

**Development Review Commission  
Regular Meeting**

*Virtual meeting via Webex*

**AND/OR**

HARRY E. MITCHELL GOVERNMENT CENTER  
Tempe City Hall - City Council Chambers  
31 East Fifth Street, Tempe, Arizona  
May 24, 2022  
6:00 PM

Members of the public may attend the meeting physically and masks are optional 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 attending virtually, public comments must be submitted no later than two hours prior to the meeting. Public comment cards are available [here](#).

**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:

1. Request a Development Plan Review for a new four-story, multi-family development consisting of 289 units for **BROADSTONE AT THE GRAND PHASE II**, located at 1013 West Washington Street. The applicant is Gammage & Burnham, PLC. (PL220023)  
**Project Planner:** Karen\_Stovall@tempe.gov or (480) 350-8432  
**REPORT:** [BROADSTONEATGRAND.PDF](#)
2. Request a Development Plan Review for two new buildings totaling ~~42,736~~ 44,287 square feet, with a maximum building height of thirty-five (35) feet for **TEMPE MUNICIPAL OPERATIONS CENTER – PHASE 1**, located at 2090 West Rio Salado Parkway. The applicant is DWL Architects + Planners, Inc. (PL220064)  
**Project Planner:** Obenia\_Kingsby@Tempe.gov or (480) 858-2394  
**REPORT:** [TEMPEMUNICIPALOPCTR.PDF](#)
3. Request a Development Plan Review to allow a new single-story restaurant for **SCOOTER'S COFFEE**, located at 8775 South Priest Drive. The applicant is VIP Limousine. (PL220098)  
**Project Planner:** Diana\_Kaminski@Tempe.gov or (480) 858-2391  
**REPORT:** [SCOOTERSCOFFEE.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 a Use Permit Standard to increase the maximum building height for a detached accessory building for the **TURLEY RESIDENCE**, located at 9108 South Dromedary Drive. The applicant is Thomas Turley. (PL210359)  
**Project Planner:** Lily\_Drosos@Tempe.gov or (480) 350-8245  
**REPORT:** [TURLEYRESIDENCE.PDF](#)

5. Request a Use Permit to allow a bar for **CATALYST CRAFTED ALES**, including a brewery with taproom, located at 1845 East Broadway Road, Suite No. 106. The applicant is Catalyst Crafted Ales, Inc. (PL220060)  
**Project Planner:** Lee\_Jimenez@Tempe.gov or (480) 350-8486

**REPORT:** [CATALYSTCRAFTEDALES.PDF](#)

**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 Land Use Map Amendment from Public Open Space to Mixed-Use and Density Map Amendment from No Density to High Density-Urban Core (more than 65 du/ac); a Zoning Map Amendment from GID and R1-6 to CC; a Planned Area Development Overlay to establish development standards; and a Development Plan Review for a new 14-story office building with ground floor commercial for **250 RIO**, located at 250 West Rio Salado Parkway. The applicant is Gammage & Burnham P.L.C. (PL210130)  
**Project Planner:** Obenia\_Kingsby@Tempe.gov or (480) 858-2394

**REPORT:** [250RIO.PDF](#)

**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 for **SMITH INNOVATION HUB DESIGN GUIDELINES** dated May 2022. The Smith Innovation Hub generally encompasses the lands bounded by University Drive, Price Road, Rio Salado Parkway, and McClintock Drive. The applicant is the City of Tempe (contact Jill Buschbacher, jill\_buschbacher@tempe.gov). (PL220117)  
**Project Planner:** Ambika\_Adhikari@Tempe.gov or (480) 350-8367

**REPORT:** [SMITHINNOVATIONHUB.PDF](#)  
[SMITHINNOVATIONHUBDESIGNGUIDELINES.PDF](#)

8. Request a recommendation for **BROADWAY MAKER DISTRICT DESIGN GUIDELINES** dated May 2022. The Broadway Maker District generally encompasses the lands bounded by Southern Avenue, Kyrene Road alignment, Broadway Road Parkway, and Priest Drive. The applicant is the City of Tempe (contact Jill Buschbacher, jill\_buschbacher@tempe.gov). (PL220118)  
**Project Planner:** Ambika\_Adhikari@Tempe.gov or (480) 350-8367

**REPORT:** [BROADWAYMAKERDISTRICT.PDF](#)  
[BROADWAYMAKERDISTRICTDESIGNGUIDELINES.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:*

9. Request for a code text amendment for **MARIJUANA INFUSION TEXT AMENDMENT**, consisting of changes within Section 3-426 – Marijuana, and other sections within the Zoning and Development Code, to allow alternate separation requirements for marijuana infusion facilities, including updates to the land use tables and related definitions. The applicant is Gammage & Burnham. (PL220083)  
**Project Planner:** Suparna\_Dasgupta@tempe.gov or (480) 350-8562

**REPORT:** [MARIJUANAINFUSIONTEXTAMENDMENT.PDF](#)  
[ORDINANCE.PDF](#)

**ANNOUNCEMENTS / MISCELLANEOUS:**

10. Commission Member Announcements
11. 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.