

**DEVELOPMENT REVIEW COMMISSION  
MARCH 23, 2010**

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

1. **CONSIDERATION OF MEETING MINUTES: 2/09/10, 2/23/10 - APPROVED**
2. Appeal of the January 19, 2010 Hearing Officer's Decision to approve the request by the **RESIDENCE AT 16 EAST 15<sup>TH</sup> STREET (PL090003)** (Charles Huellmantel, applicant) located at 16 East 15<sup>th</sup> Street in the R1-6, Single Family Residential District. The request includes the following:  

**UPA10003** – Use Permit appeal (ZUP09182) to allow an accessory building above fifteen (15) feet in height, not-to-exceed thirty (30) feet in height (new two story accessory building).

STAFF SUMMARY: [DRCr 16 E 15th 032310.pdf](#)

**DENIED APPEAL/UPHELD HEARING OFFICER'S JANUARY 19<sup>TH</sup> DECISION FOR APPROVAL OF USE PERMIT**

3. 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 and FEBRUARY 9, 2010 MEETINGS**

STAFF SUMMARY: [DRCr Fry'sFuel\\_032310.pdf](#)

**CASE CONTINUED TO THE APRIL 13, 2010 MEETING**

4. Request by **LAKE COUNTRY VILLAGE (PL090467)** (Paul Berkowitz V.P., LCV Property Inc., owner; Paul E. Gilbert, Beus Gilbert PLLC, applicant) for a redevelopment of the shopping center to include approximately 215,200 sf. of commercial, approximately 728,000 sf. of multi-family residential (430 dwelling units) and approximately 315,000 sf. of office, or 1,258,200 sf combined building area, not including structured parking. The 25.45 acre site is located at 1030 East Baseline Road and is within the PCC-2, Planned Commercial Center General District. The request includes the following:  

**PAD10003 - (Ordinance No. 2010.08)** Planned Area Development Overlay to establish development standards for building height, sideyard building setback and vehicle parking quantity.  
**ZUP10018** - Use Permit to allow residential land use in the PCC-2, Planned Commercial Center General District.

STAFF SUMMARY: [DRCr LakeCountryVillage\\_032310.pdf](#)

**CASE CONTINUED TO THE APRIL 13, 2010 MEETING**

5. Request for **T30 LLC CANAL GATE REMOVAL (PL090484)** (John M. Earl, T30 LLC, owner; Brandi Decker, Trident Security Services, Inc., applicant) to eliminate existing condition of approval # 9 from the Site Plan (SIP-99.67) for Broadway Office Plaza in order to remove an existing gate between the site and the Tempe Canal. The 0.49 acre site is located at 2085 South Cottonwood Drive in the RO, Residential/Office District. The request includes the following:

DPR09243 – Development Plan Review including site plan.

**THIS CASE WAS CONTINUED FROM THE FEBRUARY 9, 2010 MEETING**

STAFF SUMMARY: [DRCr\\_T30llcCanalGate\\_032310.pdf](#)

**APPROVED WITH MODIFIED CONDITIONS**

- ~~6. Request for **WASH WIZARD AUTO SPA (PL100052)** (Sam Hanna, owner/applicant) consisting of a 5,554 sf. building currently under construction, on approximately 0.42 acres, located at 1845 East University Drive in the PCC 1, Planned Commercial Center Neighborhood District. The request includes the following:~~

~~DPR10026 – Development Plan Review for exterior color modifications.~~

~~STAFF SUMMARY: [DRCr\\_WashWizard\\_032310.pdf](#)~~

**THIS CASE HAS BEEN PULLED FROM THE AGENDA**

7. Request for changes to the **SIGN ORDINANCE (PL100056)** (Development Services, applicant) consisting of Zoning and Development Code amendments for way-finding signs, an extension of temporary sign allowances and to allow temporary banners to lease vacant space. The request includes the following:

ZOA10001 (ORDINANCE NO. 2010.05) – Code Text Amendment for Section 4-903 Permitted Signs, to include banners to lease vacant space; 4-903(M), Lead-In Signs; 4-903(P), For Sale, Lease or Rent Signs; 4-903 (R)(2), Significant Event Signs; and 4-905, Way-Finding Signs.

STAFF SUMMARY: [DRCr\\_SignOrdinance\\_032310.pdf](#)

**RECOMMENDED APPROVAL**

8. **ANNOUNCEMENTS - NONE**

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| <p>For further information on the above agenda items, contact Development Services, Planning Division (480) 350-8331. <b>Cases may not be heard in the order listed.</b> 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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03/24/2010 1:15 PM