

**DEVELOPMENT REVIEW COMMISSION**  
**March 13, 2018**

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

**CONSIDERATION OF MEETING MINUTES:**

1. Development Review Commission – Study Session – February 27, 2018 **APPROVED**
2. Development Review Commission – Regular Meeting – February 27, 2018 **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:*

3. Request a Use Permit to allow a restaurant with drive-through in the Commercial Shopping and Services (CSS) zoning district and a Development Plan Review for a new 1,526 square-foot restaurant for **TACO BELL**, located at 1336 West University Drive. The applicant is Hitchens Associates Architects. **(PL170417)**

**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 a Zoning Map Amendment to rezone approximately 1.0 acre, (portions of two lots totaling 9.11 acres), from GID (General Industrial District) to RCC (Regional Commercial Center) for an approved multi-family residential development for **STREETLIGHTS RIO 2100**, located at 2092 East Rio Salado Parkway. The applicant is Aday Graff. **(PL180026)**

**RECOMMENDED APPROVAL**

5. Request a Zoning Map Amendment from R-3 (Multi-family) to R-2 (Multi-family) of +/- 0.16 acres, for **22 WEST 9TH STREET**. The applicants are Jeanette L. Lucier and Gerald D. O'Neill. **(PL170426)**

**RECOMMENDED APPROVAL**

6. Request a Zoning Map Amendment from R-3(H) (Multi-family Historic Overlay) to R-2(H) (Multi-family Historic Overlay) of +/- 0.16 acres, for **WINDES-BELL HOUSE** at 24 West 9<sup>TH</sup> Street. The applicants are Jeanette L. Lucier and Gerald D. O'Neill. **(PL170427)**

**RECOMMENDED APPROVAL**

7. Request a Zoning Map Amendment from R-3(H) (Multi-family Historic Overlay) to R-2(H) (Multi-family Historic Overlay) of +/- 0.16 acres, for the **HARRIS HOUSE** at 823 South Maple Avenue. The applicants are Jeanette L. Lucier and Gerald D. O'Neill. **(PL170428)**

**RECOMMENDED APPROVAL**

8. Request a Zoning Map Amendment from R-3R(H) (Multi-family Historic Overlay) to R-2(H) (Multi-family Historic Overlay) of +/- 0.94 acres, for the **BARNES HOUSE** at 1104 South Ash Avenue. The applicants are Jeanette L. Lucier and Gerald D. O'Neill. (PL170429)

**RECOMMENDED APPROVAL**

9. Request a Zoning Map Amendment from R-3(H) (Multi-family Historic Overlay) to R-2(H) (Multi-family Historic Overlay) of +/- 0.32 acres, for the **McGINNIS HOUSE AND PARCEL** at 913 and 915 South Maple Avenue. The applicant is the Maple Ash Conservancy, LLC. (PL170431)

**RECOMMENDED APPROVAL**

10. Request a Zoning Map Amendment from R-3R (Multi-family) to R-2 (Multi-family) of +/- 0.40 acres, for the **RIFKIN RESIDENCE** at 1200 South Ash Avenue. The applicant is Adam Rifkin of behalf of The Burton Rifkin Trust. (PL170437)

**RECOMMENDED APPROVAL**

11. Request a Zoning Map Amendment from R-3R (Multi-family) to R-2 (Multi-family) of +/- 0.47 acres, for the **KLETT RESIDENCE** at 1136 South Ash Avenue. The applicants are Mark Klett & Emily Matyas Klett. (PL170438)

**RECOMMENDED APPROVAL**

12. Request a Zoning Map Amendment from R-3R(H) (Multi-family Historic Overlay) to R-2(H) (Multi-family Historic Overlay) of +/- 0.24 acres, for **1203 SOUTH ASH AVENUE**. The applicants are Matthew & Jacqui Conway. (PL170439)

**RECOMMENDED APPROVAL**

13. Request a Zoning Map Amendment from R-3R(H) (Multi-family Historic Overlay) to R-2(H) (Multi-family Historic Overlay) of +/- 0.46 acres, for the **GITLIS-DOUGLASS RESIDENCE** at 1206 South Ash Avenue. The applicants are Karyn Gitlis & Philip Douglass. (PL170440)

**RECOMMENDED APPROVAL**

14. Request a Zoning Map Amendment from R-3R (Multi-family) to R-2 (Multi-family) of +/- 0.22 acres, for the **SANDSTEDT RESIDENCE** at 1117 South Ash Avenue. The applicant is Virginia Sandstedt. (PL170441)

**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:*

15. Request a Code Text Amendment for **PAD/ZONING EXTENSIONS**, consisting of changes within Sections 6-304, 6-305 and 6-901 of the Zoning and Development Code. The applicant is the City of Tempe. (PL180053)

**RECOMMENDED APPROVAL**

**ANNOUNCEMENTS / MISCELLANEOUS:**

16. Commission Member Announcements
17. 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.