



PUBLIC HEARING AGENDA

Development Review Commission REGULAR MEETING April 28, 2020

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
6:00 p.m.

This hearing will be held virtually through Cisco Webex Events at <https://tempe.webex.com> (visit www.tempe.gov/planning for more information). **Public comments may be submitted to the assigned Project Planner by email or phone no later than 5:00 p.m. on April 27, 2020.** Watch it broadcast live on Tempe 11; or watch it live-streamed at <https://www.tempe.gov/tempe11>, to consider the following:

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – Regular Meeting 1/14/2020 – **Correction to previously approved meeting minutes for item #8 - Jinstage Tempe (PL190275)**
2. Development Review Commission – Study Session 2/11/2020
3. Development Review Commission – Regular Meeting 2/11/2020

DEVELOPMENT PLAN REVIEW / PRELIMINARY SUBDIVISION PLAT: 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:*

1. Request a Use Permit to allow live entertainment for **BOONDOCKS**, located at 1024 East Broadway Road. The applicant is Tempe Boondocks. **(PL190124)**
Project Planner: Dalton.Guerra@Tempe.gov or (480) 350-8652
2. Request a Use Permit to allow a 6-foot wall within the required front yard building setback for **ENCANTO**, located at 1858 East Encanto Drive. The applicant is Evolution Design, Inc. **(PL190306)**
Project Planner: Dalton.Guerra@Tempe.gov or (480) 350-8652
3. Request a Use Permit to allow a massage establishment for **YOSHI MASSAGE SPA**, located at 4415 South Rural Road. The applicant is Yoshi Massage Spa. **(PL200015)**
Project Planner: Dalton.Guerra@Tempe.gov or (480) 350-8652
4. Request a Use Permit to allow a gun shop for **THE POWDER KEG, LLC**, located at 209 East Baseline Road, Suite E103. The applicant is The Powder Keg, LLC. **(PL200041)**
Project Planner: Lee.Jimenez@Tempe.gov or (480) 350-8486
5. Request a Use Permit to allow an instructional school (life skills for cognitively disabled individuals) for **TRANSITIONS TALLY HO FARMS**, located at 850 East Knox Road. The applicant is Ramirez Architects. **(PL200042)**
Project Planner: Lee.Jimenez@Tempe.gov or (480) 350-8486

6. Request a Use Permit to allow a massage establishment for **INTEGRATIVE LIGHT HEALING**, located at 4651 South Lakeshore Drive Suite 3. The applicant is Integrative Light Healing. **(PL200058)**
Project Planner: Adrian_Zambrano@Tempe.gov or (480) 350-8245
7. Request a Use Permit Standard to reduce the rear yard setback from 15' to 12' and a Development Plan Review consisting of a new twelve-unit addition to an existing 18-unit multifamily residential development on 1.66 acres for **HOWE AVENUE APARTMENTS**, located at 2173 East Howe Avenue. The applicant is Perlman Architects of Arizona, Inc. **(PL200047)**
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

GENERAL PLAN AMENDMENT / ZONING MAP AMENDMENT / PLANNED AREA DEVELOPMENT OVERLAY:
NONE

CODE TEXT AMENDMENT:

8. Request a Code Text Amendment for **MEDICAL MARIJUANA AMENDMENT**, consisting of a change to the Code to eliminate the current maximum 25,000 square-foot size restriction for medical marijuana cultivation facilities in Tempe. The applicant is CJK, Inc. (DBA Hana Meds). **(PL200016)**
Project Planner: Karen_Stovall@Tempe.gov or (480) 350-8432

ANNOUNCEMENTS / MISCELLANEOUS:

9. Commission Member Announcements
10. City Staff Announcements

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| 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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FOR PUBLIC AND APPLICANTS TO JOIN IN FOR LIVE MEETING ON APRIL 28, 2020, FURTHER INSTRUCTIONS WILL BE POSTED ON WWW.TEMPE.GOV/PLANNING BY 5:00 ON APRIL 21, 2020.