



PUBLIC HEARING AGENDA

REVISED

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
October 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 10/10/2023](#)
Development Review Commission – [Regular Meeting 10/10/2023](#)

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 for a Development Plan Review consisting of an addition to an existing furniture store for **ASHLEY FURNITURE ADDITION**, located at 8515 South Emerald Drive. The applicant is Cawley Architects. (PL230212)
Project Planner: Diana_Kaminski@tempe.gov or (480) 858-2391

REPORT: [ASHLEYFURNITURE.PDF](#)

3. Request a Development Plan Review for a new affordable development consisting of 19 single-family residential units and a 104-unit mixed-use building with ground floor commercial uses for **LA VICTORIA COMMONS**, located at 2320 East Apache Boulevard. The applicant is Sender Associates, Chtd. (PL220349)
Project Planner: Karen_Stovall@tempe.gov or (480) 350-8432

REPORT: [LAVICTORIACOMMONS.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 to allow a bar (Series 6) and a Use Permit for live entertainment for **DEVIL'S HIDEAWAY**, located at 401 South Mill Avenue. The applicant is Line Lab. (PL230251) **REVISED REPORT**
Project Planner: Diana_Kaminski@tempe.gov or (480) 858-2391

REPORT: [DEVILSHIDEAWAY.PDF](#)

5. Request a Use Permit Standard to increase the maximum lot coverage from 25 percent to 27 percent to construct a new single-family residence for the **PRESTINARIO RESIDENCE**, located at 2035 East Ranch Road. The applicant is Cory Black Design. **(PL230265)**
Project Planner: Lucas_Jensen@tempe.gov or (480) 350-8023

REPORT: [PRESTINARIORESIDENCE.PDF](#)

6. Request a Use Permit to allow required parking in the required front building setback for **ISSELHARD RESIDENCE**, located at 817 West 17th Place. The applicant is Ian McAllister. **(PL230291)**
Project Planner: Chris_Jasper@tempe.gov or (480) 350-8096

REPORT: [ISSELHARDRESIDENCE.PDF](#)

7. Request Use Permit Standards to reduce the side yard setbacks from 10' to 8' and the front yard setbacks from 20' to 16' on four new single-family residences for **SKYBRIDGE MAPLE**, located at 1217 South Maple Avenue. The applicant is D33 Design and Planning LLC. **(PL230292)**
Project Planner: Diana_Kaminski@tempe.gov or (480) 858-2391

REPORT: [SKYBRIDGEMAPLE.PDF](#)

8. Request a Use Permit to allow a distillery with ancillary uses including retail and a tasting room with a liquor license (Series 18) in the GID zoning district for **REVILO DISTILLERY**, located at 226 West Vaughn Street. The applicant is Oliver Passe. **(PL230293)**
Project Planner: Lily_Drosos@tempe.gov or (480) 350-8245

REPORT: [REVILODISTILLERY.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

9. Commission Member Announcements

10. City Staff Announcements

<p>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.</p>

10/19/2023 11:41 AM