



**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
February 28, 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 1/24/2023 **APPROVED WITH MINOR CORRECTION**
2. Development Review Commission – Regular Meeting 1/24/2023 **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:*

3. Request a Use Permit to allow a new co-locatable eighty feet (80'-0") high wireless telecommunication facility (monoelm) for **CROWN CASTLE 829442 DESERT PALM CHURCH**, located at 1230 East Guadalupe Road. The applicant is Campbell A&Z, LLC. **(PL220292) DENIED**
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486
4. Request a Use Permit to allow a second story addition and a Use Permit to allow one required parking space within the front yard setback for **FENLASON RESIDENCE**, located at 5421 South Mill Avenue. The applicant is Clay Fenlason. **(PL220351) APPROVED**
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245
5. Request a Use Permit to allow a private middle school for **LEAD AZ SCHOOLS**, located at 1602 South Priest Drive. The applicant is FM Solutions. **(PL230018) APPROVED WITH ADDED STIPULATION**
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391
6. Request a Use Permit to allow up to ten (10) chickens for **GANS RESIDENCE**, located at 1924 East Wesleyan Drive. The applicant is Rickey Lynn Gans. **(PL230033) APPROVED**
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

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:

- 7. Request an Amended Planned Area Development Overlay to modify the previously approved site plan and a Development Plan Review for two new drive-through restaurants totaling 6,022 square feet for **KRISPY KREME/EL POLLO LOCO**, located at 1530 West Baseline Road. The applicant is Looker & Capello Architects, Inc. (PL220032) **RECOMMENDED APPROVAL**
Project Planner: Karen_Stovall@tempe.gov or (480) 350-8432

- ~~8. Request a General Plan Density Map Amendment from “Medium Density (up to 15 du/ac)” to “Medium to High Density (up to 25 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 mixed-use development consisting of a new 5-story residential development with 566 dwelling units including an existing office complex comprised of four (4) buildings and two (2) parking structures for **IDM FOUNTAINHEAD**, located at 2750 South Priest Drive. The applicant is Berry Riddell, LLC. (PL220304) **ITEM PULLED FROM AGENDA**
Project Planner: Obenia_Kingsby@Tempe.gov or (480) 858-2394~~

ANNOUNCEMENTS / MISCELLANEOUS:

- 9. Commission Member Announcements
- 10. 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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