



**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

March 28, 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 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 02/14/2023](#)
2. Development Review Commission – [Regular Meeting 02/14/2023](#)

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 Standard to allow a 20% reduction in the rear yard setback from 35 feet to 28 feet for **SCHEMBER RESIDENCE**, located at 1068 East El Freda Road. The applicant is Designitechs LLC. (PL220260)
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245

REPORT: [SCHEMBERRESIDENCE.PDF](#)

4. Request a Use Permit Standard to allow a 20% reduction in the street side setback from 10 feet to 8 feet for **UNDERWOOD RESIDENCE**, located at 2402 East Alameda Drive. The applicant is Austin Underwood. (PL220289)

Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245

REPORT: [UNDERWOODRESIDENCE.PDF](#)

5. Request a Use Permit to allow a massage establishment for **THE RIVER MASSAGE**, located at 1845 East Broadway Road, Suite No. 125-126. The applicant is The River Massage Inc. (PL230043)
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: [THERIVERMASSAGE.PDF](#)

6. Request a Use Permit to allow entertainment (live singing, dancing, karaoke, and music) for **BONFIRE CRAFT KITCHEN AND TAP HOUSE**, located at 1617 West Warner Road. The applicant is Bonfire Craft Kitchen Tempe LLC. (PL230053)

Project Planner: Mike_Scarpitta@tempe.gov or (480) 350-8435 **POSTPONED TO A LATER DATE**

7. Review for compliance with the conditions of approval for a Use Permit to allow vehicle rentals within the General Industrial District for **UCARS**, located at 640 South Smith Road. The applicant is Guidant Law PLC. **(PL220314) REVISED REPORT AND ATTACHMENTS**
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245

REPORT: [UCARS.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:

8. Request a Planned Area Development Overlay to modify development standards for height, a Use Permit to allow tandem parking, and a Development Plan Review for a new 25-story mixed-use development consisting of 453 dwelling units and commercial uses on .67 acres for **16 EAST UNIVERSITY**, located at 16 East University Drive. The applicant is Sender Associates, Chartered. **(PL220343)**
Project Planner: Karen_Stovall@tempe.gov or (480) 350-8432

REPORT: [16EASTUNIVERSITY.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

9. Commission Member Announcements
10. 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.

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