



# PUBLIC HEARING AGENDA

REVISED

## Development Review Commission REGULAR MEETING August 24, 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 07/27/2021](#)
2. Development Review Commission – [Regular Meeting 07/27/2021](#)

**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 Development Plan Review for two (2) new, two-story industrial buildings totaling 378,832 square feet for **HARL INDUSTRIAL CENTER**, located at 6840 South Harl Avenue. The applicant is McCall & Associates. (PL200268)  
Project Planner: Karen\_Stovall@Tempe.gov or (480) 350-8432

REPORT: [HARLINDUSTRIALCENTER.PDF](#)

4. Request a Development Plan Review for a new drive-through coffee shop for **STARBUCKS AT SOUTHERN PALMS**, located at 3206 South McClintock Road. The applicant is Archicon Architecture & Interiors, L.C. (PL210165)  
Project Planner: Obenia\_Kingsby@Tempe.gov or (480) 858-2394

**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 two (2) Use Permits to allow to allow 1) a bar and 2) entertainment (live singing, dancing and music) in the CSS zoning district for **NETTA CHETA'S**, located at 3224 South Mill Avenue. The applicant is The Yracheta Group, LLC. (PL210221)  
Project Planner: Karen\_Stovall@Tempe.gov or (480) 350-8432

REPORT: [NETTACHETAS.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:*

6. Re-hear a request for a Planned Area Development Overlay and a Development Plan Review for one existing office building, two new three-story office buildings and two parking structures for a total of 649,680 s.f. for **CARVANA** located at 1275 West Rio Salado Parkway. The applicant is Butler Design Group (**PL210061**). (Application originally heard by the Development Review Commission on June 22, 2021).  
**Project Planner:** Diana\_Kaminski@Tempe.gov or (480) 858-2391

**REPORT:** [CARVANA.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:*

7. Request for code text amendment to the **ZONING AND DEVELOPMENT CODE**, consisting of corrections and clarifications to various sections of the code. The applicant is City of Tempe. (**PL190141**)  
**Project Planner:** Diana\_Kaminski@Tempe.gov or (480) 858-2391

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

**ANNOUNCEMENTS / MISCELLANEOUS:**

8. Commission Member Announcements
9. 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.
--

08/19/2021 10:29 AM