

---

DEVELOPMENT REVIEW COMMISSION

January 10, 2017

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 25, 2016](#) and [November 9, 2016](#)
2. Development Review Commission – Regular Meeting – [October 25, 2016](#) and [November 9, 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: **NONE***

**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:*

3. Request for 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: [FRYSFUELCENTER43.PDF](#)

4. Request approval for three (3) Use Permit Standards, 1) reduce the street side setback from 25 to 20 feet; 2) reduce the front setback from 25 to 20 feet; 3) reduce the parking setback from 20 to 18 feet, and a Development Plan Review for a new 11,559 square-foot industrial building for **CARSON COMMERCIAL – SITE A (PL160375)** located at 6420 South Ash Avenue. The applicant is LGE Design Group.

REPORT: [CARSONCOMMERCIALSITEA.PDF](#)

5. Request approval for three (3) Use Permit Standards, 1) reduce the street side setback from 25 to 20 feet; 2) reduce the front setback from 25 to 20 feet; 3) reduce the parking setback from 20 to 18 feet, and a Development Plan Review for a new 8,655 square-foot industrial building for **CARSON COMMERCIAL – SITE B (PL160374)**, located at 6422 South Maple Avenue. The applicant is LGE Design Group

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

REPORT: [WATERMARKTEMPE.PDF](#)

**ANNOUNCEMENTS / MISCELLANEOUS:**

7. Commission Member Announcements
8. City Staff Announcements

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.

01/04/2017 11:56 AM