



# PUBLIC HEARING AGENDA

**REVISED**

## Development Review Commission REGULAR MEETING April 28, 2020

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> 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](http://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:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**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

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

**ORDINANCE:** [No. O2020.XX Med Mar ZOA 042820.PDF](#)

**ATTACHMENT:** [Med Mar ZONA 042820.PDF](#)

**ANNOUNCEMENTS / MISCELLANEOUS:**

9. Commission Member Announcements
10. 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.
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