

**Development Review Commission
STUDY SESSION**

SEPTEMBER 25, 2012

**HARRY E. MITCHELL GOVERNMENT CENTER
TEMPE CITY HALL – CITY COUNCIL CHAMBERS
31 EAST 5TH STREET
5:30 p.m.**

AGENDA

The Development Review Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing/Meeting Agenda, including questions/answers. Only procedural decisions will be made in the Study Session.

Study Session agenda:

- Review of September 25, 2012 Agenda
- Future potential Zoning and Development Code Amendments – Lisa Collins, Interim Community Development Director
- General Plan 2040 Community Working Group Discussion – Nancy Ryan, Project Management Coordinator
- Review of past and future applications with staff

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. Should you have any other questions regarding this hearing, please contact the Planning Division at (480) 350-8331.

REVISED

**DEVELOPMENT REVIEW COMMISSION
SEPTEMBER 25, 2012**

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
6:00 PM (5:30 Study Session)

1. CONSIDERATION OF MEETING MINUTES: 09/11/12

2. Request for **1717 RESTAURANT BUILDING (PL120172)** (Todd Sergi, 1717 Tempe Properties LLC, property owner; Mark Tomecak, Tomecak Design, applicant) for the remodel of an existing single tenant restaurant building to a 5700 s.f. multi-tenant restaurant building with a drive-thru lane located at 1717 South Rural Road in CSS, Commercial Shopping and Services District and GID, General Industrial District. The request includes the following:

DPR12145 – Development Plan Review including site plan, new building elevations and revised landscape plan.

THIS CASE WAS CONTINUED FROM THE 9/11/12 MEETING

STAFF REPORT: [DRCr 1717RestBuilding 092512](#)

3. Request for **O'REILLY AUTO PARTS (PL120123)** (Mark Bergquist, O'Reilly Auto Parts, applicant) consisting of a 2,142,900 s.f., on 3.17 net acres), located at 620 E Southern Ave in the Planned Commercial Center One (PCC-1) District. The request includes the following:

DPR12138 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr OReillyAuto 092512](#)

4. 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.

09/21/2012 9:22 AM