

## DEVELOPMENT REVIEW COMMISSION REGULAR MEETING Tuesday, May 14, 2019

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM

### CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – [Study Session](#) and [Regular Meeting](#) – February 26, 2019

**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:

2. Request a Development Plan Review for a new three-story multi-family residential development consisting of 11 units for **1436 S. TERRACE ROAD**, located at 1436 South Terrace Road. The applicant is Gammage & Burnham P.L.C. (PL190025)

REPORT: [1436STERRACEROAD.PDF](#)

3. Request a Development Plan Review for a 12,479 square-foot building addition for **BD B1 RENOVATION & ADDITION**, located at 1625 West 3rd Street. The applicant is Will Studio, PLC. (PL180295)

REPORT: [BDB1RENOVATION&ADDITION.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 a community garden for the **ERHARDT PARK COMMUNITY GARDEN**, located at 4003 South Evergreen Road. The applicant is Ryan Companies. (PL190012)

REPORT: [ERHARDTPARKCOMMUNITYGARDEN.PDF](#)

5. Request two (2) Use Permits to allow restaurant uses and general retail and service uses for **CIRCA '78**, located at 1803 East Rio Salado Parkway. The applicant is DA-OB, LLC. (PL190061)

REPORT: [CIRCA'78.PDF](#)

6. Request a Use Permit Standard to reduce the side yard building setback by 20% from twenty (20) feet to sixteen (16) feet for the **WULBRECHT-JOHNSON RESIDENCE**, located at 7918 South Juniper Street. The applicant is The Phactory. (PL190062)

REPORT: [WULBRECHT-JOHNSONRESIDENCE.PDF](#)

7. Request a Use Permit to allow a second hand store for **ONCE UPON A CHILD STORE**, located at 1628 East Southern Avenue, Suite No. 1. The applicant is Elea Capital Venture, LLC. (PL190073)

REPORT: [ONCEUPONACHILD.PDF](#)

8. Request a Use Permit Standard to increase building height by 10% from thirty (30) feet to thirty-three (33) feet and Development Plan Review consisting of an additional 19 new three-story attached single-family dwelling units to an existing development for **THE ROOSEVELT**, located at 225 South Roosevelt Street. The applicant is Synectic Design Inc. (PL170380)

REPORT: [THEROOSEVELT.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 R-4 to R1-PAD, Planned Area Development Overlay and Development Plan Review consisting of 13 new single-family residential units for **TEMPE MICRO ESTATES**, located at 1443 South Rita Lane. The applicant is Newtown CDC. (PL190007)

REPORT: [TEMPEMICROESTATES.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) 350-4311. <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 350-4311 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.
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