



PUBLIC HEARING AGENDA

REVISED

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

August 22, 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 8/8/2023](#)
Development Review Commission – [Regular Meeting 8/8/2023](#)

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:

2. Request a Use Permit to allow vehicle-based service for **SMART MOVE**, located at 3214 South Mill Avenue. The applicant is Mill Plaza Investors LLC. (PL230001)
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: [SMARTMOVE.PDF](#)

3. Request a Use Permit to allow two (2) required parking spaces within the front yard setback for **MARKULIS RESIDENCE**, located at 721 West 12th Street. The applicant is Mitchell Markulis. (PL230132)
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245

REPORT: [MARKULISRESIDENCE.PDF](#)

4. Request for a Use Permit to allow three (3) required parking spaces within the front yard setback for **GOPAL RESIDENCE**, located at 725 East Encanto Drive. The property owner and applicant is Ballson Gopal. (PL230140)
Project Planner: Chris_Jasper@tempe.gov or (480) 350-8096

REPORT: [GOPALRESIDENCE.PDF](#)

5. Request for approval of a Use Permit Standard to increase maximum building height from 35' to 38' (up to 10%); a Use Permit to allow wireless telecommunication facilities; and a Development Plan Review, consisting of three new buildings totaling approximately 78,000 s.f. for **TEMPE MUNICIPAL OPERATIONS CENTER – PHASE 2**, located at 2070 West Rio Salado Parkway. The project applicant is DWL Architects + Planners, Inc. (PL230164)
Project Planner: Chris_Jasper@tempe.gov or (480) 350-8096

REPORT: [TEMPEMUNICIPALOPCTRPHASE2.PDF](#)

6. Request a Use Permit to allow a second-hand store for **RESALE THERAPY**, located at 405 West University Drive, Suites 103-105. The applicant is Resale Therapy. (PL230198)
Project Planner: Chris_Jasper@tempe.gov or (480) 350-8096

REPORT: [RESALETHERAPY.PDF](#)

7. Request a Use Permit to allow a drive through restaurant for **THE BUZZED GOAT COFFEE**, located at 3415 South McClintock Drive, Suite 114, the applicant is Creative Tech, LLC. Von Beans, LLC (PL230220)
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: [THEBUZZEDGOATCOFFEE.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 General Plan Land Use Map Amendment from “Open Space” to “Mixed-Use”, a General Plan Residential Density Map Amendment from “Medium-High Density” (up to 25 du/ac) and “No Density” to “High Density Urban Core” (greater than 65 du/ac), a Zoning Map Amendment from General Industrial District (GID) within Rio Salado Overlay District (RSOD) and Transportation Overlay District (TOD) to Mixed-Use High Density (MU-4) within the RSOD and TOD, and a Planned Area Development Overlay to establish development standards for **MUNICIPAL REZONING OF 1ST & FARMER**, located at 26 South Farmer Avenue. The applicant is Huellmantel & Affiliates. (PL230127)
Project Planner: Ryan_Levesque@tempe.gov or (480) 858-2393

REPORT: MUNICIPALREZONINGOF1ST&FARMER.PDF

9. Request a Planned Area Development Overlay to establish development standards and a Development Plan Review for a new 28-story mixed-use development with 380 dwelling units on 0.61 gross acres for **211 E. 7TH STREET**, located at 211 East 7th Street. The applicant is Berry Riddell. (PL220305) **CONTINUED FROM JUNE 13, 2023 DRC MEETING.**
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245

REPORT: [211E7THSTREET.PDF](#)

10. Request for a Zoning Map Amendment from General Industrial (GID) to Mixed-Use Four (MU-4), a Planned Area Development Overlay to establish development standards and a Development Plan Review for a new 18-story Mixed-Use Development for **955 EAST MIXED-USE**, located at 965 East University Drive. The applicant is Sender Associates, Chartered. (PL230023)
Project Planner: Chris_Jasper@tempe.gov or (480) 350-8096

REPORT: [955EASTMIXEDUSE.PDF](#)

11. 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 CSS TOD to MU-4 TOD; a Planned Area Development Overlay to establish development standards; a Use Permit to reduce the required 60 percent ground floor use requirement of Section 5-606(C) Ground Floor Uses in Station Areas; and a Development Plan Review for a new five-story, mixed-use development consisting of 167 dwelling units and commercial use on 1.95 acres for **APACHE SQUARE**, located at 1747 East Apache Boulevard. The applicant is Gammage & Burnham, PLC. **(PL230063)**
Project Planner: Karen_Stovall@tempe.gov or (480) 350-8432

REPORT: [APACHESQUARE.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

12. Commission Member Announcements

13. City Staff Announcements

<p>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.</p>
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