

DEVELOPMENT REVIEW COMMISSION

March 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 – February 12, 2019

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 a new 80-unit single-family attached townhome development for **THE LEVEL**, located at 915 South Smith Road. The applicant is Porchlight Homes. (PL180235)
REPORT: [THELEVEL.pdf](#)
3. Request a Development Plan Review for a new 6,439 square-foot restaurant for **BARRIO QUEEN** in Tempe Marketplace, located at 31 South McClintock Drive. The applicant is Candelaria Design Associates. (PL180259)
REPORT: [BARRIOQUEEN.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 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)
THIS ITEM IS CONTINUED FROM THE FEBRUARY 12, 2019 DRC HEARING
REPORT: [ADOTUNIVERSITY.pdf](#)
5. Request a Use Permit to allow a drive-through in the CSS (Commercial Shopping and Service) zoning district; a Use Permit to exceed 125% of the minimum required parking; and a Development Plan Review for a new 828 square-foot restaurant for **HUMAN BEAN**, located at 1602 North Scottsdale Road. The applicant is Ross Design Group. (PL180354)
REPORT: [HUMANBEAN.pdf](#)
6. Request a Use Permit Standard to reduce the required front yard setback from thirty-five (35) feet to twenty-eight (28) feet for the **SWINDLE RESIDENCE**, located at 1527 East Knox Road. The applicant is Construction Services, Inc. (PL190022)
REPORT: [SWINDLERESIDENCE.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: NONE

ANNOUNCEMENTS / MISCELLANEOUS:

7. Commission Member Announcements
8. 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.