

REVISED

**DEVELOPMENT REVIEW COMMISSION
AUGUST 26, 2008**

Tempe Public Library
Program Room – Lower Level
3500 South Rural Road, Tempe, AZ 85282
6:00 PM (Study Session 5:30)

1. CONSIDERATION OF MEETING MINUTES: 8/12/08 - **APPROVED**
2. Request for **ZONING AND DEVELOPMENT CODE AMENDMENTS (PL080143)** (City of Tempe Development Services, applicant) consisting of changes within the Code, providing reinvestment opportunities in our single-family residential neighborhoods relating to provisions for increased fence heights in the front yard, reduced rear yard building setbacks when adjacent to an alley, and establishing time limitations when holding a required neighborhood meeting. The request includes the following:

ZOA08001 – (Ordinance No. 2008.28) Code Text Amendment for the Zoning and Development Code Sections 4-202, 4-706, 6-308, 6-401 and 6-402.

THIS CASE WAS CONTINUED FROM THE JULY 8, JULY 29 AND AUGUST 12, 2008 HEARINGS

STAFF REPORT: [DRCr_ZDCamendments_082608.pdf](#)

RECOMMENDED APPROVAL WITH MODIFICATIONS

3. Request for **PRECISION DIE AND STAMPING (PL070240)** (Daniel Rossey, property owner; Gary Brinkley, Cawley Architects, LLC, applicant) for a 8,523 s.f. building addition to an existing 14,464 s.f. office/warehouse building on 1.03 acres, located at 1744 West 10th Street, in the GID, General Industrial District. The request includes the following:

DPR07255 – Development Plan Review for a site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_PrecisionDieStamping_082608.pdf](#)

APPROVED ON CONSENT

4. Request for **DRURY INN AND SUITES HOTEL (PL070546)** (Larry Hasselfeld, Drury Development Corporation, property owner; Dennis Newcombe, Beus Gilbert PLLC, applicant) consisting of an 8 story hotel building, with approximately 124,519 s.f. of building area on 2.96 net acres), located at 1780 West Ranch Road in the PCC-1, Planned Commercial Center Neighborhood and GID, General Industrial Districts, and within the Southwest Tempe Overlay District. The request includes the following:

PAD08011 – (Ordinance No. 2008.40) Planned Area Development Overlay to modify the development standards to allow for a building height increase from 60 feet to 99 feet.

ZUP08112 – Use Permit to allow a hotel use in the GID, General Industrial District.

DPR08150 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_DruryInnandSuitesHotel_082608.pdf](#)

APPROVED DEVELOPMENT PLAN REVIEW AND USE PERMIT, RECOMMENDED APPROVAL OF PLANNED AREA DEVELOPMENT OVERLAY.

5. This is the introduction hearing for **ELEMENTS ART CAMPUS PHASE (PL080239)** (Nancy Ryan, City of Tempe, property owner and applicant) consisting of a Major General Plan Amendment of approximately 41 acres of land located at 1102 West Rio Salado Parkway in the R1-6, Single Family Residential, MU-4, Mixed-Use High Density and GID, General Industrial Districts. The request includes the following:

GEP08003 – (Resolution No. 2008.72) General Plan Major Land Use Map Amendment to change:
4.5 acres from Public Recreational/Cultural to Mixed-Use, 2.57 acres from Public Recreational/Cultural to Industrial,
5.57 acres from Public Open Space to Industrial and 28 acres from Public Open Space to Commercial.

NOTE: THE SECOND PUBLIC HEARING IS SCHEDULED FOR SEPTEMBER 9, 2008

STAFF REPORT: [DRCr_Elementsartcampus_082608.pdf](#)

THIS HEARING WAS THE INTRODUCTION HEARING/NO ACTION TAKEN

6. **ANNOUNCEMENTS – STUDY SESSION ON SEPTEMBER 9, 2008 WILL BE FROM 5:30 TO 6:30 IN THE DEVELOPMENT SERVICES LOBBY CONFERENCE ROOM WITH REGULAR HEARING TIME TO BEGIN AT 6:30.**

For further information on the above agenda items, contact Development Services, 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 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

09/02/2008 1:27 PM