

DEVELOPMENT REVIEW COMMISSION

April 12, 2016

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

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – [Study Session – 03/09/2016](#) - **APPROVED**
2. Development Review Commission – [Regular Meeting – 03/09/2016](#) - **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 consisting of a new office building on a PCC-1 zoned lot, for **TILTED KILT CORPORATION OFFICE (PL160047)**, located at 8915 South Harl Avenue. The applicant is Burak Bekat of A23 Studios.

REPORT: [TILTEDKILT.PDF](#)

APPROVED

4. Request for a Preliminary Subdivision Plat for **TEMPE REAL ESTATE HOLDINGS (PL150056)**, located at 1900 East 5th Street. The applicant is Tempe Real Estate Holdings, LLC.

REPORT: [THEMPEREALESTATEHOLDINGS.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:

5. Hold a public hearing for an appeal of the decision by the Hearing Officer to approve a Use Permit to allow a wall or fence over four (4) feet in height within the required front yard building setback for **CHURCH IN PHOENIX (PL150387)**, located at 1619 South Hardy Drive. The applicant is Estrada's Ornamental Iron Inc.

REPORT: [CHURCHINPHOENIX.PDF](#)

DENIED

6. Hold a public hearing for an appeal of the decision by the Hearing Officer to approve a use permit to allow a pawn shop and a use permit to allow firearms sales for **ROUTE 66 PAWN & GUNS (PL150506)** located at 833 West Broadway Road. The appellant is Alexander Otto.

REPORT: [ROUTE66PAWN&GUNS.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 a Planned Area Development Overlay and a Development Plan Review for a new four-story and 20-story mixed-use development containing 295 dwelling units, restaurant, retail, office, classroom, and church uses for **NEWMAN CENTER / THE MAXWELL ON COLLEGE (PL150419)**, located 712 South College Avenue. The applicant is Tony Wall, The Maxwell Tempe LLC.

REPORT: [NEWMANCENTER/THEMAXWELL.PDF](#)

RECOMMENDED APPROVAL

8. Request for a Planned Area Development and Development Plan Review for six single-family homes on an R-3 zoned lot, for **9TH AND WILSON (PL150336)**, located at 431 W 9th Street. The applicant is Jerry Palmer of Palmer Architects.

REPORT: [9THANDWILSON.PDF](#)

RECOMMENDED APPROVAL

9. Request for a Planned Area Development, Development Plan Review and a Use Permit for a new hotel on a GID zoned lot, for **FAIRFIELD INN & SUITES (PL160059)**, located at 2222 South Priest Drive. The applicant is Les Partch of Functional Formation Architecture.

REPORT: [FAIRFIELDINN&SUITES.PDF](#)

RECOMMENDED APPROVAL

ANNOUNCEMENTS / MISCELLANEOUS:

10. Commission Member Announcements
11. City Staff Announcements

"DRC Social Gathering", immediately following the public hearing, which begins at 6:00 pm.

Location: Shady Park, 26 E. University Drive, 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) 350-4311. 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 (480) 350.4311 (voice) or (480) 350-8400 (TDD) to request an accommodation to participate in a public meeting.