

REVISED

**DEVELOPMENT REVIEW COMMISSION
FEBRUARY 23, 2010**

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
6:00 PM (5:30 Study Session)

1. **CONSIDERATION OF MEETING MINUTES: POSTPONED**
2. Request for **FRY'S FUELING CENTER (PL090086)** (Tempe School District 3, property owner; Daniel Filuk, KDF/JMS Architects, applicant) consisting of a single-story 5000 square foot canopy and fuel service facility with kiosk, on a portion of 10.596 net acres, located at 3255 South Rural Road in the PCC-1, Planned Commercial Center District. The request includes the following:

DPR09226 – Development Plan Review including site plan, building elevations and landscape plan.
ZUP09170 – Use Permit for retail fuel sales.

THIS CASE WAS CONTINUED FROM THE JANUARY 12, 2010 MEETING

STAFF REPORT: [DRCr Fry'sFuel_022310.pdf](#)

CONTINUED TO THE MARCH 23, 2010 MEETING

3. Hold a public hearing for purposes of an appeal of the January 19, 2010 Hearing Officer's decision of the request for **VALLEY WEST PLAZA-CLEARWIRE (PL090432)** (Rulon Anderson, applicant; Pollack Investments, property owner) located at 1811 North Scottsdale Road in the CSS, Commercial Shopping and Services District for:

UPA10002 (ZUP09165) – Appeal of Condition #6, "Site to be relocated to the west side of the property away from the residential neighborhood or along the south property line." Use Permit to allow a sixty foot (60') monopole (monopalm).

STAFF REPORT: [DRCr_ClearwireValleyWestAppeal_022310.pdf](#)

APPEAL APPROVED

4. Request for **AGAVE CENTER - CARL'S JR. RESTAURANT (PL090412)** (Property Reserve Arizona, L.L.C., property owner; Jeff Dietz/Dietz Design L.L.C., applicant) consisting of a single story 2,985 square foot restaurant on 0.86 net acres, located at 8825 South Jewel Street in the PPC-1, Planned Commercial Center Neighborhood District and the SWOD, Southwest Tempe Overlay District. The request includes the following:

DPR10007 - Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_CarlsJrAgave_022310.pdf](#)

APPROVED

5. Request for **JIMMY JOHNS (PL100025)** (College Park Shopping Center, LLC, property owner; Jon Zamora, Christy Signs, applicant) consisting of an elevation modification for a new tenant within an existing shopping center located at 5128 South Rural Road in the PCC-1, Planned Commercial Center District.

DPR10013 – Development Plan Review of modified building elevations.

STAFF REPORT: [DRCr_JimmyJohns_022310.pdf](#)

REQUEST DENIED

6. ANNOUNCEMENTS

For further information on the above agenda items, contact Development Services, 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.

02/24/2010 4:19 PM