



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

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) **CONTINUED TO A DATE TO BE DETERMINED**
Project Planner: Dalton_Guerra@Tempe.gov or (480) 350-8652
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**
APPROVED
Project Planner: Dalton_Guerra@Tempe.gov or (480) 350-8652
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) **APPROVED**
Project Planner: Adrian_Zambrano@Tempe.gov or (480) 350-8245
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) **APPROVED**
Project Planner: Robbie_Aaron@Tempe.gov or (480) 350-8096

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

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) **RECOMMENDED FOR APPROVAL**
Project Planner: Karen_Stovall@Tempe.gov or (480) 350-8432

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. <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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05/27/2020 11:00 AM

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.