

DEVELOPMENT REVIEW COMMISSION
March 28, 2017

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 – [February 28, 2017](#) **APPROVED**
2. Development Review Commission – Regular Meeting – [February 28, 2017](#) **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: **NONE**

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:

3. Request for a Development Plan Review and Use Permit for a new 349 unit Multi-Family Residential development in the RCC Zoning District for **STREETLIGHTS RIO 2100 (PL160379)**, located at 2092 East Rio Salado Parkway. The applicant is Withey Morris.

REPORT: [STREETLIGHTS RIO2100.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:

4. ~~Request for an Amended Planned Area Development Overlay and Development Plan Review for a new 26-story multi-family residential development, containing 328 dwelling units for **7TH & FOREST (PL160265)**, located at 707 South Forest Avenue. The applicant is Gammage & Burnham, PLC. **THIS ITEM HAS BEEN PULLED OFF THE AGENDA**~~
5. Request for a Planned Area Development Overlay, Development Plan Review for an on-line pre-owned vehicle retail store, a use permit to allow vehicle sales in the GID district, and a use permit to exceed the maximum allowed surface parking for **CARVANA (PL160462)**, located at 706 North Scottsdale Road. The applicant is Gammage and Burnham, PLC. **CONTINUED FROM THE MARCH 14, 2017 DRC MEETING**

REPORT: [CARVANA.PDF](#)

RECOMMENDED APPROVAL

6. Request for a Reversion of the Zoning Map Amendment of prior entitlements for **LEMON MIXED USE DEVELOPMENT (PL150469)** from current Zoning District of MU-4 Mixed Use High Density with a Planned Area Development Overlay and Transportation Overlay District to R-4 Multi-Family Residential and CSS Commercial Shopping and Service with a Transportation Overlay District (original zoning), located at 919, 1011, and 1019 East Lemon Street. The applicant is City of Tempe.

REPORT: [LEMONMIXEDUSEDEVELOPMENT.PDF](#)

RECOMMENDED APPROVAL

7. Request for a Reversion of the Zoning Map Amendment of prior entitlements for **MILLER-CURRY TOWNHOMES (PL170036)** from current Zoning district of MU-2, Mixed Use Medium Density with a Planned

Area Development (PAD) Overlay to GID, General Industrial District (original zoning), located at 1245 North Miller Road. The applicant is City of Tempe.

REPORT: [MILLER-CURRYTOWNHOMES.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:

8. Request for a Code Text Amendment for **MEDICAL MARIJUANA AMENDMENT (PL170076)**, consisting of changes within Section 3-426, extending the dispensary to dispensary separation and eliminating the number limitation. The applicant is City of Tempe.

REPORT: [MEDICALMARIJUANAAMENDMENT.PDF](#)

RECOMMENDED APPROVAL

ANNOUNCEMENTS / MISCELLANEOUS:

9. Commission Member Announcements
10. 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.

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