



PUBLIC HEARING AGENDA

Development Review Commission REGULAR MEETING October 27, 2020

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th 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 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 October 26, 2020. Public comments may also be submitted by clicking [here](#).

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – [Study Session 9/8/2020](#)
2. Development Review Commission – [Regular Meeting 9/8/2020](#)
3. Development Review Commission – [Study Session 9/22/2020](#)
4. Development Review Commission – [Regular Meeting 9/22/2020](#)

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:

5. Request a Use Permit Standard to increase the maximum height of an accessory building from fifteen (15) feet to eighteen (18) feet for the **WROBLE RESIDENCE**, located at 1225 East Warner Road, Unit 6. The applicant is Randy Wroble. (PL200179)
Project Planner: Robbie_Aaron@Tempe.gov or (480) 350-8096

REPORT: [WROBLERESIDENCE.PDF](#)

6. Request a Use Permit to allow an instructional school for **BELIEVE I CAN ACADEMY**, located at 2120 South Rural Road. The applicant is The Phactory. (PL200183)
Project Planner: Dalton_Guerra@Tempe.gov or (480) 350-8652

REPORT: [BELIEVEICANACADEMY.PDF](#)

7. Request a Use Permit to allow a restaurant with a drive-through in the General Industrial District for **KYRENE & GUADALUPE**, located at 6375 South Kyrene Road. The applicant is Cawley Architects. (PL200217)
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [KYRENE&GUADALUPE.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:

8. Request a Planned Area Development Overlay to establish development standards, a Use Permit to allow tandem parking, and a Development Plan Review for a new commercial development consisting of a 17-story office tower and 18-story hotel tower with ground floor retail, and a 7-level above grade parking structure, including the preservation and rehabilitation of an existing train depot structure, within approximately 993,000 square-feet of building area on a 2.52-acre site for **TEMPE DEPOT**, located at 300 South Ash Avenue. The applicant is E&R Holdings. **(PL190330)**
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [TEMPEDEPOT PART.PDF](#)

9. Request a General Plan Density Map Amendment from “Medium to High Density (up to 25 du/ac)” to “High Density Limited (up to 45 du/ac)”, a Zoning Map Amendment from AG to MU-4, a Planned Area Development Overlay to establish development standards, a Use Permit to allow tandem parking and a Development Plan Review for a new 4-5 story development containing 651 dwelling units with commercial (five live-work units) for **BANYAN NORTH TEMPE**, located at 1255 East Curry Road. The applicant is Huellmantel & Affiliates. **(PL200128)**
Project Planner: Obenia_Kingsby@Tempe.gov or (480) 858-2394

REPORT: [BANYANNORTHTEMPE.PDF](#)
[ATTACHMENTS.PDF](#)

CODE TEXT AMENDMENT *The following includes amendments within the Zoning and Development Code requiring a public hearing notice in accordance with the Code. The Commission is the recommending body for these requests:*

10. Request for code text amendment to the **ZONING AND DEVELOPMENT CODE**, consisting of modifications to the Home Occupation allowed uses and definitions for Beauty Salons and Barber Shops. The applicant is the City of Tempe. **(PL200216)**
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: [ZONING&DEVELOPMENTCODE.PDF](#)
[ORDINANCE.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

11. Commission Member Announcements
12. 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.

10/22/2020 3:40 PM