

## DEVELOPMENT REVIEW COMMISSION REGULAR MEETING Tuesday, June 11, 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 – March 12, 2019
2. Development Review Commission – Study Session and Regular Meeting – March 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:*

3. Request a Preliminary Subdivision Plat to create two lot subdivision for **PRECISION FLEET SERVICES**, located at 360 South Smith Road. The applicant is Ganem Construction, LLC. (PL180002)

REPORT: [PRECISIONFLEETSERVICES.PDF](#)

4. Request a Development Plan Review consisting of a new 2,318 square foot restaurant with a drive-through for **CHIPOTLE STORE #3457**, located at 1655 West Elliot Road. The applicant is SBL Engineering, LLC. (PL190071)

REPORT: [CHIPOTLESTORE#3457.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 live entertainment for **HOUSE OF TACOS**, located at 740 South Mill Avenue. The applicant is Barrio Tacos. (PL190038)

REPORT: [HOUSEOFTACOS.PDF](#)

6. Request a Use Permit to allow a second hand store for **PLATO'S CLOSET**, located at 1840 East Warner Road. The applicant is Plato's Closet. (PL190076)

REPORT: [PLATOSCLOSET.PDF](#)

7. Request a Use Permit to operate a tobacco retail store (vape shop) for **KURE**, located at 8830 South Kyrene Road, Suite No. 102. The applicant is Kure Corporation. (PL190078)

REPORT: [KURE.PDF](#)

8. Request a Use Permit to allow required parking within the required front yard building setback for the **ROSEN RESIDENCE**, located at 1137 South Roosevelt Road. The applicant is Urban Rural Residential Properties, LLC. (PL190089)

REPORT: [ROSENRESIDENCE.PDF](#)

9. Request a Use Permit to allow a residential use in the Commercial Shopping & Services (CSS) zoning district, and a Development Plan Review for a new three-story 52-unit multi-family and commercial development for **DAYBREAK APARTMENTS**, located at 1935 East Apache Boulevard. The applicant is Functional Formation Architecture, PLLC. (PL190054)

REPORT: DAYBREAKAPARTMENTS.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: **NONE***

**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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