



# 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  
December 12, 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](#).

### CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – [Study Session 11/14/2023](#)  
Development Review Commission – [Regular Meeting 11/14/2023](#)

**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:

- ~~2. Request a Use Permit to allow a vehicle repair use in the PCC-2 (Planned Commercial Center General) zoning district for **TAKE 5 OIL CHANGE TEMPE**, located at 1335 W Elliot Road. The applicant is Atwell, LLC. (PL230278) **POSTPONED TO A LATER DRC HEARING – DATE TO BE DETERMINED**  
**Project Planner:** ~~Chris\_Jasper@tempe.gov or (480) 350-8096~~~~

3. Request a Use Permit Standard to reduce front setbacks from 35 to 28 feet to allow an addition to a single-family residence for the **SANTORO RESIDENCE**, located at 1 West Citation Lane. The applicant is Reef Construction. (PL230296)  
**Project Planner:** Whitney\_Mayfield@tempe.gov or (480) 350-8486

**REPORT:** [SANTORORESIDENCE.PDF](#)

4. Request a Use Permit to allow two (2) required parking spaces in the front yard building setback for the **ATIKUZZAMAN RESIDENCE**, located at 2003 E Rice Drive. The applicant is Syed Atikuzzaman. (PL230305)  
**Project Planner:** Chris\_Jasper@tempe.gov or (480) 350-8096

**REPORT:** [ATIKUZZAMANRESIDENCE.PDF](#)

5. Request a Use Permit to allow two (2) required parking spaces in the front yard building setback for the **KELLER RESIDENCE**, located at 942 East Broadmor Drive. The applicant is Nicholas Keller. **(PL230309)**  
**Project Planner:** Whitney\_Mayfield@tempe.gov or (480) 350-8486

**REPORT:** [KELLERRESIDENCE.PDF](#)

6. Request a Use Permit to allow a second-story walk deck addition for a single-family residence for the **LEWIS RESIDENCE**, located at 921 South Roosevelt Street. The Applicant is MNF Design Drafting & Planning LLC. **(PL230326)**  
**Project Planner:** Diana\_Kaminski@tempe.gov or (480) 858-2391

**REPORT:** [LEWISRESIDENCE.PDF](#)

7. Request a Use Permit to allow a massage establishment for **ASCENSION MASSAGE THERAPY**, located at 1801 South Jentilly Lane, Suite C-16. The applicant is Lora Vance, LMT. **(PL230339)**  
**Project Planner:** Diana\_Kaminski@tempe.gov or (480) 858-2391

**REPORT:** [ASCENSIONMASSAGETHERAPY.PDF](#)

8. Request a Use Permit to allow a massage establishment for **THERA-MED MASSAGE** (dba Infinitely-U Integrative Energy Bodywork), located at 1801 South Jentilly Lane, Suite C-9. The applicant is Leah DeLong, LMT. **(PL230342)**  
**Project Planner:** Diana\_Kaminski@tempe.gov or (480) 858-2391

**REPORT:** [THERAMEDMASSAGE.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. <u>Cases may not be heard in the order listed.</u> 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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