



**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

April 11, 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 2/28/2023
2. Development Review Commission – Regular Meeting 2/28/2023

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 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) CONTINUED FROM 3/28/23 DRC MEETING RECOMMENDED APPROVAL WITH ADDED CONDITIONS OF APPROVAL**
Project Planner: Karen_Stovall@tempe.gov or (480) 350-8432

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 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) APPROVED**
Project Planner: Mike_Scarpitta@tempe.gov or (480) 350-8435

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:

5. Request a General Plan Projected Density Map Amendment from “High Density (up to 65 du/ac)” to “High Density-Urban Core (more than 65 du/ac)”, a Zoning Map Amendment from GID to MU-4, a Planned Area Development Overlay to establish development standards and a Development Plan Review for a new mixed-use development consisting of 390 dwelling units and commercial area (co-work space) for **RIO 2100 RESIDENCES**, located at 2132 East Cameron Way. The applicant is Berry Riddell, LLC. **(PL220255) UPDATED REPORT AND ATTACHMENTS RECOMMENDED APPROVAL**
Project Planner: Obenia_Kingsby@Tempe.gov or (480) 858-2394

6. Request a Zoning Map Amendment from R-2 to R-1 PAD with a Planned Area Development Overlay to establish development standards and a Development Plan Review for a new three-story attached single-family residential development consisting of eight (8) units for **VEDANA TEMPE** located at 2447 East University Drive. The applicant is Enlight10 Architecture. **(PL230035) RECOMMENDED APPROVAL WITH ADDED CONDITION OF APPROVAL**
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

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. 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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