

## DEVELOPMENT REVIEW COMMISSION JUNE 14, 2011

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

1. **CONSIDERATION OF MEETING MINUTES: 5/24/11**
2. Request for **U-HAUL (PL110154)** (Republic Western Insurance Co., property owner; Christopher Clark, U-Haul, applicant) consisting of an existing building on 1.68 net acres, located at 2340 East Apache Boulevard in the CSS, Commercial Shopping and Services District and within the Transportation Overlay District. The request includes the following:

**DPR11063** – Development Plan Review for building color modifications.

**(THIS CASE WAS CONTINUED FROM THE MAY 10, 2011 MEETING)**

STAFF REPORT: [DRCr\\_UHaul\\_061411revised.pdf](#)

3. Request for **HAMPTON INN & SUITES (PL100400)** (William Spresser, VRE Holding II LLC and VRE Holding III LLC, property owner; Darin A. Sender, Sender Associates, Chtd., applicant) consisting of a four story 117 guest room hotel of +/-75,960 sf. area on +/-2.25 acres to the south of an existing two story 116 guest room and two work-force housing unit hotel of +/-63,262 sf. on +/-2.76 acres. The entire site of +/-5.01 acres is located at 1429 North Scottsdale Road in the R-4, Multi-Family Residential General and CSS, Commercial Shopping and Service Districts. The request includes the following:

**GEP11001** – (Resolution No. 2011.25) General Plan Land Use Map Amendment from Residential to Mixed-Use.

**ZON11002** – (Ordinance No. 2011.17) Zoning Map Amendment from CSS, Commercial Shopping and Service District and R-4, Multi-Family Residential General District to MU-3, Mixed-Use, Medium-High Density District.

**PAD11002** – Planned Area Development Overlay to modify development standard for building height from 50 feet to 55 feet and establish development standards for building lot coverage, minimum landscape area and front, side and rear yard building setbacks.

**DPR11068** – Development Plan Review including site plan, building elevations, and landscape plan.

**SBD11006** – Preliminary Subdivision Plat to consolidate seven parcels into two lots.

STAFF REPORT: [DRCr\\_HamptonInn\\_061411-1.pdf](#)

4. Request for **FIRESTONE COMPLETE AUTO CARE (PL110163)** (Michael Fisher, LCV Property, Inc., property owner; Theresa Schultz, Jones Lang LaSalle Americas, Inc., applicant) consisting of a one-story +/- 8,142 sf. auto care and tire store on a proposed +/- 0.992 net acre site, located at 930 East Baseline Road in the PCC-2 (PAD), Planned Commercial Center General District with a Planned Area Development Overlay. The request includes the following:

**DPR11066** – Development Plan Review of site plan, building elevations and landscape plan.

**ZUP11041** – Use Permit to allow a retail tire store and auto repair facility in the PCC-2 District.

STAFF REPORT: [DRCr\\_FirestoneLCVPh1\\_061411.pdf](#)

5. Request for **COMMUNITY GARDENS (PL110176)** (Community Development Dept., applicant) consisting of Zoning and Development Code amendments for a new section on the use of community gardens within the commercial, industrial and residential districts, including an alternative fee for processing. The request includes the following:

**ZOA11001 (ORDINANCE NO. 2011.20)** – Code Text Amendment for Sections 3-102, 3-202, 7-104 a new Section 3-427 for Community Gardens and an amendment within the City Code, Appendix A, Zoning Fee Schedule.

STAFF REPORT: [DRCr\\_CommunityGardens\\_061411.pdf](#)

6. Request for **TEMPORARY SIGN PROGRAM (PL100056)** (Community Development Dept., applicant) consisting of Zoning and Development Code amendments for an extension of temporary sign allowances and temporary banners to advertise vacant commercial space. The request includes the following:

**ZOA11002 (ORDINANCE NO. 2011.21)** – Code Text Amendment for Sections 4-903(M), Lead-In Sign; 4-903(P), For Sale, Lease or Rent Sign; 4-903(R), Special Event Sign; and Section 4-906, Leasing Banner Sign.

STAFF REPORT: [DRCr\\_TemporarySignProgram\\_061411.pdf](#)

## 7. 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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