



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

July 26, 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 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.

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

1. Election of Vice Chairperson

CONSIDERATION OF MEETING MINUTES:

2. Development Review Commission – Study Session 06/28/2022
3. Development Review Commission – Regular Meeting 06/28/2022

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 two (2) Use Permits to allow a bar and entertainment (indoor and outdoor) for **AUNT CHILADA'S**, located at 2019 West Baseline Road. The applicant is Lewkowitz Law Office, PLC. (PL210336)
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [AUNTCHILADAS.PDF](#)

5. Request a Use Permit to allow an amusement business (rock climbing facility) for **TEMPE BOULDERING PROJECT**, located at 2626 South Hardy Drive. The applicant is Mithun, Inc. (PL220080)
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [TEMPEBOULDERING.PDF](#)

6. Request a Use Permit to allow an expansion to a bar for **BRICK & BARLEY**, located at 201 East Baseline Road, Suite G1. The applicant is Brick & Barley. (PL220136)
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [BRICK&BARLEY.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; a Use Permit to allow residential use in the **CSS RCC** zoning district; and a Development Plan Review for a new five-story multi-family development consisting of 591 dwelling units on 16.8 acres for **EMERALD MULTIFAMILY**, located at 1607 West Commerce Drive. The applicant is Berry Riddell, LLC. **(PL220008)**
Project Planner: Karen_Stovall@Tempe.gov or (480) 350-8432

REPORT: [EMERALDMULTIFAMILY.PDF](#)

8. Request an Amended Planned Area Development Overlay and a Development Plan Review for a new 21-story, mixed-use development consisting of 352 dwelling units and commercial use on 2.23 acres for **LINCOLN SOUTH BANK**, located at 1122 East Vista del Lago Drive. The applicant is Snell and Wilmer, LLP. **(PL220072)**
Project Planner: Karen_Stovall@Tempe.gov or (480) 350-8432

REPORT: [LINCOLN SOUTH BANK.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:*

9. Request for code text amendment to the **ZONING AND DEVELOPMENT CODE**, consisting of clarifications, modifications and additions to various sections of the code. The applicant is City of Tempe. **(PL220132)**
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: ZONINGANDDEVELOPMENTCODE.PDF

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. 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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