



Development Review Commission

Regular Meeting

Virtual meeting via Webex

AND/OR

HARRY E. MITCHELL GOVERNMENT CENTER

Tempe City Hall - City Council Chambers

31 East Fifth Street, Tempe, Arizona

April 12, 2022

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 03/22/2022](#)
2. Development Review Commission – [Regular Meeting 03/22/2022](#)

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 tobacco retailer for **BIG D SMOKE LLC**, located at 7520 South Rural Road, Suite A-13. The applicant is Jinglin Du. **(PL220050) REVISION TO REPORT**
Project Planner: Lily_Drosos@Tempe.gov or (480) 350-8245

REPORT: [BIGDSMOKELLC.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. Request a General Plan Land Use Map Amendment from Industrial to Mixed-Use and a General Plan Density Map Amendment from No Density to High Density Urban Core (more than 65 du/ac); a Zoning Map Amendment from GID to MU-4; a Planned Area Development Overlay (PAD) to establish development standards; and a Development Plan Review for a new four-story mixed-use development consisting of 395 dwelling units and 3 live-work units with an attached five-level parking structure for **PRIEST & 3RD STREET**, located at 1416 West 3rd Street. The applicant is Huellmantel & Affiliates. **(PL210288)**
Project Planner: Lee_Jimenez@Tempe.gov or (480) 350-8486

REPORT: [PRIEST&3RDSTREET.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.

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