

**REVISED**

**DEVELOPMENT REVIEW COMMISSION  
WEDNESDAY, MARCH 12, 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 **M7 MIXED USE DEVELOPMENT (PL060681)** (Mario Sanchez, Tempe Mill LLC, property owner; Manjula Vaz, Gammage & Burnham, applicant) consisting of a mixed-use development for three buildings, including ground floor commercial, a seventeen story hotel with conference center, two-twenty six story residential towers and underground parking within approximately 1,258,000 s.f. of total building on 1.73 acres, located at 701 South Mill Avenue in the CC, City Center District and in the Transportation Overlay. The request includes the following:  
  

**PAD07004 – (Ordinance No. 2008.12)** Planned Area Development Overlay to modify development standards to allow a building height increase from 50' to 195' for the hotel building and 306' for two residential buildings; a reduction in the TOD required parking from 1,620 to 1,129 spaces; including 370 residential units.

STAFF REPORT: [DRCr\\_M7\\_031208.pdf](#)  
**CONTINUED TO MARCH 25, 2008**
  
3. Request for **JENTILLY LANE (PL070421)** (NuVida #1 LLC, Rich Amon, property owner; Dana Burkhardt, BSB Design, applicant) for a new +/- 64,033 s.f. housing development consisting of 33 units on approximately +/- 1.47 net acres located at 1717 South Jentilly Lane, in the R-4, Multi-Family Residential General District. The request includes the following:  
  

**DPR08013** – Development Plan Review including building elevations, site plan and landscape plan.

**ZUP08019** – Use Permit to allow tandem parking for thirteen (13) units within a new residential development.

STAFF REPORT: [DRCr\\_JenTilly\\_031208.pdf](#)  
**APPROVED**
  
4. Request for **800 WEST (PL070513)** (Nancy and Ted Hawkes, Articulate Urban Homes, LLC, owner and applicant) for a Planned Area Development Overlay and a Development Plan Review for four townhouses on approximately 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 four residential units on individual lots on an overall +/- 0.24 net acre site, including the following: reduction in minimum individual lot area from 1,740 sf to 1,366 sf, increase in maximum individual lot coverage from 60 % to 64%, reduction in individual lot setbacks from 20 ft to 0 ft (front), from 10 ft to 0 ft (side) and from 10 ft to 7 ft (rear).

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

STAFF REPORT: [DRCr\\_800West\\_031208.pdf](#)  
**RECOMMENDED APPROVAL OF PAD07029; APPROVED DPR07261**

5. 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.

03/13/2008 9:41 AM