

**REVISED**

## DEVELOPMENT REVIEW COMMISSION APRIL 10, 2012

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: 3/27/12**
2. Request for **GRACIE'S VILLAGE (PL110282)** (Jeff Brosman, Grace Community Church of the Valley, property owner; Francis J. Slavin, Esq., Law Offices of Francis J. Slavin, PC, applicant) consisting of a four (4) story mixed-use commercial and residential development including +/-13,180 sf. Gracie's Thrift store and sixty-five (65) dwelling units, +/-92,166 sf. overall on +/-1.99 net acres, located at 1520 East Apache Boulevard in the CSS (TOD) Commercial Shopping and Service District and Transportation Overlay District (Corridor). The request includes the following:

**GEP12001 – (Resolution No. 2012.32)** General Plan Projected Density Map Amendment from Medium-to-High Density to High Density.

**ZON12001 – (Ordinance No. 2012.16)** Zoning Map Amendment from CCS, Commercial Shopping and Service District to MU-4, Mixed-Use, High Density District.

**PAD12001 – (Ordinance No. 2012.16)** Planned Area Development Overlay to establish development standards for density, building height, building setbacks, building lot coverage, landscape lot coverage and vehicle parking quantity.

**DPR12004 –** Development Plan Review including site plan, building elevations, and landscape plan.

### THIS CASE WAS CONTINUED FROM THE MARCH 27, 2012 MEETING

3. Appeal of the January 03, 2012 Hearing Officer's Decision to approve the request by **RIO SALADO CENTER – P J PROPERTIES (PL110435)** (Arnaldo Matos/P J Properties, applicant/property owner) located at 1290 North Scottsdale Road, Suite Nos. 120 – 122 in the PCC-1, Planned Commercial Center Neighborhood District for the following:

**UPA12005–** Use Permit appeal (ZUP11116) to allow a reception center with live entertainment.

### THIS CASE WAS CONTINUED FROM THE FEBRUARY 14, 2012 MEETING

4. Request for **ARIZONA BANK & TRUST (PL120045)** (Nelson Klavitter, Heartland Financial USA, Inc., property owner; Chris Wilson, Metro/Land Consultants LLC, applicant) consisting of a one-story, +/-4,321 sf. bank with drive through teller and ATM service on +/- 0.632 net acres, located at 980 East Baseline Road in the PCC-2 (PAD), Planned Commercial Center General District with a Planned Area Development Overlay. The request includes the following:

**DPR12025 –** Development Plan Review including site plan, building elevations and landscape plan.

## 5. 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.

03/28/2012 8:35 AM