

DEVELOPMENT REVIEW COMMISSION
FEBRUARY 14, 2012

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: 1/24/12**

APPROVED

2. Request for **MCDONALD'S RESTAURANT (PL110290)** (Greg Kozlowski, McDonalds USA LLC, property owner; Scott Rasmussen, Synectic Design, Inc. applicant) consisting of demolition of existing restaurant and site features and replacement with a one story, +/-4,700 sf. restaurant with drive through lane, parking and landscape on a +/-0.86 acre site. The site is located at 1740 East Elliot Road in the PCC-1, Planned Commercial Center Neighborhood District. The request includes the following:

DPR11232 – Development Plan Review including site plan, building elevations and landscape plan

STAFF REPORT: [DRCr McDONALDS ELLIOTT 021412.pdf](#)

APPROVED ON CONSENT

3. Request for **8TH & RURAL (PL110371)** (529 Tempe LLC, property owner; Charles Huellmantel, Huellmantel & Affiliates, applicant) consisting of a new 506 unit mixed-use residential development consisting of two phases, which will include two 20-story buildings with urban retail uses on the ground floor, totaling up to 465,695 sf. in building area on approximately 2.09 acres, located at 855 South Rural Road. The request includes the following:

GEP11005 (Resolution No. 2012.18) – General Plan Projected Land Use Map Amendment from “Commercial” to “Mixed Use” on 2.64 acres.

ZON11007 (Ordinance No. 2012.07) – Zoning Map Amendment from CSS, Commercial Shopping and Services District, R-4, Multi-Family Residential General District, and R/O, Residential/Office District to MU-4, Mixed-Use High Density District on 2.64 acres.

PAD11015 (Ordinance No. 2012.07) – Planned Area Development Overlay to establish development standards for 483 dwelling units; a maximum building height of 250'-0"; and reduce the minimum required vehicle parking from 970 to 571 spaces on 2.64 acres.

STAFF REPORT: [DRCr 8th&Rural 021412.pdf](#)

RECOMMENDED APPROVAL 5-2

4. Request for **ARCHSTONE TEMPE (PL110386)** (Bruce Shapiro, WIDBPP-Loan Fund II LLC, property owner; Charles Huellmantel, Huellmantel & Associates, applicant) consisting of a new 234 unit multi-family residential development with two, three and four-story buildings, on approximately 7.8 acres, located at 1126 North Scottsdale Road in the GID, General Industrial District. The request includes the following:

GEP11006 (Resolution No. 2012.19) – General Plan Projected Land Use Map Amendment from “Commercial” to “Residential” and a Projected Residential Density Map Amendment from “Medium-High Density” (up to 25 du/ac) to “High Density” (greater than 25 du/ac) on 7.8 acres.

ZON11008 (Ordinance No. 2012.08) – Zoning Map Amendment from GID, General Industrial District to R-5, Multi-Family Residential High Density District on 7.8 acres.

PAD11017 (Ordinance No. 2012.08) – Planned Area Development Overlay to increase the maximum allowed building height from 50’-0” to 61’-0”; reduce the required front yard building setback from 20’-0” to 12’-0”; reduce the street side parking setback from 20’-0” to 18’-0” on Scottsdale Road and 17’-0” on Curry Road; and reduce the required vehicle parking from 479 to 432 spaces.

DPR11216 - Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr ArchstoneTempe 021412.pdf](#)

RECOMMENDED APPROVAL OF THE GENERAL PLAN AMENDMENT, ZONING MAP AMENDMENT AND PLANNED AREA DEVELOPMENT OVERLAY AND APPROVED DEVELOPMENT PLAN REVIEW WITH TWO MODIFIED CONDITIONS AS RECOMMENDED BY STAFF (6-1)

5. Request for **1407 E. MCKELLIPS (PL110395)** (Mike Anton, property owner; Alan Beaudoin, LVA Urban Design Studio, Applicant) consisting of a Zoning Map Amendment for the construction of a new one- story, +/-4,200 sf. office building with a storage/staging yard, parking and landscape on a +/-0.74 acre site. The site is located at 1407 East McKellips Road. The request includes the following:

ZON11009 (Ordinance No. 2012.09) – Zoning Map Amendment from the R-3, Multi-family Residential Limited District to the GID, General Industrial District.

STAFF REPORT: [DRCr 1407EMCKellips 021412.pdf](#)

APPROVED ON CONSENT WITH DELETION OF CONDITION NO. 1

6. Appeal of the January 03, 2012 Hearing Officer’s Decision to approve the request by **RIO SALADO CENTER – P J PROPERTIES (PL110435)** (Arnaldo Matos/P J Properties, applicant/property owner) located at 1290 North Scottsdale Road, Suite Nos. 120 – 122 in the PCC-1, Planned Commercial Center Neighborhood District for the following:

UPA12005– Use Permit appeal (ZUP11116) to allow a reception center with live entertainment.

STAFF REPORT: [DRCr PJProp 021412.pdf](#)

CONTINUED TO THE WEDNESDAY, MARCH 14, 2012, HEARING

7. **ANNOUNCEMENTS** – Chair DiDomenico announced that there is a model of an upcoming case for February 28th, the Ash Avenue Property Resurrection, located in the Community Development Office and the Commission is welcome to view the model at any time. Chair DiDomenico also requested that if a DDA is part of a project they are reviewing, that the Commission receive a copy of that agreement as part of the report and packet. Commissioner Oteri stated that he will not be attending the March 14th meeting.

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.

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