



**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**

**May 23, 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](#).

**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:

1. Request for a Development Plan Review for a new 7-unit attached single-family development for **COUNTRY CLUB TOWNHOMES**, located at 3250 South Country Club Way. The applicant is E-Project LLC. **(PL230012) APPROVED**  
**Project Planner:** Lily\_Drosos@Tempe.gov or (480) 350-8245

**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:

2. Request for a Use Permit to allow a drive-through restaurant within the General Industrial District for **PRIEST & BROADWAY CHICK-FIL-A**, located at 1139 West Broadway Road. The applicant is 4G Development & Consulting. **(PL230055) APPROVED**  
**Project Planner:** Lily\_Drosos@Tempe.gov or (480) 350-8245
3. Request for a Use Permit to allow live entertainment (open mic nights, poetry readings, story hours, and live music) for **BRICK ROAD COFFEE**, located at 4415 South Rural Road, Suite 10. The applicant is Brick Road Coffee. **(PL230072) APPROVED**  
**Project Planner:** Lily\_Drosos@Tempe.gov or (480) 350-8245
4. Request for a Use Permit to allow required parking within the required front yard building setback for the **RICE RESIDENCE**, located at 103 West Palmcroft Drive. The applicant is Dwell Boldly. **(PL230079) APPROVED**  
**Project Planner:** Ty\_Templeton@tempe.gov or (480) 350-8690

**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.

05/24/2023 9:26 AM