

DEVELOPMENT REVIEW COMMISSION  
February 12, 2019

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 and Regular Meeting – January 8, 2019

REPORT: [STUDYSESSION.pdf](#) / [REGULARMEETING.pdf](#)

**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:*

2. Request a Preliminary Subdivision Plat for **AOUFE UNIVERSITY**, located at 1835 East University Drive. The applicant is Aoufe Enterprises, LLC. (PL180249)

REPORT: [AOUFEUNIVERSITY.pdf](#) (Material Revised)

3. Request a Development Plan Review for 66,923 square-feet of building additions for **UNIVERSITY BUSINESS CENTER**, located at 624 South River Drive. The applicant is Larson Associates Architects, LLC. (PL180298)

REPORT: [UNIVERSITYBUSINESSCENTER.pdf](#)

4. Request a Development Plan Review for a new 28,560 square-foot parking structure for **MEDIMPACT GARAGE**, located at 8120 South Kyrene Road. The applicant is CBRE. (PL180352)

REPORT: [MEDIMPACTGARAGE.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 a Use Permit for a new fence and gate exceeding 4 feet in height in the front yard setback for **VILLAS ON 7TH**, an existing multi-family development, located at 407-419 West 7th Street. The applicant is SCP III AZ, LLC. (PL180342)

REPORT: [VILLASON7TH.pdf](#)

6. Request a Use Permit to allow a 50-foot high wireless telecommunication facility for **ADOT UNIVERSITY**, located at 2245 East University Drive. The applicant is Crown Castle. (PL190002)

REPORT: [ADOTUNIVERSITY.pdf](#)

7. Request a Use Permit to allow alley access to a non-single-family use parking area opposite a single-family zoning district and a Development Plan Review for a 498 square-foot building addition and remodel for **GROOMING HUMANS HAIR STUDIO**, located at 2308 South Rural Road. The applicant is Grooming Humans Hair Studio Inc. (PL180248)

REPORT: [GROOMINGHUMANSHAIRSTUDIO.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:*

## PUBLIC HEARING AGENDA

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8. Request a General Plan Land Use Map Amendment from Commercial to Mixed-Use and a General Plan 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 (GIOD) to MU-4; a Planned Area Development Overlay (PAD); and a Development Plan Review for a new four-story mixed-use development consisting of 395 dwelling units and 2 live-work units for **CAMDEN HAYDEN II**, located at 600 East Curry Road. The applicant is Huellmantel & Affiliates. **(PL180288)**  
REPORT: [CAMDENHAYDENII\\_1OF2.pdf](#) **(Material Revised)**  
[CAMDENHAYDENII\\_2OF2.pdf](#)
9. Request for a Code Text Amendment for **ACCESSORY DWELLING UNITS** consisting of changes for accessory dwellings and amendments to the guest quarters regulations found in Section 3-402 and 3-411. The applicant is the City of Tempe. **(PL170425)**  
REPORT: [ACCESORYDWELLINGUNITS.pdf](#)

### **ANNOUNCEMENTS / MISCELLANEOUS:**

10. Commission Member Announcements
11. 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.

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