



Development Review Commission

Regular Meeting

HARRY E. MITCHELL GOVERNMENT CENTER

Tempe City Hall - City Council Chambers

31 East Fifth Street, Tempe, Arizona

AND/OR

Virtual meeting via Webex

October 25, 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 09/13/2022](#)
2. Development Review Commission – [Regular Meeting 09/13/2022](#)

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 three-story attached single-family development with seven dwelling units for **5th STREET TOWNHOMES**, located at 599 West 5th Street. The applicant is MoD a+d. **(PL220210)**
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: [5THSTREETTOWNHOMES.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 for a second story addition to a single-family residence for **LIVINGSTON/SPEAR REMODEL AND ADDITION**, located at 1015 South Farmer Avenue. The applicant is Brad Lundstrom. **(PL220187)**
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: [LIVINGSTON/SPEARREMODEL.PDF](#)

5. Request a Use Permit to allow the required parking within the street side setback for the **BUTTE RESIDENCE**, located at 1006 South Butte Avenue. The applicant is Riley Neal. **(PL220191)**
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245

REPORT: [BUTTERESIDENCE.PDF](#)

6. Request a Use Permit to allow a second-hand store for **ATHORIA GAMES**, located at 3136 South McClintock Drive. The applicant is Athoria Games. **(PL220198)**
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245

REPORT: [ATHORIAGAMES.PDF](#)

7. Request a Use Permit to allow a drive-through restaurant for **FERRIS 808 REMODEL**, located at 833 West Broadway Road. The applicant is James M Day & Associates. **(PL220202)**
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486
REPORT: [FERRIS808REMODEL.PDF](#)
 8. Request a Use Permit to allow temporary outdoor vending (food trucks and retail sales) for **CULDESAC - LITTLE CHOLLA MARKET**, located at 2025 East Apache Boulevard. The applicant is Gammage & Burnham PLC. **(PL220237)**
Project Planner: Karen_Stovall@tempe.gov or (480) 350-8432
REPORT: [CULDESACLITTLECHOLLAMARKET.PDF](#)
 - ~~9. Request a Use Permit to allow massage therapy for the **YW RELAXATION**, located at 5000 South Arizona Mills Circle, #108. The applicant is Fan Yang. **(PL220261)**
Project Planner: Sydney_Deitering@Tempe.gov or (480) 350-8942~~
 10. Request a Use Permit to allow massage therapy for **UNRAVEL EDUCATION AND WELLNESS CENTER**, located at 2135 East Southern Avenue. The applicant is Michael Shuey. **(PL220264)**
Project Planner: Sydney_Deitering@Tempe.gov or (480) 350-8942
REPORT: [UNRAVELEDCATION&WELLNESSCENTER.PDF](#)
 11. Request a Use Permit to allow a K-8 private school for **VALLEY CHRISTIANS SCHOOLS**, located at 6101 South River Drive. The applicant is Dan Kuiper. **(PL220265)**
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391
REPORT: [VALLEYCHRISTIANSCHOOLS.PDF](#)
 12. Request a Use Permit to allow residential in the CSS zoning district and a Development Plan Review for a new two/three story multi-family development consisting of 12 dwelling units and commercial area for **APACHE RIVER APARTMENTS**, located at 1292 South River Drive. The applicant is Moderna Architects. **(PL220030)**
Project Planner: Obenia_Kingsby@Tempe.gov or (480) 858-2394
REPORT: [APACHERIVERAPARTMENTS.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:
- ~~13. Request a Zoning Map Amendment from AG to R1-15, and a Preliminary Subdivision Plat for **THE CALIENDO RESIDENCE**, located at 1100 East Knox Road. The applicant for the Zoning Map Amendment is Burch & Cracchiolo, P.A., and the applicant for the Preliminary Subdivision Plat is Gilbert Land Surveying, P.L.C. **(PL220039)**
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486 **Postponed to November 8, 2022 DRC Meeting**
REPORT: [THECALIENDORESIDENCE.PDF](#)~~
 14. Request a General Plan Projected Land Use Map Amendment from "Public Open Space" to "Mixed Use" for approximately 1.66 acres; a General Plan Projected Density Map Amendment from no density to "High Density" (up to 65 du/ac) for approximately 1.66 acres; a General Plan Projected Density Map Amendment from "Medium to High Density" (up to 25 du/ac) to "High Density" for approximately 3.39 acres; a Zoning Map Amendment from GID RSOD to MU-4 RSOD for approximately 5.04 acres; a Planned Area Development Overlay to establish development standards; and a Development Plan Review for a new seven-story, mixed-use development consisting of 319 dwelling units and commercial use on 5.04 acres for **MODERA RIO SALADO**, located at 835 West Rio Salado Parkway. The applicant is Berry Riddell, LLC. **(PL220082)**
Project Planner: Karen_Stovall@tempe.gov or (480) 350-8432
REPORT: [MODERARIOSALADO.PDF](#)

15. Request a Zoning Map Amendment from GID, General Industrial to MU-4 Mixed-Use High Density, with a Planned Area Development Overlay and Development Plan Review consisting of 308 dwelling units including four live-work units and 3,069 s.f. of commercial use for **PERRY & RIO SALADO**, located at 1891 East Rio Salado Parkway. The applicant is Gammage & Burnham, PLC. **(PL220181)**

Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: [PERRY&RIOSALADO.PDF](#)

16. Request a zoning map amendment from AG, Agricultural Zoning District to AG(H), Agricultural with a Historic Overlay Property Designation, for **GUADALUPE CEMETERY**, located at 4649 South Beck Avenue, to facilitate the designation of Guadalupe Cemetery in the Tempe Historic Property Register. The applicant is the Town of Guadalupe. **(PL220196)**

Project Planner: Zachary_Lechner@tempe.gov or (480) 350-8870

REPORT: [GUADALUPECEMETERY.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

17. Commission Member Announcements

18. 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.

10/21/2022 7:54 AM