

PUBLIC HEARING AGENDA

DEVELOPMENT REVIEW COMMISSION

March 27, 2018

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 – March 13, 2018](#)
2. Development Review Commission – [Regular Meeting – March 13, 2018](#)

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 a Development Plan Review for 2,835 square-feet of additions to two existing commercial buildings for **RURAL & BROADWAY COMMERCIAL**, located at 737 East Broadway Road. The applicant is Jammonstudios. (PL180007)

REPORT: [RURAL&BROADWAYCOMMERCIAL.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:*

4. Request an appeal of the February 6, 2018 Hearing Officer's decision to approve two use permits to allow entertainment (indoor) and a bar (Series 6) for **5th ST PREPARED FOOD MARKET & BAR**, located at 24 West 5th Street. The appellant is Mark Davis on behalf of the Hayden Square Condominiums. (PL180006)

REPORT: [5THSTPREPAREDFOODMARKET&BARAPPEAL.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:*

5. Request a Zoning Map Amendment from R-4 TOD (Multi-Family Residential General, Transportation Overlay District) to MU-4 (Mixed-Use, High Density) and a Planned Area Development Overlay on approximately 1.59 acres; an Amended Planned Area Development Overlay on approximately 4.31 acres; and a Development Plan Review for a new 5.9 acre, three- and four-story, mixed-use development to include 259 dwelling units and commercial uses for **METRO 101**, located at 2177 East Apache Boulevard. The applicant is Huellmantel & Affiliates. (PL170300)

REPORT: [METRO101.PART1.PDF](#)
[METRO101.PART2.PDF](#)
[METRO101.PART3.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

6. Commission Member Announcements
7. 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.