
DEVELOPMENT REVIEW COMMISSION

August 9, 2016

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

ELECTION OF CHAIR AND VICE CHAIR

ELECTED CHAIR LINDA SPEARS
ELECTED VICE CHAIR DAVID LYON

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – Study Session – [May 10, 2016](#) & [May 24, 2016](#) **APPROVED**
2. Development Review Commission – Regular Meeting – [May 10, 2016](#) & [May 24, 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 three-level, 300,000 square-foot parking structure for **1515 PARKING GARAGE (PL160233)**, located at 1515 West 14th Street. The applicant is Gammage & Burnham P.L.C.

REPORT: [1515 PARKING GARAGE_0809206.PDF](#)

APPROVED

4. Request for a Development Plan Review for modifications to building elevations for 15 single family attached townhomes for **THE BLOCK ON ROOSEVELT (PL160246)**, located at 233 South Roosevelt Street. The applicant is Scott Garvin of Intent Development Advisors.

REPORT: [THEBLOCKONROOSEVELT_08092016.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. Request for a Development Plan Review of a new 2,851 square-foot restaurant and a Use Permit to allow a Drive-Thru Lane for **JACK IN THE BOX (PL160046)**, located at 1350 West Broadway Road. The applicant is Looker & Cappello Architects

REPORT: [JACKINTHEBOX_08092016.PDF](#)

APPROVED

6. Request for a Development Plan Review of a new 5,848 square-foot convenient store and a Use Permit to exceed the Parking Maximum (125%) for **QUIKTRIP #400 (PL160060)**, located 2111 West University Drive. The applicant is Huellmantel & Affiliates

REPORT: [QUICKTRIP#400_08092016.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. Requests for a General Plan Projected Density Map Amendment from Medium to High Density (up to 25 du/ac) to High Density (up to 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 5-story mixed-use development containing 209 dwelling units and four (4) live-work units for **CRESCENT RIO (PL160153)**, located at 700 West 1st Street. The applicant is **Earl, Curley & Lagarde, P.C.**

REPORT: [CRESCENTRIO_08092016.PDF](#)

RECOMMENDED APPROVAL

ANNOUNCEMENTS / MISCELLANEOUS:

7. Commission Member Announcements
8. 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.

08/10/2016 9:57 AM