



**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 9, 2024  
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](http://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](http://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 12/12/2023 **APPROVED**  
Development Review Commission – Regular Meeting 12/12/2023 **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:*

2. Request a Use Permit to allow temporary outdoor vending for **CAYA COFFEE & TACO CART**, located at 230 East University Drive. The applicant is Espiritu Loci. **(PL230271) APPROVED**  
**Project Planner:** Lucas\_Jensen@tempe.gov or (480) 350-8023
3. Request a Use Permit to allow a vehicle repair use for **TAKE 5 OIL CHANGE TEMPE**, located at 1335 West Elliot Road. The applicant is Atwell, LLC. **(PL230278) APPROVED**  
**Project Planner:** Chris\_Jasper@tempe.gov or (480) 350-8096
4. Request a Use Permit to allow an amusement business for **KIDS EMPIRE**, located at 1245 West Elliot Road, Suite No. 113. The applicant is Kids Empire. **(PL230307) APPROVED**  
**Project Planner:** Lucas\_Jensen@tempe.gov or (480) 350-8023
5. Request a Use Permit to allow a massage establishment for **TLC MASSAGE**, located at 1801 South Jentilly Lane, Suite D-14. The applicant is Christina Lopez. **(PL230335) 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:*

6. Request a Zoning Map Amendment from Commercial Shopping and Service (CSS) to Mixed-Use High Density (MU-4) within the Transportation Overlay District (TOD), a Planned Area Development to establish development standards, and a Development Plan Review for a new 15-story Mixed-Use development for **1020 APACHE**, located at 1020 East Apache Boulevard. The applicant is Gammage & Burnham, PLC. **(PL230262)**  
**RECOMMENDED APPROVAL WITH MODIFIED CONDITIONS OF APPROVAL**  
**Project Planner:** Diana\_Kaminski@tempe.gov or (480) 858-2391

**ANNOUNCEMENTS / MISCELLANEOUS:**

7. Commission Member Announcements
8. 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>
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