
DEVELOPMENT REVIEW COMMISSION

June 9, 2015

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

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – Study Session [05/26/2015](#)
2. Development Review Commission – Regular Meeting [05/26/2015](#)

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:*

3. Request for a Development Plan Review and Preliminary Subdivision Plat for a new single family subdivision consisting of 94 dwelling units for **RHYTHM (PL130327)**, located at 9330 South Priest Drive. The applicant is Chris Jones of Andersonbaron.
REPORT: [DRCr_Rhythm_060915.PDF](#)
REPORT: [DRCr_RhythmPLAT_060915.PDF](#)

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. Hold a public hearing for an appeal of the decision by the Hearing Officer to approve Use Permit ZUP15014 to allow a new 65-foot high (to top of fronds) monopalm and equipment shelter for **COUNTRYSIDE CELL TOWER (PL140480)**, located at 1730 East Warner Road. The appellant is Jim Schantel.
REPORT: [DRCr_CountrysideAppeal_060915.PDF](#)
5. Request for a Development Plan Review consisting of three new industrial warehouse office buildings and two Use Permit Standards, to reduce the front yard parking setback and to increase the building height for **MAJESTIC TEMPE (PL140304)**, located at 6116 South Ash Avenue. The applicant is John Perkins of Majestic Reality Co.
REPORT: [DRCr_MajesticTempe_060915.PDF](#)
6. Request for a Development Plan Review, a Use Permit to allow a car wash and a Use Permit to allow more parking than the allowed maximum parking for **SUPERSTAR EXPRESS CARWASH (PL150067)**, located at 1325 West Warner Road. The applicant is John Reddell of John Reddell Architects
REPORT: [DRCr_SuperstarCarwash_060915.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:*

7. Request for an Amended Planned Area Development and a Development Plan Review consisting of eighteen single-family attached townhomes for **TEMPE PARKVIEW TOWNHOMES (PL140392)**, located at 1937 East Don Carlos Drive. The applicant is Tana Nichols, Habitat for Humanity
REPORT: [DRCr_TempeParkviewTownhomes_060915.PDF](#)

8. Requests for an Amended Planned Area Development Overlay and a Development Plan Review consisting of a new mixed-use development containing 273 apartment units, 4,500 square feet of retail space, and 4,600 square feet of live-work space within a five-story, 69'-6" high building for **SOUTHBANK LOT 1 (PL150102)**, located at 1200 East Rio Salado Parkway. The applicant is Huellmantel & Affiliates.
REPORT: [DRCr_Southbank_Lot1_05262015.PDF](#)

CONTINUED FROM THE MAY 26, 2015 DRC

9. Requests for an Amended Planned Area Development Overlay and a Development Plan Review consisting of a new mixed-use development containing 272 apartment units and 5,071 square feet of retail space within a six-story, 84'-5" high building for **SOUTHBANK LOT 6 (PL140463)**, located at 1190 East Vista del Lago Drive. The applicant is Huellmantel & Affiliates.
REPORT: [DRCr_Southbank_Lot6_05262015.PDF](#)

CONTINUED FROM THE MAY 26, 2015 DRC

ANNOUNCEMENTS / MISCELLANEOUS:

10. Commission Member Announcements
11. 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.

06/09/2015 10:19 AM