

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
September 13, 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 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.

For those attending virtually, 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 08/23/2022](#)
2. Development Review Commission – [Regular Meeting 08/23/2022](#)

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 3018 s.f. drive through restaurant for **WHITE CASTLE**, located at 8755 ~~West Warner Road~~ South Jewel Street. The applicant is Kimley-Horne and Associates. (PL220183)
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: [WHITECASTLE.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 reduce the front yard setback from 20' to 18' in the R-4 District and a Development Plan Review for a new three-story single-family residential development consisting of eight (8) units for **BONARDEN LANE 8 HOMES** located at 1432 and 1435 South Bonarden Lane. The applicant is Palmer Architects, Ltd. (PL210111)
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: [BONARDENLANE8HOMES.PDF](#)

5. Request a Use Permit to intensify an existing private school; a Use Permit Standard to increase the maximum allowed building height from 30'-0" to 33'-0"; and a Development Plan Review for a new 2-story building, at approximately 12,850 square feet for **TEMPE EMMANUEL LUTHERAN CHURCH**, located at 715 West Southern Avenue. The applicant is Sketch Architecture Company. **(PL220035)**
Project Planner: Obenia_Kingsby@Tempe.gov or (480) 858-2394

REPORT: [TEMPEEMMANUELLUTHERANCHURCH.PDF](#)

6. Request a Use Permit to allow a tobacco retailer for **ELBO SMOKE SHOP**, located at 3121 South Mill Avenue. The applicant is Elbo Headshop, LLC. **(PL220199)**
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [ELBOSMOKESHOP.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

7. Commission Member Announcements
8. 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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