



**Development Review Commission  
Regular Meeting  
Virtual meeting via Webex  
AND/OR**

**HARRY E. MITCHELL GOVERNMENT CENTER  
Tempe City Hall - City Council Chambers  
31 East Fifth Street, Tempe, Arizona  
March 22, 2022  
6:00 PM**

Members of the public may attend the meeting physically and masks are optional for all attendees, per City of Tempe policy. Alternatively, members of the public may attend the meeting virtually through Cisco Webex Events by visiting [www.tempe.gov/virtualplanning](http://www.tempe.gov/virtualplanning) for more information. Development Review Commission meetings can also be watched in real time via Tempe 11 on Cox cable and at [www.tempe.gov/tempe11](http://www.tempe.gov/tempe11).

For those attending virtually, 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 02/08/2022 **APPROVED**
2. Development Review Commission – Regular Meeting 02/08/2022 **APPROVED**
3. Development Review Commission – Study Session 02/22/2022 **APPROVED**
4. Development Review Commission – Regular Meeting 02/22/2022 **APPROVED**

**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:

5. Request a Preliminary Subdivision Plat consisting of two (2) lots for **SOUTH POINT PLAZA**, located at 2720 West Baseline Road. The applicant is Superior Surveying Services, Inc. (PL210137) **APPROVED**  
**Project Planner:** Lee\_Jimenez@Tempe.gov or (480) 350-8486

**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:

6. Request a Use Permit to allow a second story addition to an existing single level single-family residence for **THE HALE RESIDENCE**, located at 1849 East Hayden Lane. The applicant is Whitney Hale. (PL210353)  
**Project Planner:** Lee\_Jimenez@Tempe.gov or (480) 350-8486 **DENIED**
7. Request a Use Permit to allow entertainment as an accessory use (live bands, DJs, karaoke, acoustic performances, and open mic) for **TEMPE EATS**, located at 85 East Southern Avenue. The applicant is Tempe Eats, LLC. (PL210162) **APPROVED**  
**Project Planner:** Lee\_Jimenez@Tempe.gov or (480) 350-8486
8. Request a Use Permit to allow temporary outdoor vending (ghost kitchen) for **REEF KITCHENS**, located at 85 East Broadway Road. The applicant is REEF Kitchens. (PL210322) **APPROVED**  
**Project Planner:** Lee\_Jimenez@Tempe.gov or (480) 350-8486

**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:*

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

**ANNOUNCEMENTS / MISCELLANEOUS:**

10. Commission Member Announcements
11. 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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