

DEVELOPMENT REVIEW COMMISSION
SEPTEMBER 13, 2011

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
6:00 PM

1. **CONSIDERATION OF MEETING MINUTES: 08/23/11**

INADEQUATE VOTE/RESCHEDULED FOR APPROVAL TO 9/27/11

2. Request for **323 VETERANS WAY (PL100181)** (Core Campus Communities Tempe I LLC, property owner; Gammage & Burnham, applicant) consisting of an 18-story and 16-story mixed-use building with two towers, including 423 dwelling units, 23,400 square feet of commercial/retail/restaurant space, 6,171 square feet of amenity space, and two levels of structured parking. Total gross floor building area of approximately 500,000 square feet. The site is 1.62 acres in size and is located at 323 East Veterans Way, in the MU-4, Mixed-Use High Density District with a Planned Area Development Overlay and within the Transportation Overlay. The request includes the following:

PAD11009 (ORDINANCE NO. 2011.45) – Amended Planned Area Development Overlay modifying the development standards for Phase I and II, for, an increase in the maximum allowed density from 364 to 423 units, an increase in the maximum allowed height for Phase II, Tower II from 170 feet to 183 feet, a reduction in required parking from 820 to 166 spaces, and deletion of previous conditions #5, #6, #9 and modification to condition #7 for PAD06005, located on 1.62 acres.

DPR11133 – Development Plan Review including site plan, building elevations and landscape for Phase I, consisting of the first three levels and the 195'-0" tower with 291 units (606 bedrooms).

STAFF REPORT: [DRCr 323VeteransWay_091311.pdf](#)

APPROVED DPR AND RECOMMENDED DENIAL OF AMENDED PAD

3. **ANNOUNCEMENTS**

NONE

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09/14/2011 3:07 PM