

DEVELOPMENT REVIEW COMMISSION December 12, 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 – November 14, 2017](#)
2. Development Review Commission – [Regular Meeting – November 14, 2017](#)

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 for a new 88,089 s.f. commercial building for **AT HOME (PL170305)**, located at 1050 West Elliot Rd. The applicant is Parkway Construction.
REPORT: [ATHOME.PDF](#)
4. Request for a Development Plan Review for a new six-story multi-family development containing 171 dwelling units and ground floor commercial uses for **FARMER ARTS DISTRICT – PARCEL 1, LOT 1 (PL170358)**, located at 707 South Farmer Avenue. The applicant is Huellmantel & Affiliates.
REPORT: [FARMERARTSDISTRICT-PARCEL1LOT1.PDF](#)

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 Use Permit to allow a public use (civic facility) in the R1-7 zoning district and a Development Plan Review consisting of a new 10,699 s.f. building for **TEMPE FIRE STATION #7 (PL170296)**, located at 8707 South McClintock Drive. The applicant is Arrington Watkins Architects, LLC.
REPORT: [TEMPEFIRESTATION#7.PDF](#)
6. Request for two Use Permits to 1) allow a car wash in the PCC-1 zoning district and 2) exceed the parking maximum (125%) and a Development Plan Review for a new 3,349 s.f. building for **QUICK QUACK CAR WASH (PL170240)**, located at 5201 South McClintock Drive. The applicant is Identity Mutual, LLC.
REPORT: [QUICKQUACKCARWASHUPLOAD1.PDF](#)
REPORT: [QUICKQUACKCARWASHUPLOAD2.PDF](#)
REPORT: [QUICKQUACKCARWASHUPLOAD3.PDF](#)
7. Request for a Use Permit to allow residential in CSS zoning district, four Use Permit Standards and a Development Plan Review for a new three-story, 16-unit attached single-family development for **THE MUSE (PL170320)**, located at 1020 East Spence Avenue. The applicant is Berry Riddell, LLC.
REPORT: [THEMUSE.PDF](#)

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:*

8. Request for Historic Overlay Zoning for **HAYDEN FLOUR MILL (PL170304)** for the 1918 / 1951 Hayden Flour Mill located at 119 South Mill Avenue, on approximately 5.09 net acres. The applicant is Iconic Mill, LLC.
REPORT: [HAYDENFLOURMILL.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

9. Commission Member Announcements
10. City Staff Announcements

For further information on the above agenda items, contact Community Development, Planning Division (480) 350-4311. 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 350-4311 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

12/07/2017 3:26 PM