



PUBLIC HEARING AGENDA

Development Review Commission REGULAR MEETING April 27, 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 must be submitted no later than two hours prior to the meeting. Public comment cards are available [here](#).

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – [Study Session 2/23/2021](#)
2. Development Review Commission – [Regular Meeting 2/23/2021](#)

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 Preliminary Subdivision Plat for **SOUND & LIGHTING FX**, located at 1245 North Miller Road. The applicant is TEBO, LLC. (PL190221)
Project Planner: Obenia_Kingsby@Tempe.gov or (480) 858-2394

REPORT: [SOUND&LIGHTINGFX.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 a tobacco retailer for **CLOUDSLINGERS VAPE SHOP**, located at 3107 South Mill Avenue. The applicant is Vincent Taylor (PL200051)
Project Planner: Steve_Abrahamson@Tempe.gov or (480) 350-8359

REPORT: [CLOUDSLINGERS.PDF](#)

5. Request a Use Permit to allow a retail store within the GID, General Industrial District for **O'REILLY AUTO PARTS**, located at 1920 East University Drive. The applicant is Torgerson Design Partners. (PL210035)
Project Planner: Dalton_Guerra@Tempe.gov or (480) 350-8652

REPORT: [OREILLYAUTOPARTS.PDF](#)

6. Request a Use Permit to allow a second story addition (sun deck above RV garage) for **THE CONNACHER RESIDENCE**, located at 1077 E Carver Road. The applicant is Terry S. Connacher. **(PL210051)**
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [CONNACHERRESIDENCE.PDF](#)

7. Request a Use Permit to allow parking within the required front yard setback for the **BAGNOD RESIDENCE**, located at 815 West 11th Street. The applicant is LAM Building Design. **(PL210056)**
Project Planner: Dalton_Guerra@Tempe.gov or (480) 350-8652

REPORT: [BAGNODRESIDENCE.PDF](#)

8. Request a Use Permit to allow parking within the required front yard setback for the **CASTRO RESIDENCE**, located at 5818 South College Avenue. The applicant is Bernardo Ramirez. **(PL210059)**
Project Planner: Dalton_Guerra@Tempe.gov or (480) 350-8652

REPORT: [CASTRORESIDENCE.PDF](#)

9. Request a Use Permit to allow a tobacco retailer for **TAIGA SMOKE AND VAPE**, located at 8707 South Priest Drive. The applicant is Moditech Import & Export LLC. **(PL210067)**
Project Planner: Dalton_Guerra@Tempe.gov or (480) 350-8652

REPORT: [TAIGASMOKE&VAPE.PDF](#)

10. Request a Use Permit to allow an expansion to an existing carwash facility (new self-service vacuum stations) for **NO GIMMICK CARWASH**, located at 8830 South McKemy Street. The applicant is Valley Architecture, Inc. **(PL210068)**
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [NOGIMMICKCARWASH.PDF](#)

11. Request a Use Permit to allow a bar (series 7) for **THE HUDSON EATERY & BAR**, located at 1601 East Apache Boulevard. The applicant is The Hudson, LLC. **(PL210072)**
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [HUDSONEATERY&BAR.PDF](#)

12. Request a Use Permit to allow a tattoo and body piercing establishment for **INK AND EAGLE TATTOO**, located at 414 South Mill Avenue. The applicant is Joe Conti **(PL210077)**
Project Planner: Steve_Abrahamson@Tempe.gov or (480) 350-8359

REPORT: [INK&EAGLETATTOO.PDF](#)

13. Request a Use Permit Standard to allow a 20% reduction of the required side yard setback from seven (7) feet to five (5) feet seven (7) inches for the **ADAMS RESIDENCE**, located at 8661 South Kenwood Lane. The applicant is Geoffrey Adams. **(PL210090)**
Project Planner: Dalton_Guerra@Tempe.gov or (480) 350-8652

REPORT: [ADAMSRESIDENCE.PDF](#)

14. Request a Use Permit to allow a residential use in the Commercial Shopping & Services (CSS) zoning district, a Use Permit Standard to increase the maximum building height from 35 feet to 37 feet, and a Development Plan Review for a new three-story 11-unit attached single-family development for **MCCLINTOCK HOMES**, located at 1020 South McClintock Drive. The applicant is Palmer Architects. (PL200262)
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [MCCLINTOCKHOMES.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:*

15. Request a Code Text Amendment for **GROUP HOME REGULATIONS**, consisting of changes within Section 3-409 of the Zoning and Development Code for modifications and update to group home standards and related definitions. The request is from the City of Tempe. (PL210105)
Project Planner: Ryan_Levesque@Tempe.gov or (480) 858-2393

REPORT: [GROUPHOMEREGULATIONS.PDF](#)
[ORDINANCE.PDF](#)
[ATTACHMENTS.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

16. Commission Member Announcements
17. 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.

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