



## PUBLIC HEARING AGENDA

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### Development Review Commission REGULAR MEETING

Tuesday, December 10, 2019

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

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

1. Development Review Commission – [Study Session 9/24/2019](#)
2. Development Review Commission – [Regular Meeting 9/24/2019](#)

**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 3-story multi-family development consisting of eleven (11) dwelling units for **GEM APARTMENTS**, located at 2063 East Lemon Street. The applicant is Moderna Architects. (PL190150)

REPORT: [GEMAPARTMENTS.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 two (2) Use Permit Standards to increase the maximum building height from 30 to 33 feet, and to reduce the minimum rear building setback from 15 to 13 feet for **3 ON HARDY**, located at 325 South Hardy Drive. The applicant is K&I Homes, LLC. (PL190270)

REPORT: [3ONHARDY.PDF](#)

5. Request a Use Permit to allow a commercial parking facility in the CSS (Commercial Shopping and Services) zoning district for **VLACHOS FAMILY ENTERPRISES**, located at 2525 East Rio Salado Parkway. The applicant is Pew & Lake, P.L.C. (PL190274)

REPORT: [VLACHOSFAMILYENTERPRISES.PDF](#)

6. Request a Use Permit to allow live entertainment for **DELICIOUS FACTORY**, located at 414 South Mill Avenue. The applicant is Delicious Factory. (PL190290)

REPORT: [DELICIOUSFACTORY.PDF](#)

7. Request a Use Permit to allow an amusement business for **WILD FRONTIER AXE THROWING**, located at 420 South Perry Lane. The applicant is Wild Frontier Ax Throw. (PL190291)

REPORT: [WILDFRONTIERAXETHROWING.PDF](#)

8. Request a Use Permit to allow vehicle sales and rental for **RENT-A-VETTE** located at 1828 East University Drive. The applicant is Rent A Vette. (PL190294)

REPORT: [RENTAVETTE.PDF](#)

9. Request a Use Permit to allow a drive-through in the CSS zoning district and a Development Plan Review for two new commercial building totaling 8,500 square-feet for **SOUTH MOUNTAIN RETAIL**, located at 2415 West Baseline Road. The applicant is Diversified Partners. (PL190130)

REPORT: [SOUTHMOUNTAINRETAIL.PDF](#)

10. Request a Use Permit to allow a drive-through in the CSS zoning district and a Development Plan Review for a new 3,867 square-foot commercial building for **IN-N-OUT BURGER**, located at 2401 West Baseline Road. The applicant is In-N-Out Burger. (PL190131)

REPORT: [INNOUTBURGER.PDF](#)

11. Request a Use Permit to allow a fuel center and a Development Plan Review for a new 5,187 s.f. convenience store for **CIRCLE K**, located at 1900 North Scottsdale Road. The applicant is Land Development Consultants. (PL190263)

REPORT: [CIRCLEK.PDF](#)

12. Request a Use Permit to allow a drive-through in the CSS zoning district and a Development Plan Review for a new 2,053 s.f. restaurant for **DEL TACO**, located at 1331 North Scottsdale Road. The applicant is Sender Associates, LLC. (PL190276)

REPORT: [DELTACO.PDF](#)  
[ATTACHMENTS1.PDF](#)  
[ATTACHMENTS2.PDF](#)  
[ATTACHMENTS3.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:*

13. Request a Zoning Map Amendment from CSS TOD and R-4 TOD to MU-4 TOD and an Amended Planned Area Development Overlay to establish development standards for a new one- to three-story, mixed-use development consisting of 636 dwelling units and commercial uses for **EASTLINE VILLAGE**, located at 2025 East Apache Boulevard. The applicant is Gammage & Burnham, P.L.C. (PL190059)

REPORT: [EASTLINEVILLAGE.PDF](#)  
[ATTACHMENTS1.PDF](#)  
[ATTACHMENTS2.PDF](#)

**CODE TEXT AMENDMENT** *The following includes amendments within the Zoning and Development Code requiring a public hearing notice in accordance with the Code. The Commission is the recommending body for these requests:*

14. Request a Code Text Amendment for **MEDICAL MARIJUANA AMENDMENT**, consisting of changes within the Code that regulates the medical marijuana dispensary hours of operation in Tempe. The applicant is Harvest of Tempe. (PL190280)

**REPORT:** [MEDICALMARIJUANAAMENDMENT.PDF](#)

**ANNOUNCEMENTS / MISCELLANEOUS:**

15. Commission Member Announcements

16. City Staff Announcements

<p>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.</p>
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