



## PUBLIC HEARING AGENDA

---

### 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 28, 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](#).

**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:

1. Request a Use Permit to allow entertainment (live music) for **LUSH CAFE AND LOUNGE**, located at 7470 South Priest Drive. The applicant is Rosa Harrison. **(PL240015)**  
**Project Planner:** Whitney\_Mayfield@tempe.gov or (480) 350-8486
2. Request a Use Permit to allow entertainment (singing, dancing, stand-up comedy, DJ, trivia/games) for **HIGH MAINTENANCE SMOKE SHOP**, located at 411 South Mill Avenue, Suite 103. The applicant is HMSS LLC. **(PL240069)**  
**Project Planner:** Lily\_Drosos@Tempe.gov or (480) 350-8245
3. Request a Use Permit to allow a second story addition for **MCKENZIE RESIDENCE**, located at 2069 East Ranch Road. The applicant is Gayle McKenzie. **(PL240089)**  
**Project Planner:** Lily\_Drosos@Tempe.gov or (480) 350-8245
4. Request a Use Permit to allow a six (6) foot high fence within the front yard setback for **JAMES MADISON PREPARATORY**, located at 5815 South McClintock Drive. The applicant is All Pro Fence Co. **(PL240093)**  
**Project Planner:** Lucas\_Jensen@tempe.gov or (480) 350-8023
5. Request a Use Permit to allow an expansion of an existing entertainment use for extended hours of operation between 2:00 a.m. and 6:00 a.m. for **DIMES CABARET**, located at 910 North McClintock Drive. The applicant is J & J Entertainment, LLC. **(PL240128)**  
**Project Planner:** Lily\_Drosos@Tempe.gov or (480) 350-8245

**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:*

6. Request a Planned Area Development to modify development standards for building height, a Use Permit to exceed the maximum allowable parking, and a Development Plan Review for the addition of an approximately 160-foot-tall manufacturing and warehouse building on 42.5 acres for **PROJECT ELEVATE**, located at 1850 West Elliot Road. The applicant is Kimley-Horn. **(PL240051)**  
**Project Planner:** Diana\_Kaminski@tempe.gov or (480) 858-2391

**ANNOUNCEMENTS / MISCELLANEOUS:**

7. Commission Member Announcements
8. 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.

05/08/2024 9:41 AM