



PUBLIC HEARING AGENDA

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
January 24, 2023
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 12/13/2022](#)
2. Development Review Commission – [Regular Meeting 12/13/2022](#)

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 12,000 square foot building addition to the existing Building A of Watermark for **THREE THIRTY THREE**, located at 430 North Scottsdale Road. The applicant is ITR Investment Group. (PL220344)
Project Planner: Obenia_Kingsby@Tempe.gov or (480) 858-2394

REPORT: [THREETHIRTYTHREE.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 Standard to allow a 20% reduction to the required rear yard setback from 35 feet to 28 feet for the **KELLER RESIDENCE**, located at 2029 East Caroline Lane. The applicant is Dahlman Construction. (PL220297)
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245

REPORT: [KELLERRESIDENCE.PDF](#)

5. Request a Use Permit Standard to allow a 20% reduction to the required side yard setback from 7 feet to 5 feet 7 inches for the **BARRETT RESIDENCE**, located at 1405 East Chilton Drive. The applicant is Effie Barrett. (PL220312)
Project Planner: Mike_Scarpitta@tempe.gov or (480) 350-8435

REPORT: [BARRETTRESIDENCE.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:

6. Request a General Plan Projected Land Use Map Amendment from “Educational” to “Mixed-Use”, General Plan Projected Density Map Amendment from “Medium to High Density” (up to 25 du/ac) to “High Density” (up to 65 du/ac), and a Zoning Map Amendment from R-3 TOD and R-4 TOD to MU-4 TOD on approximately 2.9 acres; General Plan Projected Density Map Amendment from Medium to High Density (up to 25 du/ac) to High Density (up to 65 du/ac) and Zoning Map Amendment from CSS to MU-4 TOD on approximately 1.3 acres; and a General Plan Projected Density Map Amendment from Medium to High Density (up to 25 du/ac) to High Density (up to 65 du/ac) and a Zoning Map Amendment CSS TOD to MU-4 TOD on approximately 3.5 acres for **APACHE CENTRAL**, located on 1233 East Lemon Street, 1306 East Apache Boulevard and 1310 East Apache Boulevard. The applicant is City of Tempe. **(PL220259)**
Project Planner: Suparna_Dasgupta@Tempe.gov or (480) 350-8562

REPORT: [APACHECENTRAL.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

7. Commission Member Announcements
8. 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.

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