

DEVELOPMENT REVIEW COMMISSION

August 25, 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 08/11/2015](#) **CONTINUED TO 09/08/2015**
2. Development Review Commission – [Regular Meeting 08/11/2015](#) **CONTINUED TO 09/08/2015**

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 Development Plan Review consisting of four single family detached homes for **19th STREET HOMES (PL150217)**, located at 647 W 19th Street. The applicant is Marcus Jacobson.

REPORT: [DRCr_19th STREET HOMES_08252015.PDF](#)

APPROVED

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 Hearing Officer decision to approve a use permit to allow a wireless communication tower (monopalm) for **ST. JAMES EPISCOPAL CHURCH/T-MOBILE WIRELESS (PL150120)**, located at 975 East Warner Road. The appellant is Pepper Byron et al.

REPORT: [DRCr_T-MOBILE APPEAL_08252015.PDF](#)

DENIED

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:

5. Request for a General Plan Projected Density Map Amendment from Medium - High Density (up to 25 du/ac) to High Density-Urban Core (more than 65 du/ac), a Zoning Map Amendment from GID to MU-4, a Planned Area Development Overlay, and a Development Plan Review for a new four-story mixed-use development containing 168 units and co-work office space for **BROADSTONE LAKESIDE (PL150188)**, located at 500 West 1st Street. The applicant is Charles Huellmantel, Huellmantel & Affiliates.

REPORT: [DRCr_BROADSTONE LAKESIDE_08252015.PDF](#)

RECOMMENDED APPROVAL

CODE TEXT AMENDMENT The following includes amendments within the Zoning and Development Code requiring a public hearing notice in accordance with the Code. The Commission is the recommending body for these requests:

6. Request for a Code Text Amendment for **MEDICAL MARIJUANA (PL150267)**, consisting of changes within the Code that regulate the location and operation requirements for dispensaries and cultivation facilities in Tempe. The applicant is Bryan McLaren, Zoned Properties, Inc.

REPORT: [DRCr MEDICAL MARIJUANA 08252015.PDF](#)

CONTINUED TO 09/08/2015

ANNOUNCEMENTS / MISCELLANEOUS:

7. Commission Member Announcements
8. City Staff Announcements

"DRC Social Gathering", immediately following the public hearing, which begins at 6:00 pm.
Location: Harry's Place at Tempe Mission Palms, 60 E. 5th Street, Tempe, AZ 85281
No city business will be conducted nor will actions be taken. This is an event only and not a meeting.

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.

09/03/2015 3:46 PM