



# PUBLIC HEARING AGENDA

---

## Development Review Commission REGULAR MEETING March 23, 2021

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://www.tempe.gov/virtualplanning> or by visiting [www.tempe.gov/planning](http://www.tempe.gov/planning) for more information).*

Public comments must be submitted no later than two hours prior to the meeting. Public comment cards are available [here](#).

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

1. Development Review Commission – [Study Session 2/9/2021](#)
2. Development Review Commission – [Regular Meeting 2/9/2021](#)

**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 setback for an accessory building from nine (9) feet to eight (8) feet for the **PEBLER RESIDENCE**, located at 1121 South Ash Avenue. The applicant is Zachary A Pebler, PLLC. (PL210012)  
**Project Planner:** Dalton\_Guerra@Tempe.gov or (480) 350-8652

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

4. Request a Use Permit to allow a second story addition for the **HAIGHT RESIDENCE**, located at 1218 West 10th Place. The applicant is Treestone Construction. (PL210014)  
**Project Planner:** Dalton\_Guerra@Tempe.gov or (480) 350-8652

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

5. Request a Use Permit to allow temporary outdoor vending (ghost kitchen) for **REEF KITCHENS**, located at 1858 East Apache Boulevard. The applicant is REEF Kitchens. (PL210020)  
**Project Planner:** Lee\_Jimenez@Tempe.gov or (480) 350-8486

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

6. Request a Use Permit to allow a new 100-foot tall multi-carrier wireless telecommunication facility (monopole) for **CROWN CASTLE ADOT 101 & 202**, located at 2130 East Rio Salado Parkway. The applicant is Campbell A&Z, LLC. (PL210025)

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

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

7. Request a Use Permit to allow a massage establishment for **M CUBED MESSAGE**, located at 2039 South Mill Avenue, Unit A, Suite 10. The applicant is M Cubed Massage. (PL210042)

**Project Planner:** Dalton\_Guerra@Tempe.gov or (480) 350-8652

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

8. Request a Use Permit to allow a new 85-foot tall multi-carrier wireless telecommunication facility (monoelm) for **CROWN CASTLE NAZARENE CHURCH**, located at 3929 South Rural Road. The applicant is Campbell A&Z, LLC. (PL210045)

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

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

9. Request a Use Permit to allow a massage establishment for **YES HEALTH CENTER**, located at 430 West Warner Road, Suite 103. The applicant is Yes Health Center, LLC. (PL210046)

**Project Planner:** Dalton\_Guerra@Tempe.gov or (480) 350-8652

**REPORT:** [YESHEALTHCARE.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:*

10. Request a General Plan Land Use Map Amendment from Residential to Mixed-Use and a General Plan 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 multiple zoning districts (CSS TOD, CSS, TP and R-4) to MU-4 TOD Station Area; a Planned Area Development Overlay to establish development standards; a Use Permit to allow tandem parking; a Use Permit to reduce the ground floor commercial street frontage in the Transportation Overlay District, and a Development Plan Review for a new four-story mixed-use development containing 296 residential units and commercial uses for **AURA APACHE**, located at 1820 East Apache Boulevard. The applicant is Gammage and Burnham PLC. (PL200263)

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

**REPORT:** [AURAAPACHE.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.

03/19/2021 12:30 PM