



**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**

**August 23, 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 08/09/2022 **APPROVED**
2. Development Review Commission – Regular Meeting 08/09/2022 **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:*

3. Request a Preliminary Subdivision Plat consisting of five (5) lots and a street dedication for **CARVANA** located at 1275 West Rio Salado Parkway. The applicant is Wood Patel & Associates, Inc. (PL210061) **APPROVED**  
**Project Planner:** Diana\_Kaminski@Tempe.gov or (480) 858-2391

**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:*

4. Request a General Plan Density Map Amendment from Medium to High Density (up to 25 du/ac) to High Density-Urban Core (more than 65 du/ac); a Zoning Map Amendment from GID to MU-4; a Planned Area Development Overlay to establish development standards; and a Development Plan Review for a new 6-story mixed-use development consisting of 207 dwelling units and commercial area for **THE DEWITT AT NORTH MILLER ROAD**, located at 907 North Miller Road. The applicant is Huellmantel and Affiliates. (PL220133)  
**Project Planner:** Obenia\_Kingsby@Tempe.gov or (480) 858-2394 **RECOMMENDED APPROVAL**
5. Request a Zoning Map amendment from R-2H, Multi-Family Residential District with an Historic Overlay Property Designation and removal of a portion of the Historic Overlay Property Designation from the new rear lot within +/-0.08 acres for the **BUTLER (GRAY) HOUSE** property, located at 1220 South Mill Avenue. (PL220161)  
**RECOMMENDED APPROVAL**  
**Project Planner:** Ryan\_Levesque@tempe.gov or (480) 858-2393

6. Request a Planned Area Development Overlay to establish development standards and a Development Plan Review for a new two-story single-family development consisting of 11 dwelling units on .59 acres for **TEMPE ELEVEN**, located at 408 South Roosevelt St. The applicant is AJT Development, LLC. **(PL220110)**  
**RECOMMENDED APPROVAL**  
**Project Planner:** Karen\_Stovall@tempe.gov or (480) 350-8432

**ANNOUNCEMENTS / MISCELLANEOUS:**

7. Commission Member Announcements
8. 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.

08/24/2022 8:18 AM