

**REVISED**

## DEVELOPMENT REVIEW COMMISSION NOVEMBER 8, 2011

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

### 1. CONSIDERATION OF MEETING MINUTES: 10/11/11

- 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 to six story, 685,321 sf., 279 unit student housing complex with structured parking and ground floor retail and fitness center, all on +/-5.2514 acres (Lots 2, 3 and 4 of the District on Apache), located at 941 East Apache Boulevard in the MU-4, Mixed-Use, High Density District, the R-5, Multi-Family Residential High-Density District and with a P.A.D., Planned Area Development Overlay District and within the T.O.D., Transportation Overlay District. The request includes the following:

**DPR11164** – Development Plan Review including site plan, building elevations and landscape plan on +/- 5.2514 acres.

STAFF REPORT: [DRCr TheDistrict977 110811-1.pdf](#)

- Request for **FARMER STUDIOS (PL110287)** (Doug Brown, 500 Fifth LLC, Property Owner; Jason Comer, Architekton, Applicant ) consisting of 25 existing residences within approximately 13,524 s.f., 13,537 s.f. of existing offices and a new 13,000 s.f. addition of a two-story office building over ground level covered parking. The approximately 40,061 s.f., on 2.06 net acres is located at 464 S. Farmer Avenue in the MU-4 Mixed Use and R-3 Multi-Family Residential zoning districts. The request includes the following:

**PAD11012 (ORD. NO. 2011.51)** – Planned Area Development Overlay for development standards to allow a parking reduction from 122 spaces to 101 spaces, a 50 foot building height, 8' setback on 5<sup>th</sup> Street, 0' setback on Farmer Avenue, 5' setback on the west and north for existing buildings, and a 10' setback for any new development taller than 20', with a required step back above 30' of building height and a landscape area reduction from 25% to 15%.

**DPR11160** – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCR FARMERSTUDIOS 110811.PDF](#)

### 4. 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.

11/03/2011 5:06 PM