



PUBLIC HEARING AGENDA

REVISED

Development Review Commission REGULAR MEETING July 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>.

Public comments must be submitted no later than two hours prior to the meeting. Public comment cards are available [here](#).

1. Election of Chairperson and Vice Chairperson

CONSIDERATION OF MEETING MINUTES:

2. Development Review Commission – [Study Session 06/08/2021](#)
3. Development Review Commission – [Regular Meeting 06/08/2021](#)

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:

4. Request a Preliminary Subdivision Plat for **250 RIO**, located at 250 West Rio Salado Parkway. The applicant is Gammage & Burnham, PLC. **(PL210130)**
Project Planner: Obenia_Kingsby@Tempe.gov or (480) 858-2394

REPORT: [250RIO.PDF](#)

5. Request a Preliminary Subdivision Plat for **BEST WESTERN TEMPE**, located at 670 North Scottsdale Road. The applicant is Gilbert Land Surveying, PLC. **(PL200194)**
Project Planner: Obenia_Kingsby@Tempe.gov or (480) 858-2394

REPORT: [BESTWESTERNTEMPE.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:

6. Request a Use Permit to allow temporary outdoor vending (ghost kitchen) for **REEF KITCHENS**, located at 2115 South McClintock Drive. The applicant is REEF Kitchens. **(PL210124)**
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [REEFKITCHENS.PDF](#)

7. Request a Use Permit to allow entertainment (karaoke) for **FINAL ROUND SPORTS BAR & GRILL**, located at 5030 South Mill Avenue, Suite No. D20. The applicant is Ronetta Andersen. **(PL210148)**
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [FINALROUNDSPOUNTSBAR&GRILL.PDF](#)

8. Request a Use Permit to allow a restaurant with a drive-through for **TEMPE EATS**, located at 85 East Southern Avenue. The applicant is Andrews Design Group, Inc. **(PL210162)**
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [TEMPEEATS.PDF](#)

9. Request a Use Permit to allow a tobacco retailer for **GRAVITATE SMOKE SHOP**, located at 7707 South Kyrene Road, Suite No. 109. The applicant is Phnx Design, LLC. **(PL210163)**
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [GRAVITATESMOKESHOP.PDF](#)

10. Request a Use Permit Standard to allow a 20% reduction of the required front yard setback from 20 feet to 16 feet for the **SCOMA RESIDENCE**, located at 1213 South Wilson Street. The applicant is Troy Scoma. **(PL210186)**
Project Planner: Karen_Stovall@Tempe.gov or (480) 350-8432

REPORT: [SCOMARESIDENCE.PDF](#)

11. Request a Use Permit to allow for an expansion of an existing Massage Therapy establishment for **THE NEUROMUSCULAR STUDIO, LLC**, located at 430 West Warner Road, Suite 110. The applicant is Rachel Carroll of The Neuromuscular Studio, LLC. **(PL210191)**
Project Planner: Steve_Abrahamson@Tempe.gov or (480) 350-8359

REPORT: [NEUROMUSCULARSTUDIOLL.C.PDF](#)

12. Request a Use Permit to allow residential use in the CSS, Commercial Shopping and Service district and a Development Plan Review for a new ~~two-story~~ multi-family residential development consisting of five (5) ~~two-story~~ units for **KASITA**, located at 605 West Southern Avenue. The applicant is Huellmantel & Affiliates. **(PL210122)**
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: [KASITA.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

13. Commission Member Announcements
14. 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.
