



# PUBLIC HEARING AGENDA **SECOND REVISED**

## Development Review Commission REGULAR MEETING August 11, 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.

*Due to concerns over COVID-19 exposure, the City has implemented measures to protect our community including the closing of Council Chambers and limiting public attendance to electronic means only. Members of the public may view the live meeting proceedings on Tempe Channel 11 or attend the meeting virtually through Cisco Webex Events at <https://tempe.webex.com> or by visiting [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 August 10, 2020. Public comments may also be submitted by clicking [here](#).

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

1. Development Review Commission – ~~Study Session 7/28/20~~ – **POSTONED UNTIL 8/25/20 DRC HEARING**
2. Development Review Commission – ~~Regular Meeting 7/28/20~~ – **POSTONED UNTIL 8/25/20 DRC HEARING**

**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 Preliminary Subdivision Plat to subdivide two (2) parcels into six (6) lots for **ROOSEVELT CORNER**, located at 305 South Roosevelt Street. The applicant is Larson Engineering. **(PL190166)**  
**Project Planner:** Lee\_Jimenez@Tempe.gov or (480) 350-8486

**REPORT:** [ROOSEVELTCORNER.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 increase the maximum wall height in the required front yard building setback from four (4) feet to six (6) feet for **OWEN RESIDENCE**, located at 1712 North Bridalwreath Street. The Applicant is Justin Owen. **(PL200045)**  
**Project Planner:** Robbie\_Aaron@Tempe.gov or (480) 350-8096

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

5. Request a Use Permit to allow two-story residences in the R-2 Multi-Family District, and two Use Permit Standards to reduce the side and rear yard setbacks by 20% for three single-family units for **HABITAT AT ROOSEVELT** located at 3606 South Roosevelt Drive. The applicant is Habitat for Humanity. **(PL200108)**  
**Project Planner:** Diana\_Kaminski@Tempe.gov or (480) 858-2391

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

6. Request a Use Permit to allow a travel trailer in the required front yard building setback for the **WINFREY TRAILER**, located at 2439 East Geneva Drive. The applicant is Pamela Winfrey. **(PL200112) Continued from 7/28/20 DRC Hearing**

**Project Planner:** Robbie\_Aaron@Tempe.gov or (480) 350-8096

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

7. Request a Use Permit to allow a second-story addition for a single-family residence for the **MERCHANT ADDITION**, located at 101 E Geneva Drive. The Applicant is Clay Sundell. **(PL200145)**

**Project Planner:** Robbie\_Aaron@Tempe.gov or (480) 350-8096

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

8. Request two (2) Use Permit Standards to reduce the required accessory building side (**west east**) setback from 9 feet to 5 feet, and to increase the maximum building height from 15 feet to 15 feet – 7 inches for the **LARA RESIDENCE**, located at 1091 East Carter Drive. The applicant is Johnny A. Lara. **(PL200147)**

**Project Planner:** Lee\_Jimenez@Tempe.gov or (480) 350-8486

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

9. Request a Use Permit to allow a gun shop for **AZ GUNS**, located at 1510 North Scottsdale Road. The applicant is Money Shot, LLC. **(PL200148)**

**Project Planner:** Lee\_Jimenez@Tempe.gov or (480) 350-8486

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

10. Request a Use Permit to exceed 125% of the minimum parking and a Development Plan Review for a new 718 square-foot restaurant (take-out) building with a drive-through for **SALAD & GO**, located at 3229 South 48th Street. The applicant is Stewart + Reindersma Architecture, PLLC. **(PL200066)**

**Project Planner:** Lee\_Jimenez@Tempe.gov or (480) 350-8486

**REPORT:** [SALAD&GO.PDF](#)

11. Request a Use Permit to allow two-story single-family residences in the R-4 Multi-Family District and a Development Plan Review for **six (6) single-family residential units** for **HABITAT AT DON CARLOS** located at 1969 East Don Carlos Avenue. The applicant is Habitat for Humanity. **(PL200109)**

**Project Planner:** Diana\_Kaminski@Tempe.gov or (480) 858-2391

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

**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. 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.

08/05/2020 9:23 AM

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Video replay of this meeting is available the next day at [www.tempe.gov/tempe11](http://www.tempe.gov/tempe11).