



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
August 13, 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 7/23/2024](#)
Development Review Commission – [Regular Meeting 7/23/2024](#)

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 two (2) required parking spaces within the front yard building setback for the **NELSON RESIDENCE**, located at 209 East Manhattan Drive. The applicant is Michael Nelson. **(PL240147)**
Project Planner: Whitney_Mayfield@tempe.gov or (480) 350-8486.

REPORT: [NELSONRESIDENCE.PDF](#)

3. Request a Use Permit to allow a tobacco retailer for **BELLAGIO SMOKE AND VAPE**, located at 1753 East Broadway Road, Suite No. 102. The applicant is DVT423K LLC. **(PL240153)**
Project Planner: Lucas_Jensen@tempe.gov or (480) 350-8023

REPORT: [BELLAGIOSMOKEANDVAPE.PDF](#)

4. Request a Use Permit to allow two (2) required parking spaces within the front yard building setback for **VERLEA PROJECT**, located at 1633 East Verlea Drive. The applicant is Kaycia Rajala. **(PL240200)**
Project Planner: Lucas_Jensen@tempe.gov or (480) 350-8023

REPORT: [VERLEAPROJECT.PDF](#)

5. Request a Use Permit to allow two (2) required parking spaces within the front yard building setback for the **MCCRACKEN RESIDENCE**, located at 1500 West 7th Place. The applicant is Jason McCracken. **(PL240223)**
Project Planner: Lucas_Jensen@tempe.gov or (480) 350-8023

REPORT: [MCCRACKENRESIDENCE.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:

6. Request a Zoning Map Amendment from AG to PCC-1, with a Planned Area Development Overlay and Development Plan Review for a new single-story commercial development with four buildings on 3.75 acres for **NWC RURAL AND WARNER**, located at 862 East Warner Road. The applicant is Gammage and Burnham. **(PL240155)**
Project Planner: Diana_Kaminski@tempe.gov or (480) 858-2391

REPORT: [NWCRURALANDWARNER.PDF](#)

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.

08/07/2024 9:15 AM