
DEVELOPMENT REVIEW COMMISSION

December 13, 2016

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

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – Study Session – October 11, 2016
2. Development Review Commission – Regular Meeting – October 11, 2016

DEVELOPMENT PLAN REVIEW / PRELIMINARY SUBDIVISION PLAT *The following consist of public meeting items in accordance with the Code. The Commission is the decision-making body for these requests:*

3. Request for a Development Plan Review for 39 townhomes for **WILSON STREET TOWNHOMES (PL160292)**, located at 6101 South Wilson Street. The applicant is Bowman Consulting Group.

REPORT: [WILSON STREET TOWNHOMES.PDF](#)

4. Request for a Preliminary Subdivision Plat for **FRY'S FUEL CENTER 43 (PL160289)**, located at 5110 South Wendler Drive. The applicant is Sustainability Engineering Group.

REPORT: [FRY'S FUEL CENTER 43 \(PLAT\).PDF](#)

USE PERMITS & DEVELOPMENT PLAN REVIEW *The following consist of items requiring a public hearing notice in accordance with the Code. The Commission is the decision-making body for these requests:*

5. Request for a Development Plan Review of a new 3,475 square-foot restaurant with a drive-through and a new 6,880 square-foot fuel service canopy with a 232 square-foot kiosk; a Use Permit Standard to reduce the required side yard setback by 10% and three (3) Use Permits to allow: 1) gas/fuel sales, 2) outdoor retailing, and 3) exceedance of the Parking Maximum (125%) for **FRY'S FUEL CENTER 43 (PL160289)** located at 5110 South Wendler Drive. The applicant is Sustainability Engineering Group.

REPORT: [FRY'S FUEL CENTER 43.PDF](#)

GENERAL PLAN AMENDMENT / ZONING MAP AMENDMENT / PLANNED AREA DEVELOPMENT OVERLAY *The following, including other related requests, consist of items requiring a neighborhood meeting and a public hearing notice in accordance with the Code. The Commission is the recommending body for these requests:*

6. Request for a Zoning Map Amendment from CSS TOD (Commercial Shopping and Services, Transportation Overlay District) and R-4 (Multi-family Residential General) TOD to MU-4 (Mixed-Use, High Density) TOD, a Planned Area Development Overlay, and a Development Plan Review for a new 4.31 acre, four- and five-story, mixed-use development to include 202 dwelling units and 2,269 square feet of commercial space for **METRO 101 (PL160362)**, located at 2177 East Apache Boulevard. The applicant is Huellmantel and Affiliates.

REPORT: [METRO 101.PDF](#)

7. Request for an Amended Planned Area Development Overlay, for a new mixed-use development and a Development Plan Review for Phase 1A consisting of two buildings with commercial and office uses for **WATERMARK TEMPE (PL160224)**, located at 430 North Scottsdale Road. The applicant is Gammage and Burnham, P.L.C.

REPORT: [WATERMARK TEMPE.PDF](#)

8. Request for an Amended Planned Area Development Overlay and Development Plan Review for a new 24-story mixed-use development consisting of 393 residential units and 4,425 square feet of retail uses for **SKYVIEW (PL160154)**, at 903 South Terrace Road. The applicant is Huellmantel and Affiliates.

REPORT: [SKYVIEW.PDF](#)

***CODE TEXT AMENDMENT** The following includes amendments within the Zoning and Development Code requiring a public hearing notice in accordance with the Code. The Commission is the recommending body for these requests:*

9. Request for a Code Text Amendment for **RCC ZONING (PL160419)**, consisting of changes for the RCC district development standards and establishing a density for residential requests. The applicant is the City of Tempe.

REPORT: [RCC ZONING.PDF](#)

ANNOUNCEMENTS / MISCELLANEOUS:

10. Commission Member Announcements

11. City Staff Announcements

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.
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