

REVISED

DEVELOPMENT REVIEW COMMISSION
AUGUST 14, 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: 5/22/07, 6/12/07, 6/26/07, 7/10/07 APPROVED

- 2. 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 (DPA07003) – 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:

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 & JULY 10, 2007 HEARINGS

STAFF REPORT: [DRCr_OliveBranch_081407.pdf](#)

WITHDRAWN BY APPLICANT

- 3. 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 AND JULY 10, 2007 HEARINGS

STAFF REPORT: [DRCR_CHILDSPLAY_081407.PDF](#)

CONTINUANCE GRANTED TO OCT. 9, 2007

- 4. Request for COBBLESTONE COURT PHASE 3 (PL060529)** (Thomas & Jane Frenkel, Clayton Companies, owners; Jason Miller, Architectural Dimensions L.L.C., applicant) for a Development Plan consisting of a freestanding 23,821 s.f. building on +/- 2.61 acres, located at 9020 South McClintock Drive in the CSS, Commercial Shopping and Service District. The request includes the following:

DPR07138 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_COBBLESTONECOURTIII_081407.pdf](#)

APPROVED

5. Request for **PIER 202 (PL060548)** (City of Tempe, property owner; Brad Gorman, applicant) for the future development of nine (9) new buildings for commercial and residential on +/-27.4 acres, located at 1200 East Rio Salado Parkway, in the MU-4, Mixed-Use High Density District, including the following:

DPR07156 – Landscape Plan Review only.

SBD07024 – Preliminary Subdivision Plat consisting of nine (9) lots on +/-27.4 gross acres.

STAFF REPORT: [DRCr_Pier202_081407.pdf](#)

APPROVED

6. Request for **CAMPUS TOWERS (PL060700)** (Linda Gerchick, Campus Towers L.L.C., property owner; Paul Gilbert, Beus Gilbert and Nathan LeBlang, Orcutt Winslow, applicants) for a Zoning Map Amendment and a Development Plan for a project consisting of three story, +/- 35 ft. buildings containing 138 residential condominiums on +/- 5.70 acres, located at 1215 East Orange Street. The request includes the following:

ZON07005 – (Ordinance No. 2007.52) Zoning Map Amendment from R-3, Multi-Family Residential Limited and T.O.D. Transportation Overlay District (corridor) to R-4, Multi-Family Residential General and T.O.D. Transportation Overlay District (corridor) for +/- 5.70 acres.

DPR07114 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_Campus-Towers_081407.pdf](#)

CONTINUANCE GRANTED TO SEPT. 25, 2007

7. Request for **CHURCH ON MILL – CLASSROOM BUILDING (PL07066)** (First Southern Baptist Church of Tempe, owner; Joel Nice, Barduson Architects, applicant) for a +/-14,600 s.f. classroom and administration building added to a 13,932 s.f. worship and ministry campus on +/- 3.16 acres, located at 1300 S. Mill Avenue, in the R-2, Multi-Family Residential District. The request includes the following:

DPR070182 – Development Plan Review including building elevations, site plan and landscape plan for a one-story classroom and administrative building built in an L-shape on the south side of the lot.

STAFF REPORT: [DRCr_Churchonmill_081407.pdf](#)

CONTINUANCE GRANTED TO AUG. 28, 2007

8. Request for **WALGREENS DRUG STORE #11610 (PL070082)** (Bruce I. Shapiro, BMILL L.L.C., property owner; Maneesh Dwivedi, K & I Architects & Interiors, L.L.C., applicant) for a +/- 14,820 s.f. pharmacy and retail building on +/- 1.65 acres, located at 2000 South Mill Avenue in the CSS, Commercial Shopping and Service District. The request includes the following:

DPR07119 – Development Plan Review including building elevations, site plan and landscape plan.

ZUP07085 – Use Permit to allow a two lane retail sales drive-through service in the CSS, Commercial Shopping and Service District.

STAFF REPORT: [DRCr_Walgreens11610_081407.pdf](#)

APPROVED

9. Appeal of the June 5, 2007 Hearing Officer's decision to approve the request by **THE SETS (PL070167)** (Steve Bonaguidi, appeal applicant) located at 93 East Southern Avenue in the CSS, Commercial Shopping and Services District, including the following:

UPA07007 – Use Permit Appeal (ZUP07042) for a billiard parlor and sports bar with live entertainment.

STAFF REPORT: [DRCr_TheSetsAppeal_081407.pdf](#)

CONTINUANCE GRANTED TO SEPT. 25, 2007

10. Request for **HYATT SUMMERFIELD SUITES (PL070201)** (Charles J. Lindgren, owner; Denny Boles, T. Howard & Associates, applicant) for a +/- 98,000 s.f. 131 room hotel on +/- 3 acres, located at 8575 South Priest Drive, in the Warner Village Planned Area Development located in the PCC-1, Planned Commercial Center Neighborhood District. The request includes the following:

DPR07140 – Development Plan Review including building elevations, site plan and landscape plan for a four-story suite and studio extended stay hotel built in a U-shape around a central landscaped courtyard and pool.

STAFF REPORT: [DRCr_Hyattsummerfield_081407.pdf](#)

APPROVED

11. Appeal of the June 27, 2007 Hearing Officer's decision to approve the request for **UNION PLAZA - BODY ACCENTS TATTOO AND PIERCING STUDIO (PL070211)** (Darlene Justus, appeal applicant) located at 1524 North Scottsdale Road in the CSS, Commercial Shopping and Services District. The request includes the following:

UPA07005 - Use Permit Appeal (ZUP07067) for a tattoo and body piercing studio.

STAFF REPORT: [DRCr_BodyAccentsTattooApeal_081407.pdf](#)

APPEAL DENIED, UPHOLDING THE HEARING OFFICER'S APPROVAL

12. Request for **JOHNNY G. MARTINEZ WATER TREATMENT PLANT (PL070271)** (Mark Weber, City of Tempe Public Works Department, owner representative; Perry Johnson, Carollo Engineers, applicant) for modifications to existing process facilities including the addition of a freestanding G.A.C. Contactor Facility of +/- 12,461 s.f. and a freestanding Electric Generator Building of +/- 3,559 s.f., on +/- 27.50 acres, located at 255 East Marigold Lane in the R1-6, Single Family Residential District. The request includes the following:

DPR07141 – Development Plan Review including building elevations and site plan.

STAFF REPORT: [DRCr_JGMartinezWTP_081407.pdf](#)

APPROVED

13. Request for **NORTHWEST FARM LTD PARTNERSHIP (PL070276)** (Lee Moser, property owner & applicant) for a change in the General Plan Projected Density Map and a Zoning Map Amendment for the Montecito mobile home community consisting of +/-21.65 acres, located at 2727 East University Drive in the RMH, Mobile Home Residence District. The request includes the following:

GEP07003 – (Resolution No. 2007.68) General Plan Projected Density Map Amendment from Medium Density (up to 15 du/ac) to Medium-High Density (up to 25 du/ac).

ZON07007 – (Ordinance No. 2007.58) Zoning Map Amendment from RMH, Mobile Home Residence District to R-4, Multi-Family Residential General District.

STAFF REPORT: [DRCr_NorthwestFarmLTD_081407.pdf](#)

RECOMMENDED APPROVAL

ANNOUNCEMENTS

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.

08/16/2007 9:36 AM