



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

July 25, 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 5/23/2023](#)
Development Review Commission – [Regular Meeting 5/23/2023](#)
Development Review Commission – [Study Session 6/13/2023](#)
Development Review Commission – [Regular Meeting 6/13/2023](#)
Development Review Commission – [Regular Meeting 6/27/2023](#)

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:*

2. Request a Use Permit Standard for front, side and rear yard setbacks for **VALENTINE-FRANCES**, located at 1309 North Frances Street. The applicant is JCL Design Build (**PL220116**)
Project Planner: Diana_Kaminski@Tempe.gov or (480) 858-2391

REPORT: [VALENTINE-FRANCES.PDF](#)

3. Request a Use Permit to allow a massage establishment for **RADIANT BEING LLC**, located at 9655 South Priest Drive, Suite 102. The applicant is Radiant Being LLC. (**PL230126**)
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245

REPORT: [RADIANTBEINGLLC.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:

4. Second hearing and recommendation on an update to the General Plan including its 26 elements with one additional element proposed, "Climate Change and Extreme Heat," and the 17 maps within the document for **TEMPE TOMORROW – GENERAL PLAN 2050**. The applicant is the City of Tempe. **(PL230107)**
Project Planner: Ambika_Adhikari@Tempe.gov or (480) 350-8367

REPORT: [TEMPE TOMORROW - GENERALPLAN2050.PDF](#)

ATTACHMENT: [TEMPE TOMORROW – GENERAL PLAN 2050, JULY 14, 2023 DRAFT.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

5. Commission Member Announcements
6. 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.

07/14/2023 4:37 PM