



PUBLIC HEARING AGENDA

REVISED

Development Review Commission REGULAR MEETING May 26, 2020

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
6:00 p.m.

This hearing will be held virtually through Cisco Webex Events at <https://tempe.webex.com> (visit our [Virtual Meeting Web Page](#) for more information). **Public comments may be submitted to the assigned Project Planner by email or phone no later than 5:00 p.m. on May 25, 2020.** Public comments for the items on the agenda can also be given by clicking [here](#). Watch it broadcast live on Tempe 11; or watch it live-streamed at <https://www.tempe.gov/tempe11>);:

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – [Study Session 1/28/20](#) (previously on 3/24/20 DRC agenda however the meeting was cancelled)
2. Development Review Commission – [Regular Meeting 1/28/20](#) (previously on 3/24/20 DRC agenda however the meeting was cancelled)
3. Development Review Commission – [Study Session 2/25/20](#)
4. Development Review Commission – [Regular Meeting 2/25/20](#)

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: **NONE**

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 to allow a second-story addition for the **ROCK RESIDENCE**, located at 954 East Carmen Street. The applicant is NEAH Designs, LLC. (PL200011)
Project Planner: Dalton_Guerra@Tempe.gov or (480) 350-8652

REPORT: [ROCKRESIDENCE.PDF](#)

6. Request a Use Permit to allow a massage establishment for **YOSHI MASSAGE SPA**, located at 4415 South Rural Road. The applicant is Yoshi Massage Spa. (PL200015) – **Continued from 4/28/20 DRC Meeting**
Project Planner: Dalton_Guerra@Tempe.gov or (480) 350-8652

REPORT: [YOSHIMASSAGESPA.PDF](#)

7. Request a Use Permit to allow a massage establishment for **MASSAGE 90210**, located at 655 West Warner Road, Suite 123. The applicant is Massage 90210 LLC. (PL200056)
Project Planner: Adrian_Zambrano@Tempe.gov or (480) 350-8245

REPORT: [MASSAGE90210.PDF](#)

8. Request a Use Permit to increase the maximum wall height in the required front yard building setback from four (4) feet to six (6) feet for **LOUKOTA RESIDENCE**, located at 11802 South Rural Road. The applicant is Rick Loukota. (PL200063)

Project Planner: Robbie_Aaron@Tempe.gov or (480) 350-8096

REPORT: [LOUKOTARESIDENCE.PDF](#)

9. Request a Use Permit Standard for one lot to reduce the street side (west) setback from ten (10) feet to eight (8) feet and a Development Plan Review for a new single-family subdivision consisting of seven lots for **LEMON STREET SINGLE-FAMILY RESIDENCES**, located at 2001 East Lemon Street. The applicant is Gammage & Burnham P.L.C. (PL190232)

Project Planner: Karen_Stovall@Tempe.gov or (480) 350-8432

REPORT: [LEMONSTREETSSINGLEFAMILYRESIDENCES.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:

10. Request a General Plan Density Map Amendment from Medium Density (up to 25 du/ac) to High Density (up to 65 du/ac); a Zoning Map Amendment from CSS TOD and R-4 TOD to MU-4 TOD; a Planned Area Development Overlay to establish development standards; and a Development Plan Review for a new four-story, mixed-use development consisting of 187 dwelling units and commercial uses for **BLUE AT EASTLINE VILLAGE**, located at 2058 East Apache Boulevard. The applicant is Gammage & Burnham P.L.C. (PL190249)

Project Planner: Karen_Stovall@Tempe.gov or (480) 350-8432

REPORT: [BLUEATEASTLINEVILLAGE.PDF](#)
[ATTACHMENT1.PDF](#)
[ATTACHMENT2.PDF](#)
[ATTACHMENT3.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.

05/19/2020 3:16 PM

FOR PUBLIC AND APPLICANTS TO JOIN IN FOR LIVE MEETING ON MAY 26, 2020, FURTHER INSTRUCTIONS WILL BE POSTED ON WWW.TEMPE.GOV/PLANNING BY 5:00 ON MAY 19, 2020.