



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
June 25, 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 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 5/14/2024](#)
Development Review Commission – [Regular Meeting 5/14/2024](#)
2. Development Review Commission – [Study Session 5/28/2024](#)
Development Review Commission – [Regular Meeting 5/28/2024](#)

USE PERMITS & DEVELOPMENT PLAN REVIEW *The following consists 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 an intensification of an existing tobacco retailer (smoking establishment use for a private club with consumption and smoking of marijuana) 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

REPORT: [HIGHMAINTENANCESMOKESHOP.PDF](#)

4. Request a Use Permit for vehicle sales and service for **RIVIAN SERVICE CENTER**, located at 7340 South Kyrene Road. The applicant is Arcadis Inc. (PL240105)
Project Planner: Whitney_Mayfield@tempe.gov or (480) 350-8486

REPORT: [RIVIANSERVICECENTER.PDF](#)

5. Request a Use Permit to allow vehicle repairs for **LIFT-N-WRENCH**, located at 3233 South McClintock Drive. The applicant is Stewart Reindersma Architecture, PLLC. (PL240113)
Project Planner: Whitney_Mayfield@tempe.gov or (480) 350-8486

REPORT: [LIFTNWRENCH.PDF](#)

6. 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) CONTINUED FROM MAY 28, 2024 DRC MEETING**
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245

REPORT: [DIMESCABARET.PDF](#)

7. Request a Use Permit to allow a second-hand store for **ARIZONA GOLF WORKS**, located at 1920 East University Drive. The applicant is Arizona Golf Works, LLC. **(PL240191)**
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245

REPORT: [ARIZONAGOLFWORKS.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 Zoning Map Amendment from CSS and R-4 to MU-4; a Planned Area Development Overlay to establish development standards; and a Development Plan Review for a new eight-story, mixed-use development consisting of ~~279~~ **277** dwelling units within 578,773 square feet of building area on 3.88 acres for **VALE STUDENT HOUSING**, located at 921 East Apache Boulevard. The applicant is Snell & Wilmer, LLP. **(PL240035) CORRECTION TO REPORT**
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245

REPORT: [VALESTUDENTHOUSING.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

9. Commission Member Announcements

10. City Staff Announcements

<p>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.</p>

06/21/2024 2:07 PM