

DEVELOPMENT REVIEW COMMISSION
FEBRUARY 22, 2011

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: 1/25/11
2. Request for **HAYDEN HARBOR AT TEMPE TOWN LAKE (PL070506)** (El Fenix, LLC & City of Tempe, property owners; Gammage & Burnham PLC, applicant) consisting of six (6) mixed-use towers ranging in height from 220 feet to 278 feet proposed for hotel, residential, restaurant and retail uses, one (1) 12-story office building located above an above-grade six (6) level parking garage totaling 213 feet in height, a (1) one-story office building, a below-grade parking garage, and surface parking. The proposal has a total gross floor building area of 2,059,580 square feet on approximately 13.6 net acres, located at 430 North Scottsdale Road. The request includes the following:

PAD08010 (Ordinance No. 2011.05) – Planned Area Development Overlay to establish general development standards, located on 13.6 acres.

THIS CASE WAS CONTINUED FROM THE JANUARY 25, 2011 HEARING

STAFF REPORT: [DRCr_HaydenHarbor_022211.pdf](#)

3. Request by **DUTCH BROS. COFFEE (PL100344)** (John Bebbling, property owner; Bill Cantieri, Piazza Builders, applicant) for a new 371 s.f. coffee shop with a 225 s.f. patio and a drive-thru located within an existing retail center at 6461 South Rural Rd, in the PCC-1, Planned Commercial Center Neighborhood District. This request includes the following:

DPR11017 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_DutchBrothers_022211.pdf](#)

4. Request for **LAIRD – SIMPSON HOUSE (PL100423)** (Elna Rae Zeilinger, property owner; Tempe Historic Preservation Office, applicant) consisting of Historic designation and listing in the Tempe Historic Property Register for the Laird - Simpson House, consisting of one (1) lot on approximately 0.25 acres, located at 1204 South Mill Avenue, in the R-2, Multi-Family Residential District. The request includes the following:

HPO (Ordinance No. 2011.00) – Historic Designation consisting of one (1) lot.

STAFF REPORT: [DRCr_Laird-SimpsonHouse022211.pdf](#)

5. ANNOUNCEMENTS

For further information on the above agenda items, contact Community Development Department, 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.

02/18/2011 10:31 AM