

REVISED

**DEVELOPMENT REVIEW COMMISSION
FEBRUARY 12, 2008**

**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: 11/27 & 12/11/07 **APPROVED****
2. 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 530 spaces to 140 spaces.

This case was continued from the January 8th and January 22nd hearings.

STAFF REPORT: [DRCr_NewmanCenter_021208.pdf](#)

RECOMMENDATION OF APPROVAL (4-2 VOTE), MAINTAINING CONDITION TO PROVIDE ON-SITE PARKING AND MODIFYING THE CONDITION TO ALLOW A BUILDING AT 270' INSTEAD OF 244'

3. Request for **APACHE ASL TRAILS (PL070371)** (Cardinal Capital Management, Inc., owner; Paul Mickelberg, Welman Sperides Mickelberg Architects, applicant) for a General Plan Amendment, Zoning Map Amendment, Planned Area Development for a mixed-use development serving special needs seniors, consisting of approximately 75 apartments and 60 condominiums and approximately 10,000 s.f. of retail, office and restaurant space for a total +/- 180,000 s.f. development on +/- 3.34 acres located at 2428 East Apache Boulevard, in the CSS, Commercial Shopping and Services District. The request includes the following:

GEP08001 – General Plan 2030 Density Map Amendment from Medium Density (up to 15 du/ac) to High Density (greater than 25 du/ac)

ZON08001 – Zoning Map Amendment from Commercial Shopping and Services District (CSS) to Mixed-Use High Density (MU-4)

PAD08001 – Planned Area Development (PAD) Overlay for development standards and a density of 41 du/ac, consisting of 135 residential units and 10,000 s.f. of retail, restaurant and office uses within three to six floors of mixed-use buildings.

STAFF REPORT: [DRCr_ApacheASLTrails_021208-1.pdf](#)

RECOMMENDED APPROVAL ON CONSENT

4. Request for **501 WEST FIRST (PL070385)** (Plan C LLC, property owner; Todd Marshall, Marshall Urban Development Company, applicant) consisting of seven (7) three-story live/work units with carports and detached garages within approximately 15,312 s.f. of building on 0.36 acres in the GID, General Industrial District. The request includes the following:

GEP08002 – (Resolution No. 2008.06) General Plan Density Map Amendment from Medium Density (up to 15 du/ac) to Medium-High Density (up to 25 du/ac).

ZON08002 – (Ordinance No. 2008.05) Zoning Map Amendment from GID, General Industrial District to MU-3, Mixed-Use, Medium-High Density District.

PAD08002 – Planned Area Development Overlay to establish development standards for live/work units on 0.36 acres.

DPR08003 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_501W1st_021208.pdf](#)

RECOMMENDED APPROVAL OF GEP, ZON AND PAD AND APPROVED DPR ON CONSENT

5. Request for **RYAN'S EXPRESS TRANSPORTATION SHOP & OFFICE (PL070444)** (Michael Haggerty, 820 McClintock L.L.C., owner; Boyd Thacker, Brock Craig & Thacker Architects, Ltd., applicant) consists of a two-story office and service building located at 820 North McClintock Drive, approximately 5,810 s.f. on +/- 1.69 net acres in the GID, General Industrial District and the RSO, Rio Salado Overlay District. The request includes the following:

DPR07249 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_Ryan_Express_021208.pdf](#)

APPROVED ON CONSENT

6. Request for **COX REELS OFFICE & WAREHOUSE (PL070548)** (Don Cox, D.C. Leasing, Inc., owner; Bob Winton, Winton Architects, Inc., applicant) consists of a single story warehouse building located at 6713 South Clementine Court, with two-story offices of approximately 34,485 s.f. on +/- 2.05 net acres in the GID, General Industrial District. The request includes the following:

DPR08010 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_COX_REELS_021208.pdf](#)

APPROVED ON CONSENT

ANNOUNCEMENTS NONE

For further information on the above agenda items, contact Development Services, 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 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

02/14/2008 9:16 AM