



## PUBLIC HEARING AGENDA

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### DEVELOPMENT REVIEW COMMISSION REGULAR MEETING Monday, August 26, 2019

Don Cassano Community Room, 2nd Floor  
Tempe Transit Center  
200 E. 5th Street, Tempe, AZ 85281  
6:00 PM

#### **CONSIDERATION OF MEETING MINUTES:**

1. Development Review Commission – Study Session July 9, 2019
2. Development Review Commission – Regular Meeting July 9, 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:*

3. Request a Development Plan Review for a new three-story, 10 lot single-family development for **FARMER GOODWIN TOWNHOMES**, located at 830 South Farmer Avenue. The applicant is Halle Capital, LLC. (PL160378)

REPORT: [FARMERGOODWINHOMES.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 auto sales in the PCC-1, Planned Commercial Center – Neighborhood, zoning district for **TEMPE AUTO PLAZA 101**, located at 2302 East Southern Avenue. The applicant is Tempe Auto Plaza 101. (PL190126)

REPORT: [TEMPEAUTOPLAZA101.PDF](#)

5. Request a Use Permit to reduce the required 60 percent ground floor use requirement of Section 5-606(C) Ground Floor Uses in Station Areas for **TEMPE METRO**, located at 1811 East Apache Boulevard. The applicant is Berry Riddell LLC. (PL190139)

REPORT: [TEMPEMETRO.PDF](#)

6. Request a Use Permit to allow residential use in the CSS, Commercial Shopping and Service District and a Development Plan Review for a new single family residential development consisting of four two-story units for **GEORGE DRIVE BUNGALOWS**, located at 807 South George Drive. The applicant is The Phactory. (PL190154)

REPORT: [GEORGEDRIVEBUNGALOWS.PDF](#)

7. Request 2 (two) Use Permit Standards to reduce the required front yard setback from 40 feet to 32 feet and reduce the required rear yard setback from 35 feet to 28 feet for the **WIESE RESIDENCE**, located at 2049 East University Drive. The Applicant is GSDesign Architecture. (PL190184)

REPORT: [WIESERESIDENCE.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:*

8. Request a Planned Area Development Overlay, a Use Permit for Restaurant/Retail Use in the General Industrial District and a Development Plan Review for a new four-story, commercial development consisting of approximately 191,000 square feet of office, retail and restaurant uses for **FIRST AND FARMER**, located at 206 South Farmer Avenue. The applicant is Sender and Associates. **(PL190093)**

**REPORT:** [FIRSTANDFARMER.PDF](#)

9. Request an Amended Planned Area Development Overlay and a Development Plan Review for a new 11-story, mixed-use development consisting of 122 dwelling units and commercial uses for **HILO TEMPE**, Located at 701 South Mill Avenue. The applicant is Gammage & Burnham, PLC. **(PL190094)**

**REPORT:** [HILOTEMPE.PDF](#)

10. Request an Amended Planned Area Development Overlay and a Development Plan Review for a new six-story, commercial development consisting of 100,000 square feet of offices for **999 PLAYA**, located at 999 East Playa Del Norte. The applicant is Irgens. **(PL190136)**

**REPORT:** [999PLAYA.PDF](#)

11. Hold a second public hearing for a major amendment to General Plan 2040 for a Projected Land Use Map amendment from "Industrial" to a new "Mixed-Use/Industrial" category, with a General Plan text amendment, for approximately 560 acres, and a Projected Residential Density Map amendment from 0 du/ac to a new "up to 45 du/ac" category, with a General Plan text amendment, on approximately 67 acres along the Broadway Road frontage; and up to "15 du/ac" on approximately 493 acres, for the **BROADWAY INDUSTRIAL HUB – TEMPE MAKER DISTRICT** bounded by Priest Drive to the west, Union Pacific Railroad to the east, Broadway Road to the north and Southern Avenue to the south. The applicant is the City of Tempe. **(PL190115)**

**REPORT:** [BROADWAYINDUSTRIALHUB-TEMPEMAKERDISTRICT.PDF](#)

12. Hold a second public hearing for a major amendment to General Plan 2040 1) A Projected Land Use Map Amendment from various land use categories to Mixed-Use and a new Mixed-Use/Industrial category, with a General Plan text amendment; 2) A Projected Residential Density Map Amendment from various density categories to Medium Density (up to 15 du/ac), Medium-to-High Density (up to 25 du/ac), High Density (up to 65 du/ac), and High Density – Urban Core (more than 65 du/ac); 3) Adopted the Urban Core Master Plan; 4) A Zoning Map Amendment and Code Text Amendment in the Tempe Zoning and Development Code with a new District with specific zones in certain areas, on approximately 948 acres for the **URBAN CORE MASTER PLAN, AND TOD**, located within the area generally bounded by Hardy Drive to the west, Union Pacific Railroad to the south, Loop 101 and City limits to the east, and Loop 202 to the north. The applicant is the City of Tempe. **(PL190112)**

**PROJECT:** [UCMP\\_STAFF\\_REPORT.PDF](#)  
[UCMP\\_RESOLUTION.PDF](#)  
[GPA\\_RESOLUTION.PDF](#)  
[UCD\\_ORDINANCE.PDF](#)

**ANNOUNCEMENTS / MISCELLANEOUS:**

13. Commission Member Announcements

14. City Staff Announcements

For further information on the above agenda items, contact Community Development, Planning Division (480) 350-8331. 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 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

08/22/2019 3:40 PM