

REVISED

**DEVELOPMENT REVIEW COMMISSION
AUGUST 12, 2008**

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: JULY 29, 2008 **APPROVED****
2. Request for **6th & WILSON CUSTOM LOTS (PL080154)** (Joseph Lewis, Sunny Tempe Investments, property owner; Barry Goldstein, Vincent Goldstein Architect, applicant) consisting of four new lots for three-story custom homes, ranging from 2,000-2,800 s.f. within a 1,114 s.f. building footprint on four 2,800 s.f. lots totaling .27 net acres, located at 430 W. 6th Street in the R-3, Multi-Family Residential Limited District. The request includes the following:

ZON08005 – (Ordinance No. 2008.29) Zoning Map Amendment from R-3, Multi-Family Residential Limited to R1-PAD, Single-Family Residential District.

PAD08009 – Planned Area Development Overlay for four new single-family lots with development standards to allow for future custom homes on 2,800 s.f. lots, with a 40'-0" building height, 50% lot coverage, 25% landscape area, 5'-0" front, side and street side-yard setbacks and a 15'-0" rear yard setback.

THIS CASE WAS CONTINUED FROM THE JULY 8 AND JULY 29, 2008 HEARINGS

STAFF REPORT: [DRCr_6th&WilsonCustomLots_81208.pdf](#)

RECOMMENDED APPROVAL WITH ADDED CONDITION NO. 7

3. Request for **ZONING AND DEVELOPMENT CODE AMENDMENTS (PL080143)** (City of Tempe Development Services, applicant) consisting of changes within the Code, providing reinvestment opportunities in our single-family residential neighborhoods relating to provisions for increased fence heights in the front yard, reduced rear yard building setbacks when adjacent to an alley, and establishing time limitations when holding a required neighborhood meeting. The request includes the following:

ZOA08001 – (Ordinance No. 2008.28) Code Text Amendment for the Zoning and Development Code Sections 4-202, 4-706, 6-308, 6-401 and 6-402.

THIS CASE WAS CONTINUED FROM THE JULY 8 AND JULY 29, 2008 HEARINGS

STAFF REPORT: [DRCr_ZDCamendments_081208.pdf](#)

CONTINUED AT STAFF'S REQUEST TO THE AUGUST 26, 2008 HEARING

4. Request for **AURORA- SIGNATURE HEALTHCARE(PL070519)** (Jason Allen/Skyline Consultants LLC, applicant; Signature Health Care LLC, property owner) located at 6350 South Maple Avenue, in the GID General Industrial District for: consisting of a new 9,955 s.f. building addition on 4.57 net acres, The request includes the following:

DPR08115 - Development Plan Review including site plan, building elevations and landscape plan for a building addition for a new psychiatric hospital.

STAFF REPORT: [DRCr_SignatureHealthCare_081208.pdf](#)

APPROVED ON CONSENT

5. Request for **LAKES TOWNE CENTER SITE B PHASE I (PL080202)** (Debbie Vesco, Earnhardt Properties Limited Partnership, property owner / Brad Anderson, Kitchell Development Co., applicant) consisting of two single-story retail buildings of 86,230 s.f. and 4,000 s.f., totaling 90,230 s.f. on 6.81 net acres, located at 577 E. Baseline Road in the PCC-2 Planned Commercial Center General District. The request includes the following:

ZUP08111 – Use Permit for a 20% increase in building height from 40 to 48 feet for the Major 2 building.

DPR08143 – Development Plan Review including site plan, building elevations, and landscape plan.

STAFF REPORT: [DRCr_LakesSiteBPhase1_081208_.pdf](#)

CONTINUED AT STAFF'S REQUEST TO THE SEPTEMBER 9, 2008 HEARING

6. **ANNOUNCEMENTS – AUGUST 26TH HEARING WILL BE HELD AT THE TEMPE PUBLIC LIBRARY AT 3500 SOUTH RURAL ROAD, TEMPE, AZ 85282.**

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.

08/13/2008 8:53 AM