



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

March 26, 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 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 2/27/2024 **APPROVED**
Development Review Commission – Regular Meeting 2/27/2024 **APPROVED**

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 a Development Plan Review for a new two-story, single-family development consisting of 11 dwelling units on .56 acres for **ROOSEVELT 11 HOMES**, located at 606 South Roosevelt Street. The applicant is Palmer Architects Ltd. (PL240031) **APPROVED**
Project Planner: Karen_Stovall@tempe.gov or (480) 350-8432

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 residential use in the CSS zoning and a Development Plan Review for a single-family residential development consisting of 12 three-story units for **RIO SALADO LOFTS** located at 2525 East Rio Salado Parkway. The applicant is Residential Pursuits Investments LLC. (PL230139) **APPROVED**
Project Planner: Diana_Kaminski@tempe.gov or (480) 858-2391
4. Request a Use Permit to allow two (2) required parking spaces within the front yard building setback for **HASS RESIDENCE**, located at 1507 East Cedar Street. The applicant is Jeremy Hass. (PL230370) **APPROVED**
Project Planner: Jacob_Payne@tempe.gov or (480) 350-8652
5. Request a Use Permit to allow two (2) required parking spaces within the front yard building setback for the **SOTO RESIDENCE**, located at 1215 East Marny Road. The applicant is Canterra Construction. (PL230411) **APPROVED**
Project Planner: Whitney_Mayfield@tempe.gov or (480)-350-8486.

6. Request a Use Permit to allow an expansion of an existing stadium use and a Development Plan Review for a 24,240 11,621 square-foot building addition for clubhouse space and a new 12,565 square-foot building for batting tunnels for **DIABLO CLUBHOUSE EXPANSION & SITE IMPROVEMENTS**, located at 2225 West Westcourt Way. The applicant is DWL Architects. **(PL240010) APPROVED**
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245
7. Request a Use Permit Standard to reduce the required street side setback from 25 feet to 20 feet for **RICHARDSON RESIDENCE**, located at 903 East La Vieve Lane. The applicant is Lavender Landscape. **(PL240011) APPROVED**
Project Planner: Lucas_Jensen@tempe.gov or (480) 350-8023
8. Request a Use Permit to allow one (1) required parking space within the front yard building setback for the **LIN XIAO & JIN RESIDENCE**, located at 1727 South Shafer Drive. The applicant is Rezio. **(PL240028) APPROVED WITH THE REMOVAL OF CONDITION OF APPROVAL #3**
Project Planner: Whitney_Mayfield@tempe.gov or (480)-350-8486.
9. Request a Use Permit to allow two (2) required parking spaces within the front yard building setback for the **XIAO & FENG RESIDENCE**, located at 1837 E Loma Vista Drive. The applicant is Rezio. **(PL240029) APPROVED**
Project Planner: Whitney_Mayfield@tempe.gov or (480)-350-8486.
10. Request a Use Permit to allow two (2) required parking spaces within the front yard setback for **BURCIAGA RESIDENCE**, located at 338 East Taylor Street. The applicant is Jose Henry Arrieta. **(PL240034) APPROVED**
Project Planner: Lucas_Jensen@tempe.gov or (480) 350-8023
11. Request a Use Permit to allow a second story addition and a Use Permit Standard to reduce the side yard setback from 20 feet to 16 feet for **KEEFE JOINT TRUST**, located at 13030 South 71st Street. The applicant is Design Build Architecture. **(PL240043) APPROVED**
Project Planner: Lucas_Jensen@tempe.gov or (480) 350-8023
12. Request a Use Permit to allow outdoor vehicle rental for **TESLA COLLISION CENTER**, located at 7015 South Harl Avenue. The applicant is Tesla, Inc. **(PL240045) APPROVED**
Project Planner: Lucas_Jensen@tempe.gov or (480) 350-8023

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:

13. Request a General Plan Projected Density Map Amendment from “Medium to High Density” (up to 25 du/ac) to “High Density – Urban Core” (more than 65 du/ac); a Zoning Map Amendment from CSS TOD to MU-4 TOD; a Planned Area Development Overlay to establish development standards; and a Development Plan Review for a new seven-story, mixed-use development consisting of 275 dwelling units and commercial uses on 2 acres for **APACHE AND MCCLINTOCK**, located at 1734 East Apache Boulevard. The applicant is Beus Gilbert McGroder PLLC. **(PL230218) RECOMMENDED APPROVAL WITH REMOVAL OF THE GENERAL PLAN COMPONENT AND THE ADDITION OF NEW CONDITION OF APPROVAL**
Project Planner: Karen_Stovall@tempe.gov or (480) 350-8432

ANNOUNCEMENTS / MISCELLANEOUS:

14. Commission Member Announcements
15. 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.