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**DEVELOPMENT REVIEW COMMISSION**  
**December 13, 2016**

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> 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](#)

**APPROVED**

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](#)

**APPROVED**

**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](#)

**DEVELOPMENT PLAN REVIEW APPROVED**  
**USE PERMITS AND USE PERMIT STANDARDS CONTINUED TO JANUARY 10, 2017 DRC HEARING**

**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](#)

**RECOMMENDED APPROVAL**

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](#)

**CONTINUED TO JANUARY 10, 2017 DRC HEARING**

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](#)

**RECOMMENDED APPROVAL**

***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](#)

**RECOMMENDED APPROVAL**

**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. 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.

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