

**Development Review Commission  
STUDY SESSION**

**JANUARY 8, 2013**

**HARRY E. MITCHELL GOVERNMENT CENTER  
TEMPE CITY HALL – CITY COUNCIL CHAMBERS  
31 EAST 5<sup>TH</sup> STREET  
5:30 p.m.**

**AGENDA**

The Development Review Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing/Meeting Agenda, including questions/answers. Only procedural decisions will be made in the Study Session.

**Study Session agenda:**

- Review of January 8, 2013 Agenda
- Future potential Zoning and Development Code Amendments – Lisa Collins, Interim Community Development Director
- Planned Area Development Overlay discussion – Lisa Collins, Interim Community Development Director
- Review of past and future applications with staff

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. Should you have any other questions regarding this hearing, please contact the Planning Division at (480) 350-8331.

## DEVELOPMENT REVIEW COMMISSION JANUARY 8, 2013

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM (5:30 Study Session)

1. **CONSIDERATION OF MEETING MINUTES: 12/11/12**
2. Request appeal for a Use Permit Revocation for tobacco retail sales with live entertainment for **MIDNIGHT HOOKAH (PL110015)** located at 1630 E Apache Boulevard Suites 103-104. The appellant is Nadir Yousef, Midnight Hookah.

**THIS ITEM WAS CONTINUED FROM THE DECEMBER 11, 2012 HEARING AND IS NOW BEING POSTPONED TO THE JANUARY 22, 2013 HEARING BY COMMUNITY DEVELOPMENT STAFF**

3. Request approval for a Development Plan Review for a new office addition for **RISK ASSESSMENT (PL120196)**, located at 2100 South Rural Road. The applicant is Bain Architecture.

STAFF REPORT: [DRCr RiskAssessmentGroup\\_010813](#)

4. Request for a Zoning Map Amendment from the General Industrial District to MU-4, Mixed-Use High Density District and an Amended Planned Area Development Overlay for a proposed commercial and residential development for **THE GRAND AT PAPAGO PARK CENTER (PL120232)**, located at 1151 West Washington Street. The applicant is Papago Park Center, Inc.

STAFF REPORT: [DRCr TheGrand\\_010813](#)

5. Request approval for General Plan amendment to increase density, a Zoning Map amendment to R-3 Multi-family with a Planned Area Development (PAD) for development standards and a Development Plan Review for 18 new attached townhomes for **BELLA VITA (PL120300)**, located at 1004 N Miller Rd. The applicant and owner is Hudd Hassel.

STAFF REPORT: [DRCr BellaVita\\_010813](#)

6. Request for a Development Plan Review consisting of replacement of an existing restaurant with a new +/-4,316 sf. restaurant and drive-thru for **McDONALD'S (PL120398)** located at 1525 West Elliot Road. The applicant is Synectic Design, Incorporated.

STAFF REPORT: [DRCr MCDONALDSELLIOTANDPRIEST\\_010813](#)

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.