



PUBLIC HEARING AGENDA REVISED

Development Review Commission

Regular Meeting

HARRY E. MITCHELL GOVERNMENT CENTER

Tempe City Hall - City Council Chambers

31 East Fifth Street, Tempe, Arizona

AND/OR

Virtual meeting via Webex

December 13, 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](#).

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – [Study Session 11/8/2022](#)
2. Development Review Commission – [Regular Meeting 11/8/2022](#)

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 Development Plan Review for a 13,489 s.f. addition to an existing one-story police training facility consisting of new training facilities and offices for **CITY OF SCOTTSDALE POLICE & FIRE TRAINING FACILITY**, located at 911 North Stadem Drive. The applicant is Fucello Architects. (PL220066)
Project Planner: Diana_Kaminski@tempe.gov or (480) 858-2391

REPORT: [CITYOFSCOTTSDALEPOLICE&FIRETRAININGFACILITY.PDF](#)

4. Request a Development Plan Review for three (3) new, single-story industrial buildings totaling 689,109 square feet for **OMP TEMPE INDUSTRIAL PARK**, located at 1480 North McClintock Drive. The applicant is Berry Riddell, LLC. (PL220160)
Project Planner: Karen_Stovall@tempe.gov or (480) 350-8432

REPORT: [OMPTEMPEINDUSTRIALPARK.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:

5. Request a Use Permit to allow one required parking space within the front yard setback for the **WILSON RESIDENCE**, located at 217 East Tulane Drive. The applicant is Tyler Wilson. (PL220218)
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245

REPORT: [WILSONRESIDENCE.PDF](#)

6. Request a Use Permit Standard to increase the maximum building height from 35 feet to 38 feet, and a Development Plan Review consisting of a new 68,454 square-foot industrial warehouse building for **ALAMEDA INDUSTRIAL**, located at 1107 West Alameda Drive. The applicant is Dalke Design Group, LLC. (PL220121)
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [ALAMEDAINDUSTRIAL.PDF](#)

7. Request a Use Permit to allow massage therapy for **YW RELAXATION**, located at 5000 South Arizona Mills Circle, #108. The applicant is Fan Yang. (PL220261)
Project Planner: Sydney_Deitering@Tempe.gov or (480) 350-8942.

REPORT: [YWRELAXATION.PDF](#)

8. Request a Use Permit to allow vehicle rentals for **UCARS** within General Industrial District, located at 640 South Smith Road. The applicant is Guidant Law PLC (PL220314)
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245

REPORT: [UCARS.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:

9. Request a Zoning Map Amendment from GID to MU-4; a Planned Area Development to establish development standards; and a Development Plan Review for a new six-story, mixed use development consisting of 343 dwelling units, five (5) live-work units and commercial use for **RIO & MCCLINTOCK**, located at 1801 East Rio Salado Parkway. The applicant is Gammage & Burnham, PLC. (PL220192) **REMOVAL OF DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL CONDITIONS OF APPROVAL #2 AND #3**
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [RIO&MCCLINTOCK.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.

12/09/2022 9:45 AM