



**Development Review Commission
REGULAR MEETING
Tuesday, January 14, 2020
Tempe History Museum
809 E Southern Ave, Tempe, AZ 85282
6:00 PM**

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – [Study Session 10/22/19](#)
2. Development Review Commission – [Regular Meeting 10/22/19](#)
3. Development Review Commission – [Study Session 11/12/19](#)
4. Development Review Commission – [Regular Meeting 11/12/19](#)

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:*

5. Request a Preliminary Subdivision Plat for **DAYBREAK APARTMENTS**, located at 1935 East Apache Boulevard. The applicant is Mansour Elmakhtar. (PL190054)

REPORT: [DAYBREAKAPTS.PDF](#)

6. Request a Development Plan Review for a new 13-story hotel containing 237 keys and commercial uses for **ONE HUNDRED MILL HOTEL** located at 120 South Mill Avenue. The applicant is Gammage and Burnham LLC. (PL190200)

REPORT: [ONEHUNDREDMILLHOTEL.PDF](#)

7. Request a Development Plan Review for a new 8,968 square-foot vehicle service facility for **SERVICE FIRST**, located at 505 West Warner Road. The applicant is Cross Verdad Development. (PL190265)

REPORT: [SERVICEFIRST.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:*

8. Request a Use Permit to allow residential in the Commercial Shopping and Service (CSS) district and a Development Plan Review for a new 3-story multi-family development consisting of 28 dwelling units for **JINSTAGE TEMPE**, located at 6403 South Hardy Drive. The applicant is Perlman Architects. (PL190275)

REPORT: [JINSTAGETEMPE.PDF](#)

9. Request a Use Permit to allow a second-story walk deck addition for a single-family residence for the **LEWIS RESIDENCE**, located at 921 South Roosevelt Street. The Applicant is Danny Niemela of ArDan Construction. (PL190295)

REPORT: [LEWISRESIDENCE.PDF](#)

10. Request a Use Permit Standard for side yard ~~and street side yard~~ setback reduction from 10' to 8' and a Development Plan Review for four new single-story single-family homes for **19TH STREET RESIDENCES** located at 667 West 19th Street. The applicant is Habitat for Humanity. (PL190298)

REPORT: [19THSTREETRESIDENCES.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:

11. Request an Amended Planned Area Development, a Use Permit to allow a hotel in the HID district, and a Development Plan Review for a new five-story 109-key hotel on 2.8 acres for **STAYBRIDGE SUITES**, located at 93 South Rockford Drive. The applicant is Quarles & Brady, LLP. (PL190201) Updated Report

REPORT: [STAYBRIDGESUITES.PDF](#)

CODE TEXT AMENDMENT: NONE

ANNOUNCEMENTS / MISCELLANEOUS:

12. Commission Member Announcements

13. City Staff Announcements

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.
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