

## DEVELOPMENT REVIEW COMMISSION JANUARY 8, 2008

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: (POSTPONED)

2. Request for **HAYDEN FLOUR MILLS (PL060637)** (City of Tempe, property owner; Chris Aulerich, Brady-Aulerich & Associates, Inc., applicant) for a Preliminary Subdivision Plat on +/- 5.08 net acres located at 119 South Mill Avenue in the MU-4, Mixed-Use High Density District; the CC, City Center District; the RSOD, Rio Salado Overlay District; and the TOD, Transportation Overlay District. The request includes the following:

**SBD07055** – Preliminary Subdivision Plat to combine the property into one lot, +/- 5.08 net acres, including the adjustment of public right of way.

STAFF REPORT: [DRCr\\_FlourMillsPrelimPlat\\_010808.pdf](#)

3. Appeal of the June 5, 2007 Hearing Officer's decision to approve the request by **THE SETS (PL070167)** (Steve Bonaguidi, appeal applicant) located at 93 East Southern Avenue in the CSS, Commercial Shopping and Services District. The request includes the following:

**UPA07007** – Use Permit Appeal (ZUP07042) for a billiard parlor and sports bar with live entertainment

**NOTE: THIS ITEM WAS CONTINUED FROM THE AUGUST 14 AND SEPTEMBER 25 AND NOVEMBER 13, 2007 HEARINGS**

STAFF REPORT: [DRCR\\_TheSetsAppeal\\_010808.pdf](#)

4. Request for **CHRIST LIFE CHURCH (PL070397)** (Alaine Neihart, Christ Life Church, owner representative; Jason Harwell; applicant) for a Development Plan Review to add the 34,378 s.f. Jim Roam Family Center to the existing church facility on +/- 4.5 net acres, located at 1137 East Warner Road in the AG Agricultural District. The request includes the following:

**DPR07189** – Development Plan Review including building elevations, site plan and landscape plan.

**THIS DEVELOPMENT PLAN REVIEW WAS CONTINUED FROM THE NOVEMBER 27 AND THE DECEMBER 11, 2007 HEARINGS; THE ACCOMPANYING USE PERMIT GRANTING A 33'-0" BUILDING HEIGHT WAS APPROVED AT THE DECEMBER 11, 2007 HEARING**

STAFF REPORT: [DRCr\\_CHRISTLIFE\\_010808.pdf](#)

5. Request for **ALL SAINTS NEWMAN CENTER STUDENT HOUSING (PL070404)** (Roman Catholic Diocese of Phoenix, property owner; Timothy Lies, Domus Communities, applicant) for a mixed-use development consisting of a twenty-two (22) story building for student housing, worship hall and chapel within approximately 260,000 sq. ft. of building area, while maintaining the existing church (Our Lady of Mt. Carmel Catholic Church) on approx. 0.72 acres, located at 230 East University Drive, in the CC, City Center District; Transportation Overlay and a Historic Designated Property. The request includes the following:

**PAD07027 – (Ordinance No. 2007.85)** Planned Area Development Overlay to modify development standards to allow a building height from the required 50 feet to 244 feet in total height, and to reduce the required parking from 426 spaces to 0 spaces.

STAFF REPORT: [DRCr NewmanCenter 010808.pdf](#)

~~Request for **800 WEST (PL070513)** (Nancy and Ted Hawkes, Articulate Urban Homes, owner and applicant) for a Planned Area Development Overlay and a Development Plan Review for four townhouses on +/- 0.24 net acres, located at 800 West University Drive in the R-4, Multi-Family Residential General District. The request includes the following:~~

~~**PAD07029 – (Ordinance No. 2007.86)** Planned Area Development Overlay to modify development standards for the following: building setbacks of minimum 0' 0" front, 0' 0" side and 7' 0" rear, and maximum building lot coverage of 64 percent.~~

~~**DPR07261** Development Plan Review including building elevations, site plan and landscape plan.~~

\*This case has been removed from the agenda.

## ANNOUNCEMENTS

For further information on the above agenda items, contact Development Services, Planning Division (480) 350-8331. <b>Cases may not be heard in the order listed.</b> 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 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.
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