



# PUBLIC HEARING AGENDA

**REVISED**

**FINAL ACTION**

## DEVELOPMENT REVIEW COMMISSION Tuesday, November 12, 2019

Tempe History Museum  
809 E Southern Ave, Tempe, AZ 85282  
6:00 PM

### CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – [Study Session 9/10/2019](#) **APPROVED**
2. Development Review Commission – [Regular Meeting 9/10/2019](#) **APPROVED**
3. Acceptance of [2019 Annual Report](#) **APPROVED WITH CORRECTION**

**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:

4. Request a Development Plan Review for a new 2,630 square-foot building for **RAISING CANE'S**, located at 5201 South McClintock Drive. The applicant is Kerpan Planning and Design, LLC. (PL190195) **APPROVED**

REPORT: [RAISINGCANES.PDF](#)

5. Request a Development Plan Review for a new 7,146 square-foot restaurant for **TWIN PEAKS**, located at 2050 East Rio Salado Parkway. The applicant is Vertical Design Studios. (PL190233) **APPROVED**

REPORT: [TWINPEAKS.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:

6. Request a Use Permit to allow a second-story addition for a single-family residence for the **WHITEFORD RESIDENCE**, located at 1165 East Diamond Drive. The Applicant is Jason Whiteford. (PL190242) **APPROVED**

REPORT: [WHITEFORDRESIDENCE.PDF](#)

7. Request two (2) Use Permit Standards to reduce the required front yard building setback by 20% from 20 feet to 16 feet and to reduce the required setback for an accessory building to the minimum district standard of 5 feet for the **DEDIC RESIDENCE**, located at 1030 East Carson Drive. The applicant is Suad Dedic. (PL190271) **Revised APPROVED**

REPORT: [DEDICRESIDENCE.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 Zoning Map Amendment from CSS TOD and R-4 TOD to MU-4 TOD and an Amended Planned Area Development Overlay to establish development standards for a new one- to ~~five~~three-story, mixed-use development consisting of 636 dwelling units and commercial uses for **EASTLINE VILLAGE**, located at 2025 East Apache Boulevard. The applicant is Gammage & Burnham, P.L.C. (PL190059) **Correction PUBLIC HEARING ONLY**

REPORT: [EASTLINEVILLAGE.PDF](#)

**ANNOUNCEMENTS / MISCELLANEOUS:**

9. Commission Member Announcements
10. City Staff Announcements

<p>For further information on the above agenda items, contact Community Development, Planning Division (480) 350-8331. <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 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.</p>
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11/13/2019 8:32 AM