

## 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*

**Wednesday**, November 10, 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](#).

### ANNUAL REPORT

1. 2021 Development Plan Review Annual Report **APPROVED**

### CONSIDERATION OF MEETING MINUTES:

2. Development Review Commission – Study Session 10/12/2021 **APPROVED WITH CORRECTION**
3. Development Review Commission – Regular Meeting 10/12/2021 **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:*

4. Request a Use Permit to allow a massage establishment for **MOTHER IRIS MASSAGE** located at 410 East Southern Avenue. The applicant is Jessica Couch. (PL210290). **APPROVED**  
**Project Planner:** Jacob\_Payne@Tempe.gov or (480) 350-8652
5. Request a Use Permit to allow an expansion to an existing drive-through restaurant, and a Development Plan Review consisting of a building addition for **DUTCH BROS COFFEE**, located at 1037 South Rural Road. The applicant is Phnx Design, LLC. (PL210292) **APPROVED WITH ADDED CONDITION OF APPROVAL**  
**Project Planner:** Lee\_Jimenez@Tempe.gov or (480) 350-8486

**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 General Plan Density Map Amendment from Medium Density (up to 15 du/ac) to High Density Urban Core (more than 65 du/ac), a Zoning Map Amendment from General Industrial GID to Mixed-Use MU-4 (TOD) with a Planned Area Development Overlay to establish development standards, and a Development Plan Review for a new seven-story mixed-use development consisting of 200 dwelling units and 1,036 square feet of commercial uses for **FIRST AND FARMER**, located at 206 South Farmer Avenue. The applicant is Sender Associates, Chtd. **(PL210226) RECOMMENDED APPROVAL WITH DELETIONS OF CERTAIN CONDITIONS OF APPROVAL PROPOSED BY STAFF AND ADDITION OF CONDITIONS OF APPROVAL PROPOSED BY APPLICANT**

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

**RESOLUTION ITEMS** *The following consist of items seeking input through a public hearing in accordance with the Code. The Commission is the recommending body for these requests:*

7. Request a recommendation of design and placemaking principles for **PAPAGO/NORTH TEMPE** (Character Area 1) Plan dated November 2021, which generally encompasses all the City land north of the Loop 202 Freeway. The applicant is the City of Tempe. **(PL210310) RECOMMENDED APPROVAL**

**Project Planner:** Ambika\_Akhikari@Tempe.gov or (480) 350-8367

**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.

11/12/2021 9:29 AM