

REVISED

DEVELOPMENT REVIEW COMMISSION FEBRUARY 26, 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: 1/8 & ~~1/22/08~~, & 1/12/08 RETREAT**
2. **ADOPTION OF DEVELOPMENT REVIEW COMMISSION BYLAWS**
3. Request for **UNIVERSITY CENTER III (PL070127)** (Talla Fallstich, St. Paul Travelers, Owner/George Swarstad, CMX Engineering, Applicant) for a Preliminary Subdivision Plat on +/- 19.2 net acres, within the GID, General Industrial Zoning District, and also within the Rio Salado and Transportation Overlay Districts, located at 1240 East University Drive. The request includes the following:

SBD07056 – (REC07087) Preliminary Subdivision Plat to divide one 19.2 acre site into two lots, 12.04 and 7.16 net acres.

STAFF REPORT: [DRCr_UniversityCtrIII_022608.pdf](#)
4. Request for **CAMPUS EDGE (PL070224)** (Tim Becker, Nelson Companies 2, LLC., applicant/owner) for the development of a mixed-used project consisting of a mid-rise building with two wings totaling 269,640 s.f., including residential student housing and ground floor commercial on approximately 1.50 acres, located at 922 East Apache Boulevard, in the MU-4, Mixed Use High Density District, Transportation Overlay and Planned Area Development Overlay. The request includes the following:

DPR07250 – Development Plan Review including site plan, building elevations and landscape plan.

This Development Plan Review was continued from the January 22, 2008 hearing.

STAFF REPORT: [DRCr_CampusEdge_022608.pdf](#)
5. Request for **APACHE ASL TRAILS LOT A (PL070371)** (Cardinal Capital Management Inc., owner; Paul Mickelberg, Welman Sperides Mickelberg Architects, Applicant) for a Development Plan Review for a mixed-use development consisting of approximately 75 apartments serving special needs seniors, approximately 3,500 s.f. of retail and office space and 2,500 s.f. of restaurant space as the first phase of development or +/- 1.82 out of +/- 3.34 acres located at 2428 East Apache Boulevard, in the CSS, Commercial Shopping and Services District. The request includes the following:

DPR08001 – Development Plan Review for a site plan, landscape plan and elevations for Lot A on +/- 1.82 acres.

STAFF REPORT: [DRCr_LOTA_ApacheTrails_022608.pdf](#)

6. Request for **ROOSEVELT COURT (PL080035)** (Chanchel Sahota, property owner and applicant) for a three-story multi-family residential development of ten townhouses, approximately 25,420 s.f. of building area on approximately 0.54 acres, located at 323 South Roosevelt Street in the R-3 PAD, Multi-Family Residential Limited District with a Planned Area Development Overlay. The request includes the following:

DPR08025 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr Roosevelt Court 022608.pdf](#)

7. ANNOUNCEMENTS

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.

02/20/2008 11:25 AM