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**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  
December 14, 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 10/26/2021 **APPROVED**
2. Development Review Commission – Regular Meeting 10/26/2021 **APPROVED WITH MINOR CORRECTION**

**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 two new building totaling 197,00 square feet for **WARNER COMMERCE CENTER**, located at 1300 West Warner Road. The applicant is Opus Development Company, LLC. (PL210250) **APPROVED**  
**Project Planner:** Obenia\_Kingsby@Tempe.gov or (480) 858-2394

**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 amusement business (arcade) in the CSS zoning district for **ELECTRIC BAT**, located at 29 West Southern Avenue. The applicant is Sean Downing. (PL210215) **APPROVED**  
**Project Planner:** Steve\_Abrahamson@Tempe.gov or (480) 350-8359
5. Request a Use Permit to allow a retail gun shop in the GID, General Industrial District for **IRONSTONE CAPITAL, LLC DBA IRONSTONE TACTICAL**, located at 2167 East Cedar Street. The applicant is Robert L. Parrott. (PL210283) **APPROVED**  
**Project Planner:** Steve\_Abrahamson@Tempe.gov or (480) 350-8359
6. Request a Use Permit to allow a drive through restaurant in CSS Zoning in an existing building for **VENTURE ON BROADWAY** located at 764 West Broadway Road. The applicant is Upward Architects. (PL210323) **APPROVED**  
**Project Planner:** Diana\_Kaminski@Tempe.gov or (480) 858-2391

7. Request a Use Permit to allow a restaurant in the GID, General Industrial District for **ANGRY CRAB SHACK**, located at 660 West Warner Road. The applicant is Ronald Lou. **(PL210334) APPROVED**  
**Project Planner:** Lily\_Drosos@Tempe.gov or (480) 350-8245
8. Request a Use Permit to allow a community garden in the PCC-1 zoning district for **MAC6 COMMUNITY GARDEN**, located at 1414 West Broadway Road. The applicant is MAC6, LLC. **(PL210335) APPROVED**  
**Project Planner:** Obenia\_Kingsby@Tempe.gov or (480) 858-2394

**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:*

9. Request a Zoning Map Amendment from R-2 (Multi-family) to R-3R (Multi-family Residential Restricted), a Use Permit to allow 8 tandem parking spaces, and a Development Plan Review to add a new one-story multi-family development consisting of 4 dwelling units to an existing development for **4th STREET APARTMENTS** located at 1235 West 4th Street, the applicant is Palmer Architects. **(PL210297) RECOMMENDED APPROVAL**  
**Project Planner:** Diana\_Kaminski@Tempe.gov or (480) 858-2391
10. Request a General Plan Land Use Map Amendment from Residential to Mixed-Use and a General Plan Density Map Amendment from Medium to High Density (up to 25 du/ac) to High Density (up to 65 du/ac); a Zoning Map Amendment from R-3 to MU-4 (PAD & TOD); an Amended Planned Area Development Overlay; and a Development Plan Review to add a new three- and four-story multi-family development consisting of 129 dwelling units to an existing commercial development for **DWELL**, located at 430 S Farmer Avenue. The applicant is Sender Associates, Chtd. **(PL210233) REVISIONS TO REPORT RECOMMENDED APPROVAL**  
**Project Planner:** Diana\_Kaminski@Tempe.gov or (480) 858-2391

**ANNOUNCEMENTS / MISCELLANEOUS:**

11. Commission Member Announcements

12. 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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