



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
October 10, 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 9/12/2023](#)
Development Review Commission – [Regular Meeting 9/12/2023](#)

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:*

2. Request a Development Plan Review for three new industrial buildings totaling 268,775 net square feet for **ELLIOT AND HARDY**, located at 835 West Elliot Road. The applicant is Gammage & Burnham, PLC. (PL230180)
Project Planner: Karen_Stovall@tempe.gov or (480) 350-8432

REPORT: [ELLIOTANDHARDY.PDF](#)

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 second-story addition to a single-story, single-family residence for **CLOUD RESIDENCE**, located at 5817 S Alder Drive. The applicant is Marshall Cloud. (PL230204)
Project Planner: Chris_Jasper@tempe.gov or (480) 350-8096

REPORT: [CLOUDRESIDENCE.PDF](#)

4. Request a Use Permit to allow a series six bar and a Use Permit for live entertainment for **DEVIL'S HIDEAWAY**, located at 401 South Mill Avenue. The applicant is Line Lab. (PL230251) **POSTPONED TO THE 10/24/23 DRC MEETING**
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

5. Request a Use Permit to allow an Assisted Living Facility with ancillary uses including movie theater, salon, restaurants, and nano brewery with a Series Three liquor license in the R-4 zoning district for **FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY** located at 2645 East Southern Avenue. The applicant is LCS Development. (PL230272)

Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: [FRIENDSHIPVILLAGE.PDF](#)

CODE TEXT AMENDMENT *The following includes amendments within the Zoning and Development Code requiring a public hearing notice in accordance with the Code. The Commission is the recommending body for these requests:*

6. Request for a Code Text Amendment, consisting of changes within Section 3-428, Vacation and Short Term Rentals, and Section 6-313, Security Plans, based on prior City Code changes, and a change to Section 4-204, Standards for building height in GID and HID District, from 35' to a maximum 65' height, for **TEMPE ZONING AND DEVELOPMENT CODE**. The City of Tempe is the applicant. (PL230295)

Project Planner: Ryan_Levesque@Tempe.gov or (480) 858-2393

REPORT: [TEMPEZONING&DEVELOPMENTCODE.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

7. Commission Member Announcements
8. City Staff Announcements

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| <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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