



## PUBLIC HEARING AGENDA

---

### 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  
February 14, 2023  
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](#).

#### **CONSIDERATION OF MEETING MINUTES:**

1. Development Review Commission – Study Session 01/10/2023
2. Development Review Commission – Regular Meeting 01/10/2023

**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:*

3. Request a Use Permit to allow a tobacco retailer for **STOGIES**, located at 925 West Baseline Road. The applicant is Antwan Karabet Masrelian. (PL220327)  
**Project Planner:** Sydney\_Deitering@Tempe.gov or (480) 350-8942.

**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:*

4. Request a General Plan Land Use Map Amendment from “Residential” to “Mixed Use”; two (2) General Plan Density Map Amendments from “Medium Density (up to 15 du/ac)” and “Cultural Resource Area” to “High Density (up to 65 du/ac), and from “Cultural Resource Area” to “Medium to High Density (up to 25 du/ac)”; two (2) Zoning Map Amendments from CSS TOD and R1-6 to MU-4 TOD PAD, and from R1-6 to R1-PAD; and a new Planned Area Development Overlay to establish development standards including density, building setback, maximum building height, building setbacks, lot coverage, landscape area, and parking ratios to allow a new affordable 19-unit single-family residential and 104-unit mixed-use development with ground floor commercial uses along East Apache Boulevard for **LA VICTORIA COMMONS**, located at 2320 East Apache Boulevard. The applicant is Sender Associates, Chtd. (PL220349)  
**Project Planner:** Lee\_Jimenez@Tempe.gov or (480) 350-8486

**ANNOUNCEMENTS / MISCELLANEOUS:**

5. Commission Member Announcements
6. 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.

01/25/2023 1:49 PM