

DEVELOPMENT REVIEW COMMISSION
MAY 25, 2010

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: 5/11/10
2. Request for **THE APARTMENTS AT LAKES TOWNE CENTER (PL100035)** (Rural Baseline Two, LLC, property owner; Charles Huellmantel, Huellmantel & Associates, applicant) consisting of a new 224 unit residential apartment complex within 132,000 sf. total building area on 10.07 acres, located at 577 East Baseline Road in the PCC-2, Planned Commercial Center General District. The request includes the following:

GEP10001 – (Resolution No. 2010.59) General Plan Projected Residential Density Map Amendment from 'Medium Density' (up to 15 du/ac) to 'Medium-High Density' (up to 25 du/ac) on approx. 3.99 acres.

PAD10004 – (Ordinance No. 2010.16) Planned Area Development Overlay to modify the development standards for the rear and side yard setbacks from 30 ft. to 10 ft.; reduce required vehicle parking from 470 to 442 spaces; and to reduce the required bicycle parking from 119 to 60.

ZUP10028 – Use Permit to allow a residential use of 224 units in the PCC-2 district.

ZUP10029 – Use Permit to allow 110 tandem parking spaces within garage units.

DPR10046 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_AptLakesTowneCenter_052510.pdf](#)

- ~~3. Request for **ZONING AND DEVELOPMENT CODE AMENDMENTS (PL100051)** (Development Services Department, applicant) consisting of changes with the Zoning and Development Code regarding drive through facilities; charter schools; community gardens; paved surfaces; meeting/decision notices; directional signs; and new definition for community gardens; and modified definitions for tobacco retailer, recreational vehicle, and trailer. The request includes the following:~~

~~**ZOA10002 – (ORDINANCE NO. 2010.17)** Code Text Amendment for Sections 1 208, 3 102, 3 202, 3 302, 3 408, 3 426, 4 502, 4 602, 6 302, 7 104, 7 119, and 7 121~~

WITHDRAWN BY APPLICANT

4. ANNOUNCEMENTS

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 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.