



PUBLIC HEARING AGENDA

REVISED

Development Review Commission REGULAR MEETING February 9, 2021

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

Due to concerns over COVID-19 exposure, the City has implemented measures to protect our community including the closing of Council Chambers and limiting public attendance to electronic means only. Members of the public may view the live meeting proceedings on Tempe Channel 11 or attend the meeting virtually through Cisco Webex Events at <https://www.tempe.gov/virtualplanning> or by visiting www.tempe.gov/planning 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 February 8, 2021. Public comments may also be submitted by clicking [here](#).

CONSIDERATION OF MEETING MINUTES: 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:

1. Hold a public hearing for a review of compliance with assigned conditions of approval for two (2) use permits to allow a Series 6 bar and entertainment (indoor) for **SUNBAR**, located at 24 West 5th Street. The applicant is Huellmantel and Affiliates. (PL180006)

Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [SUNBAR.PDF](#)

2. Request a Use Permit to allow a massage establishment for **RM MEDICAL MASSAGE**, located at 8400 South Kyrene Road. The applicant is RM Medical Massage. (PL200202)

Project Planner: Dalton_Guerra@Tempe.gov or (480) 350-8652

REPORT: [RMMEDICALMASSAGE.PDF](#)

3. Request a Use Permit to allow a gun shop for **SONORAN ARMORY, LLC**, located at 2011 East 5th Street, Suite No. 10. The applicant is Patrick Shriner. (PL200310)

Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [SONORANARMORY.PDF](#)

4. Request a Use Permit to allow a tobacco retailer for **HIGH MAINTENANCE**, located at 411 South Mill Avenue, Suite 103. The applicant is HMSS, LLC. (PL210009)

Project Planner: Dalton_Guerra@Tempe.gov or (480) 350-8652

REPORT: [HIGHMAINTENANCE.PDF](#)

5. Request two (2) Use Permits to allow a bar (Series 6) and entertainment (indoor live music) for **C.A.S.A.**, located at 5 & 15 East 6th Street and 601 & 603 South Mill Avenue. The applicant is Huellmantel & Affiliates. **(PL200311)**

Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [CASA.PDF](#)

6. Request a Use Permit Standard to reduce the side yard setback by 20% from seven (7) feet to five (5) feet seven (7) inches for the **LARSON RESIDENCE**, located at 1408 East Todd Drive. The applicant is New Area Developers. **(PL200314)**

Project Planner: Dalton_Guerra@Tempe.gov or (480) 350-8652

REPORT: [LARSONRESIDENCE.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. Request a General Plan Density Map Amendment from "High Density" (up to 65 du/ac) to "High Density-Urban Core" (more than 65 du/ac), an Amended Planned Area Development Overlay to modify development standards, a Use Permit to allow tandem parking, and a Development Plan Review for a new eight story mixed use development containing 367 dwelling units and commercial uses for **DOWNTOWN FLATS**, located at 433 South Farmer Avenue. The applicant is Huellmantel & Affiliates. **(PL200275)**~~

~~**Project Planner:** Karen_Stovall@Tempe.gov or (480) 350-8432 **POSTPONED TO MARCH 23, 2021 DRC HEARING (REQUESTED BY APPLICANT)**~~

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. <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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