

REVISED

DEVELOPMENT REVIEW COMMISSION MAY 8, 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: 4/24/12**
2. ~~Request to adopt a resolution authorizing the naming of an unnamed city road to "Sherman Way" in the Campo Alegre Tract subdivision, located near 120 East McKellips Road. (**RESOLUTION NO. 2012.43**)~~

THIS CASE HAS BEEN PULLED FROM THE AGENDA

3. Request for **SAN CAPELLA – MARK-TAYLOR DEVELOPMENT (PL110258)** (San Capella Apartments, LLC, property owner; Rob Orme, Mark-Taylor Inc., 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 acres, located at 1155 West Elliot Road in the R-4(PAD), Multi-Family Residential General District, including a Planned Area Development Overlay and within the Southwest Tempe Overlay District. The request includes the following:

SBD12004 – Preliminary Subdivision Plat consisting of one lot on 19.48 acres.

4. Request for **VILLAS AT SOUTH BANK (PL120046)** (City of Tempe, property owner; Michel Hebrant, MDT Development Partners LLC, applicant) consisting of 262 units within a 17-story senior living facility (including assisted living and memory care components) and a 2-story commercial building, totaling 367,896 sf. in building area on 2.23 net acres, located at 1122 East Vista Del Lago Drive in the MU-4 (PAD), Mixed-Use High Density District with a Planned Area Development Overlay and the Rio Salado Overlay District. The request includes the following:

PAD12002 (Ordinance No. 2012.23) – An Amended Planned Area Development Overlay to establish development standards of 118 dwelling units per acre; a maximum building height of 211'-0"; reduce the required vehicle parking from 458 to 187 spaces, and reduce the required bicycle parking from 182 to 53 spaces.

ZUP12025 – Use Permit to allow tandem parking.

DPR12032 – Development Plan Review including site plan, building elevations and landscape plan.

5. Request an appeal of **CASA DE SMITH (PL120053)** (W. Brent Armstrong, ISOS Architecture, Dave Smith, property owner) located at 1724 S. Ventura Drive in the R1-6, Single Family Residential District for:

UPA12021 (ZUP12021) – Use Permit standard to reduce the rear yard setback by twenty percent (20%) from 15 feet to 12 feet (as measured from midpoint of alley).

UPA12007 (ZUP12022) – Use Permit to allow a second story addition

UPA12008 (ZUP12023) – Use Permit to increase the allowable wall height within the front yard setback from 4' to 6'

6. Request for **BILL LUKE FIAT (PL120056)** (Don Luke, property owner; Jim Hankins, Jim Hankins & Assoc., applicant) consisting of a new 4,757 s.f. sales office building adjacent to an existing 20,547 s.f. building on 5 net acres, located at 7833 S. Autoplex Loop in the GID, General Industrial District in the Southwest Overlay District. The request includes the following:

DPR12048 – Development Plan Review including revised site plan, new building elevations and revised landscape plan.

7. 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.

04/25/2012 4:51 PM