

Staff Summary Report

Development Review Commission Date: 05/08/07

Agenda Item Number: 3

SUBJECT: Hold a public hearing for a Planned Area Development Overlay and Development Plan Review for AM/PM ARCO SOUTHERN AND MCCLINTOCK located at 3233 South McClintock Drive.

DOCUMENT NAME: DRCr_Southern_McClintock_AMPM_050807 **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for for **AM/PM ARCO (PL060450)** (Sonya Branson, Bhadvadia, LLC, owner; Manjula Vaz, Gammage & Burnham PC, applicant) for a 2900 s.f. convenience store with 1056 s.f. carwash and fuel dispensers on .91 acres, located at 3233 South McClintock Drive in the PCC-1, Planned Commercial Center District, including the following:

PAD07009 – (Ordinance No. 2007.24) Planned Area Development Overlay to modify development standards for +/- 3956 s.f. of building area on +/- 0.91 acres.

DPR07056 – Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Sherri Lesser, Senior Planner (480-350-8486)

REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Continuance to May 22, 2007

ADDITIONAL INFO:

Due to an error in the mailing of the public hearing notice, the May 8th agenda item for this case was not advertised fifteen (15) days prior to the meeting. The request will be continued to the May 22, 2007 Development Review Commission date to ensure proper notification, as required by the Zoning and Development Code and Arizona State Revised Statutes.

