



**Development Review Commission  
Regular Meeting**

**HARRY E. MITCHELL GOVERNMENT CENTER  
Tempe City Hall - City Council Chambers  
31 East Fifth Street, Tempe, Arizona  
*Virtual meeting option also available*  
Tuesday, October 26, 2021  
6:00 PM**

Members of the public who attend the meeting physically will be asked to maintain distance between other parties and masks will be required for all attendees, per City of Tempe policy. Alternatively, members of the public may attend the meeting virtually through Cisco Webex Events by visiting [www.tempe.gov/virtualplanning](http://www.tempe.gov/virtualplanning) for more information. Development Review Commission meetings can also be watched in real time via Tempe 11 on Cox cable and at [www.tempe.gov/tempe11](http://www.tempe.gov/tempe11).

For those participating virtually via Webex, 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 9/14/2021 **APPROVED**
2. Development Review Commission – Regular Meeting 9/14/2021 **APPROVED**

**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:

3. Request two (2) Use Permits to allow an expansion of a bar (series 6), and an expansion of live entertainment (indoor) for **DARKSTAR / TRUMBULL'S**, located at 526 South Mill Avenue. The applicant is Mill Workers Union, LLC. (PL210239) **APPROVED**  
**Project Planner:** Lee\_Jimenez@Tempe.gov or (480) 350-8486
4. Request a Use Permit to allow a tobacco retailer for **TRITON SMOKE TEMPE**, located at 655 West Warner Road, Suite 119. The applicant is Triton Smoke Tempe. (PL210295) **APPROVED**  
**Project Planner:** Karen\_Stovall@Tempe.gov or (480) 350-8432
5. Request a Use Permit to allow entertainment (live singing, dancing, and music) for **TIME OUT LOUNGE**, located at 3129 South Mill Avenue in the PCC-1, Planned Commercial Center Neighborhood Zoning District. The applicant is Time Out Lounge. (PL210287) **ADDED CONDITIONS OF APPROVAL APPROVED**  
**Project Planner:** Jacob\_Payne@Tempe.gov or (480) 350-8652

**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:*

6. Request a Zoning Map Amendment from CSS (TOD) to MU-3 (TOD); a Planned Area Development Overlay (PAD); and a Development Plan Review for a new three-story mixed-use development consisting of 75 dwelling units and commercial uses for **APACHE ROCK APARTMENTS**, located at 1935 East Apache Boulevard. The applicant is Huellmantel & Affiliates. (PL210180) **MINOR CORRECTIONS TO STAFF REPORT**

**RECOMMENDED APPROVAL**

**Project Planner:** Lee\_Jimenez@Tempe.gov or (480) 350-8486

7. Request a Planned Area Development and Development Plan Review for **GENERATIONS MEDICAL CENTER**, to increase landscaping and reduce the required parking for an existing 29,675 s.f. medical office located at 6301 South McClintock Drive. The applicant is Gammage & Burnham, PLC. (PL210184) **REPORT**

**ATTACHMENTS UPDATED RECOMMENDED APPROVAL**

**Project Planner:** Diana\_Kaminski@Tempe.gov or (480) 858-2391

**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. 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.

10/27/2021 9:48 AM