



## PUBLIC HEARING AGENDA

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### Development Review Commission REGULAR MEETING September 22, 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 September 21, 2020. Public comments may also be submitted by clicking [here](#).

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

1. Development Review Commission – Study Session 8/25/2020 **APPROVED**
2. Development Review Commission – Regular Meeting 8/25/2020 **APPROVED**

**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:*

3. Request a Use Permit Standard to reduce the required building (ramada) north side setback from 20 to 16 feet for **THE LIM RESIDENCE**, located at 520 East Pecan Place. The applicant is Meridian Development. (PL200126) **APPROVED**  
**Project Planner:** Lee\_Jimenez@Tempe.gov or (480) 350-8486
4. Request a Use Permit to allow a tobacco retailer for **WILD SIDE SMOKE SHOP**, located at 405 West University Drive. The applicant is Wild Side Smoke Shop. (PL200166) **APPROVED**  
**Project Planner:** Robbie\_Aaron@Tempe.gov or (480) 350-8096
5. Request a Use Permit to allow vehicle sales for **TRUSTED AUTO SALES**, located at 410 South Perry Lane, Suite 4. The applicant is Earl and Curly, P.C. (PL200186) **APPROVED**  
**Project Planner:** Dalton\_Guerra@Tempe.gov or (480) 350-8652
6. Request two (2) Use Permits to allow rental storage and vehicle rentals, a Use Permit Standard to increase the maximum building height from 35 feet to 38 feet and 6 inches, and a Development Plan Review to demolish sections of existing self-storage buildings and replace with a new 97,089 square-foot three-story climate-controlled self-storage building for **U-HAUL OF TEMPE TOWN LAKE**, located at 500 North Scottsdale Road. The applicant is RKAA Architects, Inc. (PL200114) **CONTINUED TO NOVEMBER 10, 2020 DRC HEARING**  
**Project Planner:** Lee\_Jimenez@Tempe.gov or (480) 350-8486

7. Request a Use Permit for a hotel in the GID zoning district, a Use Permit Standard to increase the building height from 60 to 63' in the Southwest Overlay District, and a Development Plan Review for a 111 key hotel for **RESIDENCE INN TEMPE** located at 8946 South Harl Avenue. The applicant is Sustainability Engineering Group, LLC. (PL200115) **APPROVED**  
**Project Planner:** Diana\_Kaminski@Tempe.gov or (480) 858-2391

**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 General Plan Land Use Map Amendment from "Commercial" to "Mixed-Use" and a Residential Density Map Amendment from "Medium to High density (up to 25 du/ac) to "High density (up to 65 du/ac)", a Zoning Map Amendment from PCC-2 to MU-4, an Amended Planned Area Development Overlay, and a Development Plan Review for a 5-story 310-unit multi-family development for **TEMPE MARKET STATION** located at 1953 East Rio Salado Parkway. The applicant is Berry Riddell, LLC. (PL200129)  
**Project Planner:** Diana\_Kaminski@Tempe.gov or (480) 858-2391 **RECOMMENDED APPROVAL TO CITY COUNCIL WITH MODIFIED CONDITION OF APPROVAL**

**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. <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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