



PUBLIC HEARING AGENDA

REVISED

Development Review Commission Regular Meeting *Virtual meeting via Webex*

February 22, 2022
6:00 PM

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 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 01/25/2022](#)
2. Development Review Commission – [Regular Meeting 01/25/2022](#)

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 for **CAR-GRAPH INC.** located at 1535 West Elna Rae Street. The applicant is Cawley Architects. **(PL210136)**
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: [CARGRAPH.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 allow entertainment uses (permanent outdoor) in the RCC zoning district and a Development Plan Review for a new two-story, 15,226 s.f. commercial building for **ELECTRIC PICKLE**, located at 8688 South Emerald Drive. The applicant is Withey Morris, PLC. **(PL210225)**
Project Planner: Karen_Stovall@Tempe.gov or (480) 350-8432

REPORT: [ELECTRICPICKLE.PDF](#)

5. Request a Use Permit to allow entertainment (karaoke and dancing) for **AUGUST KARAOKE BOX**, located at 1301 East University Drive, Suite 106. The applicant is Morris Group Architects, LLC. **(PL220007) MODIFIED CONDITIONS OF APPROVAL**
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [AUGUSTKARAOKEBOX.PDF](#)

6. Request a Use Permit to allow entertainment (karaoke and dancing) for **TANG GARDEN RESTAURANT**, located at 1320 East Broadway Road, Suite 104. The applicant is Morris Group Architects, LLC. **(PL220018)**
MODIFIED CONDITIONS OF APPROVAL

Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [TANGGARDENRESTAURANT.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:

7. Request an amended Planned Area Development Overlay to modify development standards and a Development Plan Review for a new 24-story mixed-use development consisting of 724 units and 26,175 s.f. of commercial uses on Lot 6 for **SOUTH PIER**, located at 1306 East Vista Del Lago Drive. The applicant is Gammage & Burnham, PLC. **(PL210314)**

Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: [SOUTHPIER.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. 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.

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