



**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**

**February 27, 2024**

**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 2/13/2024 **APPROVED**  
Development Review Commission – Regular Meeting 2/13/2024 **APPROVED**

**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 two (2) new single-story industrial buildings totaling 170,902 square feet for **48th & ALAMEDA – WEST**, located at 2727 South 48th Street. The applicant is Gammage & Burnham, PLC. (PL230364) **APPROVED**  
**Project Planner:** Lily\_Drosos@Tempe.gov or (480) 350-8245
3. Request a Development Plan Review consisting of a new 7,844 square-foot restaurant for **HAYDEN FERRY LAKESIDE RESTAURANT**, located at 52 East Rio Salado Parkway. The applicant is Gammage & Burnham, PLC. (PL230384) **APPROVED**  
**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. Review for compliance with conditions of approval for a Use Permit to allow a building expansion to an existing drive-through restaurant for **DUTCH BROS COFFEE**, located at 1037 South Rural Road. The applicant is PHNX Design, LLC. (PL210292) **APPROVED**  
**Project Planner:** Lily\_Drosos@Tempe.gov or (480) 350-8245
5. Request Use Permit Standards to reduce the south side yard setback from 10 feet to 8 feet, reduce the west rear yard setback from 15 feet to 12 feet, reduce the required landscape area from 25% to 24%, and increase the maximum building height from 30 feet to 33 feet; including a Development Plan Review consisting of 7 (seven) residential units within three-story buildings for **THE QUARTERS SUITES**, located at 1272 South Price Road. The applicant is Michael Rust Architects, LLC. (PL230318) **APPROVED**  
**Project Planner:** Diana\_Kaminski@tempe.gov or (480) 858-2391

6. Request a Use Permit Standard to reduce the street side yard setback from 20 feet to 16 feet for **SMITH RESIDENCE**, located at 1329 East Los Arboles Drive. The applicant is Design Development. **(PL230380) APPROVED**  
**Project Planner:** Lucas\_Jensen@tempe.gov or (480) 350-8023
7. Request a Use Permit to allow live entertainment for **CATALYST CRAFTED ALES**, located at 1845 East Broadway Road, Suites 106-110. The applicant is Catalyst Crafted Ales LLC. **(PL230403) APPROVED WITH REMOVAL OF CONDITIONS #8 AND #9, WITH ADDITION OF STIPULATION FOR COMPLIANCE REVIEW IN SIX (6) MONTHS WITH STAFF**  
**Project Planner:** Lucas\_Jensen@tempe.gov or (480) 350-8023
8. Request a Use Permit to allow seasonal outdoor retailing for **CUBS SPRING TRAINING MERCHANDISE SALES**, located at 2525 East Rio Salado Parkway. The applicant is Onefro LLC. **(PL240012) APPROVED**  
**Project Planner:** Whitney\_Mayfield@tempe.gov or (480)-350-8486.

**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. 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.

02/28/2024 8:26 AM