

DEVELOPMENT REVIEW COMMISSION

March 26, 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: **NONE***

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:*

2. Request a Use Permit to allow a second-hand store for **ZIA RECORD EXCHANGE** in the PCC-1 (Planned Commercial Center) zoning district located at 3201 South Mill Avenue. The applicant is Zia Enterprises Inc. (PL190020) REPORT: [ZIARECORDEXCHANGE.pdf](#)
3. Request two Use Permits to allow a massage establishment and a fitness facility in the GID (General Industrial District) for **FAMILY FITNESS FORUM**, located at 1500 NORTH PRIEST DRIVE. The applicant is Family Fitness Forum. (PL190031) **COMBINED FROM PREVIOUS ITEMS 3 & 4**
REPORT: [FAMILYFITNESS FORUM.pdf](#)
- ~~3. Request a Use Permit to allow a massage establishment for **FAMILY FITNESS FORUM** in the GID (General Industrial District) zoning district located at 1500 North Priest Drive. The applicant is Family Fitness Forum. (PL190031)~~
- ~~4. Request a Use Permit to allow a fitness facility for **FAMILY FITNESS FORUM** in the GID (General Industrial District) zoning district located at 1500 North Priest Drive. The applicant is Family Fitness Forum. (PL190032)~~
4. Request a Use Permit to allow live entertainment for **JOLLOF KING**, located at 325 West Elliot Road, Suite 103. The applicant is Jollof King. (PL190027) REPORT: [JOLLOFKING.pdf](#)
5. Request a Use Permit Standard for front yard setback reduction from 20' to 16' and a Development Plan Review for a new three-story, 6-unit attached single-family residential development for **KHAN ON SPENCE**, located at 1117 East Spence Avenue. The applicant is Palmer Architects, Ltd. (PL180037)
REPORT: [KHANONSPENCE.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:

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.