

DEVELOPMENT REVIEW COMMISSION
AUGUST 23, 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: 7/26/11**

APPROVED

2. Request for **HARRIS HOUSE (PL110191)** consisting of one (1) lot on approximately 0.16 acres, located at 823 S. Maple Avenue, Tempe, in the R-3, Multi-Family Residential Limited District. The request includes the following:

HPO11004 (ORDINANCE NO. 2011.19) – Historic Property Designation consisting of one (1) lot.

STAFF REPORT: [DRCr_HarrisHouse_082311.pdf](#)

RECOMMENDED APPROVAL

3. Request for **MCGINNIS HOUSE (PL110192)** consisting of one (1) lot on approximately 0.16 acres, located at 915 S. Maple Avenue, Tempe, in the R-3, Multi-Family Residential Limited District. The request includes the following:

HPO11005 (ORDINANCE NO. 2011.18) – Historic Property Designation consisting of one (1) lot.

STAFF REPORT: [DRCr_McGinnisHouseHD.pdf](#)

RECOMMENDED APPROVAL

4. Request for **JONES STUDIO OFFICE (PL110207)** (Eddie Jones, property owner; Melissa Farling, applicant) consisting of a one-story office building, with approximately 6,354 s.f. on .36 net acres, located at 205 S. Wilson Street in the GID, General Industrial District. The request includes the following:

PAD11005 (ORDINANCE NO.2011.29) – Planned Area Development Overlay modifying the general development standards to reduce the required front yard setback from 25'-0" to 6'-0" and a reduced side yard setback from 6' to 0' along the south side and to reduce the required parking from 21 to 16.

DPR11108 – Development Plan Review including site plan, building elevations and landscape.

STAFF REPORT: [DRCr_JonesStudio_082311.pdf](#)

APPROVED DEVELOPMENT REVIEW AND RECOMMENDED APPROVAL OF THE PAD

5. Request for **SAN CAPELLA – MARK-TAYLOR DEVELOPMENT (PL110258)** (CNL Income FEC Tempe, LLC, property owner; Huellmantel & Affiliates, applicant) consisting of a new 384 unit multi-family residential development with two and three-story buildings, totaling up to 507,000 sf. in building area on approximately 19.5 acres, located at 1155 West Elliot Road in the GID, General Industrial District and within the Southwest Tempe Overlay District. The request includes the following:

GEP11002 (RESOLUTION NO. 2011.81) – General Plan Projected Land Use Map Amendment from “Commercial” to “Residential” on 19.5 acres.

ZON11004 (ORDINANCE NO. 2011.39) – Zoning Map Amendment from GID, General Industrial District to R-4, Multi-Family Residential General District on 19.5 acres.

PAD11010 (ORDINANCE NO. 2011.39) – Planned Area Development Overlay, modifying the general development standards, to reduce the required vehicle parking from 799 to 727 spaces and reduce the required bicycle parking from 282 to 76 spaces, all on 19.5 acres.

DPR11124 – Development Plan Review including site plan, building elevations and landscape.

STAFF REPORT: [DRCr_SanCapella-MarkTaylor_082311.pdf](#)

APPROVED THE DEVELOPMENT PLAN REVIEW AND RECOMMENDED APPROVAL OF THE GENERAL PLAN AND ZONING MAP AMENDMENTS AND THE PAD

6. Request for **THE DISTRICT (PL110169)** (Tara Waldier, RB Tempe LLC, Scott E. Baer, Baer’s Den, and Charles and Elsa Fong, Spence Avenue Apartments, property owners; Nick Wood, Esq., Snell & Wilmer LLP, applicant) consisting of a five story, 639,589 s.f. 279 unit student housing complex with structured parking and ground floor retail plus a reconstructed one story 1,868 sf. Baer’s Den bar, all on +/-5.616 acres (12 parcels, total), located at 941 East Apache Boulevard in the CSS, Commercial Shopping and Service District, the R-4, Multi-Family Residential General District and with 4 parcels with a PAD, Planned Area Development Overlay District and TOD, Transportation Overlay District. The request includes the following:

ZON11003 – (Ordinance No. 2011.41) Zoning Map Amendment from CSS, Commercial Shopping and Service to MU-4, Mixed-Use, High Density District on +/-3.427 acres (5 parcels) facing Apache, from CSS, Commercial Shopping and Service and R-4, Multi-Family Residential General to R-5, Multi-Family Residential High-Density District on +/-2.189 acres (7 parcels) facing Spence, and for insertion of +/-3.510 acres (8 parcels) into the TOD, Transportation Overlay District.

PAD11006 – (Ordinance No. 2011.41) Planned Area Development Overlay to establish development standards for density (in MU-4 District) and building height, building setbacks, building lot coverage and landscape lot coverage on +/-5.616 acres.

DPR11120 – Development Plan Review including site plan, building elevations and landscape plan for the reconstructed Baer’s Den on 0.259 acres.

STAFF REPORT: [DRCr_TheDistrict_082311.pdf](#)

APPROVED THE DEVELOPMENT PLAN REVIEW AND RECOMMENDED APPROVAL OF THE ZONING MAP AMENDMENT AND THE PAD

7. ~~Request for **DOWNTOWN PARKING STANDARDS (PL110285)** (Community Development Department, applicant) consisting of changes within the Zoning and Development for general parking ratios and transportation overlay district parking reductions specific to properties with the zoning designation of CC, City Center District and establishing an alternate standard for parking requirements in the downtown. The request includes the following:~~

~~**ZOA11004 (ORDINANCE NO. 2011.40)**— Code Text Amendment for changes to Section 4-603 and a new Section 4-607.~~

THIS ITEM HAS BEEN PULLED FROM THE AGENDA

8. ANNOUNCEMENTS

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

08/25/2011 10:24 AM