

REVISED

DEVELOPMENT REVIEW COMMISSION
JULY 10, 2007

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
7:00 PM

1. CONSIDERATION OF MEETING MINUTES: (POSTPONED TO 7/24/07). POSTPONED TO 8/14/07

- 2.** Request for **CHILDSPLAY (PL070079)** (Childsplay, property owner; Peter Fischer, DPA Architects, applicant) for the removal of an existing building and addition of a new +/- 29 feet high, +/-7,466 s.f. building and new parking stalls on 2.87 acres, located at 900 South Mitchell Drive, in the R1-6, Single-Family Residential District, including the following:

DPR07085 - Development Plan Review including site plan, building elevations and landscape plan.

NOTE: This item was continued from the June 12, 2007 hearing.

STAFF REPORT: [DRCr_Childsplay_071007.pdf](#)

CONTINUED TO AUGUST 14TH

- 3.** Request for **TACO BELL (PL070112)** consisting of a new pad restaurant within the Southern Palms shopping center, with approximately 2,806 s.f. on .538 net acres, in the Planned Commercial Center PCC-2 Zoning District. The request includes the following:

DPR070112 – Development Plan Review including site plan, building elevations, and landscape plan.

NOTE: This item was continued from the June 26, 2007 hearing.

STAFF REPORT: [DRCr_TacoBell071007.pdf](#)

APPROVED

- 4.** Request for **TEMPE DOUBLE BUTTE CEMETERY (PL070222)** (City of Tempe, property owner; Allen Sadberry, Brooks Engineers & Surveyors, applicant) for a Preliminary Subdivision Plat on +/- 38.10 acres located at 2505 West Broadway Road in the AG, Agricultural District and the GID, General Industrial District. The request includes the following:

SBD07019 – Preliminary Subdivision Plat to unify multiple parceled sections of land, totaling +/- 38.10 acres.

STAFF REPORT: [DRCr_DBLBUTTE_PrelimSubPlat_071007.pdf](#)

APPROVED ON CONSENT

5. Request for **MICRO-TRONICS CAMPUS (PL070161)** (Robert Marusiak, Micro-tronics, Inc., property owner; Bill Clay, Bill Clay Design Studio, L.L.C., applicant) for a two (2) story, +/- 33,000 s.f. machining facility with support offices on +/- 1.50 acres located at 2825 South Potter Drive in the GID, General Industrial Zoning District. The request includes the following:

DPR07132 -- Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_Microtronics_Campus_071007.pdf](#)
APPROVED ON CONSENT

6. Request for **WASH WIZARD AUTO SPA (PL060601)** (Mobile Oil Corporation, owner; Sam Hanna, Hanna Development, Inc, Applicant) for a Preliminary and Final Subdivision Plat of +/- 1.11 acres located at 1845 East University Drive in the PCC-1, Planned Commercial Center Neighborhood District. The request includes the following:

SBD07022 – Preliminary and Final Subdivision Plat totaling +/- 1.11 acres.

STAFF REPORT: [DRCr_WashWizard_071007.pdf](#)
APPROVED ON CONSENT

7. Request for **OLIVE BRANCH RESTAURANT (PL070203)** (Hanna Sayegh, business owner and property owner; Neil Sheiner, Sheiner and Associates, applicant) for an appeal of Development Plan Review staff approval for a building elevation modification for a restaurant on +/- .21 acres, located at 3231 South Mill Avenue in the CSS, Commercial Shopping and Service District, including the following:

DPR07098 – Development Plan Review of modified building elevations including new outdoor patio area, building trim color, lighting fixtures and neon illuminated building accent. Appeal of condition #8:

8. Building-mounted neon accent lighting not approved as part of this submittal: delete from plans for future Building Safety submittals.

NOTE: This item was continued from the June 26, 2007 hearing.

STAFF REPORT: [DRCr_OliveBranch_071007.pdf](#)
CONTINUED TO AUGUST 14TH

8. ANNOUNCEMENTS **NONE**

<p>For further information on the above agenda items, contact Development Services, Planning Division (480) 350-8331. 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 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.</p>

07/16/2007 12:14 PM