



**DEVELOPMENT REVIEW COMMISSION  
REGULAR MEETING**

**Tuesday, September 24, 2019**

**Tempe History Museum  
809 E Southern Ave, Tempe, AZ 85282  
6:00 PM**

**CONSIDERATION OF MEETING MINUTES:**

1. Development Review Commission – Study Session – August 13, 2019 **APPROVED**
2. Development Review Commission – Regular Meeting – August 13, 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:*

3. Request a Development Plan Review for a new three-story attached single-family development consisting of six (6) units for **ROOSEVELT CORNER**, located at 305 South Roosevelt Street. The applicant is Stewart and Reindersma Architecture, PLLC. **(PL190166) 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 vehicle rental (rideshare service) in the PCC-1 (Planned Commercial Center Neighborhood) district for **UCARS**, located at 1414 West Broadway Road. The applicant is UCARS. **(PL190208) APPROVED**
5. Request a Use Permit to allow vehicle repair in the PCC-1 (Planned Commercial Center Neighborhood) district for **AAA AUTO REPAIR**, located at 939 East Broadway Road. The applicant is Architectural Resource Team. **(PL190218) APPROVED**
6. Request a Use Permit to allow a tobacco retailer in the CSS (Commercial Shopping and Service) district for **VIRTUE VAPE**, located at 1845 East Broadway Road. The applicant is Virtue Vape, LLC. **(PL190234) APPROVED**
7. Request a Use Permit to allow a rental storage facility in the GID (General Industrial District) and a Development Plan Review for a new 104,450 square-foot, three-story building for **AGAVE CENTER SELF-STORAGE**, located at 1791 West Greentree Drive. The applicant is Huellmantel and Affiliates. **(PL190127) APPROVED**
8. Request a Use Permit to allow vehicle repair in the PCC-1 (Planned Commercial Center Neighborhood) district and a Development Plan Review for a new 4,174 square-foot oil and lube express facility for **VALVOLINE TEMPE**, located at 8805 South McClintock Drive. The applicant is Diversified Partners. **(PL190090) DENIED**

**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 an Amended Planned Area Development Overlay to establish development standards, a Use Permit to allow tandem parking and a Development Plan Review for a new 12-story hotel containing 180 keys and commercial uses for **6th & COLLEGE HOTEL**, located at 580 South College Avenue. The applicant is Gammage & Burnham PLC. **(PL190070) RECOMMENDED APPROVAL**
10. Request a General Plan Land Use Map Amendment from Commercial to Mixed-Use and a Density Map Amendment from No Density to High Density (up to 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 4-story mixed-use development consisting of 324 dwelling units and commercial uses for **PARC BROADWAY**, located at 711 West Broadway Road. The applicant is Huellmantel & Affiliates. **(PL190085) RECOMMENDED APPROVAL**

**ANNOUNCEMENTS / MISCELLANEOUS:**

11. Commission Member Announcements
12. City Staff Announcements

For further information on the above agenda items, contact Community Development, Planning Division (480) 350-8331. <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 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.
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