is Diversified Partners. (PL190090) **REVISED - ADDITIONAL PUBLIC INPUT**

REPORT: [VALVOLINETEMPE.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:*

9. Request an Amended Planned Area Development Overlay to establish development standards, a Use Permit to allow tandem parking and a Development Plan Review for a new 12-story hotel containing 180 keys and commercial uses for **6th & COLLEGE HOTEL**, located at 580 South College Avenue. The applicant is Gammage & Burnham PLC. (PL190070) **REVISED**

REPORT: [6TH&COLLEGEHOTEL.PDF](#)

10. Request a General Plan Land Use Map Amendment from Commercial to Mixed-Use and a Density Map Amendment from No Density to High Density (up to 65 du/ac); a Zoning Map Amendment from GID to MU-4; a Planned Area Development Overlay to establish development standards; and a Development Plan Review for a new 4-story mixed-use development consisting of 324 dwelling units and commercial uses for **PARC BROADWAY**, located at 711 West Broadway Road. The applicant is Huellmantel & Affiliates. (PL190085)

REPORT: [PARCBROADWAY.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.

09/20/2019 2:53 PM