

## DEVELOPMENT REVIEW COMMISSION MARCH 27, 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: 2/28/12, 3/14/12 (mtng cancelled)**
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 IS BEING CONTINUED AT THE APPLICANT'S REQUEST**

3. Request for **FRY'S #101 FUEL CENTER (PL110389)** (Ali Fakh, Sustainability Engineering Group, applicant; Fry's Food Stores of Arizona, property owner) consisting of a new 4,985 sf. fuel canopy and kiosk located at 3232 South Mill Avenue in the CSS, Commercial Shopping and Services District. The request includes the following:

**ZUP12018 –** Use Permit to allow Gas/Fuel Sales.

**DPR12019 –** Development Plan Review, including site plan, landscape plan and building elevations for a new fuel center canopy and kiosk.

STAFF REPORT: [DRCr Fry's101FuelCenter\\_032712.pdf](#)

4. Request for **ASH PROPERTY RESURRECTION (PL110362)** (Irene Menting, Ash Property Resurrection LLC, property owner; James Hann, James Hann Design, AIA, applicant) consisting of a court yard residential community of eight units on a +/-0.46 acre site including an existing one-story freestanding unit, a proposed two-story freestanding unit and a three-story building containing six units. The site is located at 959 South Ash Avenue in the R-3, Multi-Family Residential Limited District. The requests include the following:

**DPR12002** – Development Plan Review including site plan, building elevations and landscape plan.

**ZUP12004** – Use Permit Standard to increase by ten (10) percent the maximum allowable building height from thirty (30) to thirty-three (33) feet.

**ZUP12005** – Use Permit to allow tandem parking.

STAFF REPORT: [DRCr AshPropertyResurrection 032712.pdf](#)

## 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.

03/23/2012 12:00 PM