

DEVELOPMENT REVIEW COMMISSION

February 12, 2019

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 and Regular Meeting – January 8, 2019

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:*

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

APPROVED

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)

APPROVED

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)

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:*

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)

APPROVED

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)

CONTINUED TO MARCH 12, 2019 HEARING

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)

APPROVED

PUBLIC HEARING AGENDA

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 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)**

RECOMMENDED APPROVAL WITH ADDED CONDITION

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)**

RECOMMENDED APPROVAL

ANNOUNCEMENTS / MISCELLANEOUS:

10. Commission Member Announcements
11. City Staff Announcements

<p>For further information on the above agenda items, contact Community Development, Planning Division (480) 350-4311. <u>Cases may not be heard in the order listed.</u> 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.</p>

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