

**DEVELOPMENT REVIEW COMMISSION
REGULAR MEETING**

Tuesday, May 14, 2019

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

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – Study Session and Regular Meeting – February 26, 2019 **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:*

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) **APPROVED**
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) **APPROVED**

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) **APPROVED**
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) **APPROVED WITH ADDED CONDITION**
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) **APPROVED**
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) **APPROVED**
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)

USE PERMIT (ZUP190034): APPROVED
DEVELOPMENT PLAN REVIEW (DPR180061): CONTINUED (TO A DATE TO BE DETERMINED)

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) **RECOMMEND APPROVAL**

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. 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 350-4311 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

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