
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](#) **APPROVED**
2. Development Review Commission – Regular Meeting [05/26/2015](#) **APPROVED**

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](#)

CONTINUED TO JULY 14, 2015

REPORT: [DRCr_RhythmPLAT_060915.PDF](#)

CONTINUED TO JULY 14, 2015

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](#) **APPROVED**

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](#) **APPROVED**

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](#) **APPROVED**

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](#) **APPROVED**

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 TO JULY 14, 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](#)

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ANNOUNCEMENTS / MISCELLANEOUS:

10. Commission Member Announcements
11. 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>

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