



PUBLIC HEARING AGENDA

Development Review Commission REGULAR MEETING October 12, 2021

Virtual Hearing via Cisco Webex
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 8/24/21](#)
2. Development Review Commission – [Regular Meeting 8/24/21](#)

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 Development Plan Review for a new +/- 2,626 square-foot building for **STARBUCKS AT SOUTHERN PALMS**, located at 3206 South McClintock Road. The applicant is Archicon Architecture & Interiors, L.C. (PL210165)
Project Planner: Obenia_Kingsby@Tempe.gov or (480) 858-2394

REPORT: [STARBUCKSATSOUTHERNPALMS.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 two (2) Use Permits to allow a second story addition to an existing single-level single family residence, and to increase the maximum height of wall/fencing within the required front yard setback from four (4) feet up to six (6) feet for **THE PENDERGRAFT RESIDENCE**, located at 726 East Broadway Lane. The applicant is Marc Pendergraft. (PL210120)
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [THEPENDERGRAFTRESIDENCE.PDF](#)

5. Request a Use Permit to allow a massage establishment for the **SELF-CENTERED DETOX AND REJUVENATION SPA**, located at 1840 East Warner Road, Suite 123, in the PCC-1, Planned Commercial Center Neighborhood Zoning District. The applicant is Barbara Jacoboski (PL210238).
Project Planner: Steve_Abrahamson@Tempe.gov or (480) 350-8359

REPORT: [SELFCENTEREDDETOXANDREJUVENATIONSPA.PDF](#)

6. Request a Use Permit to allow temporary outdoor vending (ghost kitchen) for **GOPUFF**, located at 2435 South Industrial Park Avenue. The applicant is Quarles & Brady, LLP. **(PL210246)**
Project Planner: Karen_Stovall@Tempe.gov or (480) 350-8432

REPORT: [GOPUFF.PDF](#)

7. Request a Use Permit to allow a massage establishment for the **SONORAN SERENITY SPA**, located at 1628 East Southern Avenue, Suite 13, in the PCC-2, Planned Commercial Center General Zoning District. The applicant is Kiera Stroud **(PL210255)**
Project Planner: Steve_Abrahamson@Tempe.gov or (480) 350-8359

REPORT: [SONORANSREINITYSPA.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:*

8. Request a code text amendment consisting of changes within the Zoning and Development Code for **ANNEXATION AMENDMENT**, including changes to Section 2-106. The applicant is City of Tempe. **(PL210299)**
Project Planner: Ryan_Levesque@Tempe.gov or (480) 858-2393

REPORT: [ANNEXATIONAMENDMENT.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

9. Commission Member Announcements
10. 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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