

**DEVELOPMENT REVIEW COMMISSION
SEPTEMBER 9, 2008**

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
6:30 PM (5:30 Study Session)

1. **CONSIDERATION OF MEETING MINUTES: AUGUST 26, 2008 - APPROVED**
2. Request for **THE ELEMENT @ ASU (PL080041)** (JLB Tempe LLC, property owner; Angie Rawie, JLB Partners, applicant) consisting of a new 215 unit student housing complex with 10 live/work units, including an internal parking garage. The building consists of 4 stories within approximately 132,000 s.f. of total building area on 6.35 acres, located at 1949 East University Drive in the R-4(PAD) District. The request includes the following:

GEP08004 – (Resolution No. 2008.80) General Plan Land Use map amendment from “Residential” to “Mixed-Use”, a Projected Residential Density map amendment from “Medium to High Density” (up to 25 du/ac) to “High Density” (greater than 25 du/ac).

ZON08006 – (Ordinance No. 2008.46) Zoning Map Amendment from R-4(PAD), Multi-Family Residential General District to MU-4, Mixed-Use High Density District.

PAD08012 – Amended Planned Area Development Overlay to modify the development standards to allow for a building height increase from 46 feet to 60 feet; reduce front yard building setback from 20 feet to 5 feet; and a density increase from 25 units/acre to 35.4 units/acre.

DPR08161 – Revised Development Plan Review including site plan, building elevations, and landscape plan.

STAFF REPORT: [DRCr_Element@ASU_090908.pdf](#)

APPROVED DEVELOPMENT PLAN REVIEW WITH MODIFICATION TO CONDITIONS AND RECOMMENDED APPROVAL OF GENERAL PLAN AMENDMENT, ZONING MAP AMENDMENT AND AMENDED PLANNED AREA DEVELOPMENT OVERLAY

3. Request for **THE RETREAT (PL080071)** (David Freeman, GNJ Properties LLC, Len Erie, Leonard J. II and Susan M. Erie Trust and the City of Tempe, property owners; Manjula Vaz, Gammage & Burnham, applicant) for a preliminary subdivision plat on 1.801 net acres located at 1000 East Apache Boulevard in the CSS, Commercial Shopping and Service District. The request includes the following:

SBD08026 – Preliminary Subdivision Plat to combine the property parcels into one lot.

STAFF REPORT: [DRCr_RetreatPrelimPlat_090908.pdf](#)

APPROVED ON CONSENT

4. 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.

THIS CASE WAS CONTINUED FROM THE AUGUST 12, 2008 HEARING – APPLICANT IS REQUESTING CONTINUANCE TO A FUTURE DATE NOT YET DETERMINED

STAFF REPORT: [DRCr_LakesSiteBPhase1_90908_.pdf](#)

CONTINUED ON CONSENT TO A DATE NOT YET DETERMINED

5. This is the second hearing for **ELEMENTS ART CAMPUS PHASE (PL080239)** (Nancy Ryan, City of Tempe, property owner and applicant) consisting of a Major General Plan Amendment of approximately 41 acres of land located at 1102 West Rio Salado Parkway in the R1-6, Single Family Residential, MU-4, Mixed-Use High Density and GID, General Industrial Districts. The request includes the following:

GEP08003 – (Resolution No. 2008.72) General Plan Major Land Use Map Amendment to change: 4.5 acres from Public Recreational/Cultural to Mixed-Use, 2.57 acres from Public Recreational/Cultural to Industrial, 5.57 acres from Public Open Space to Industrial and 28 acres from Public Open Space to Commercial.

STAFF REPORT: [DRCr_Elementsartcampus_090908.pdf](#)

RECOMMENDED APPROVAL

6. Request for **BASELINE RETAIL (PL080308)** (Steven C. Cooper, owner; Chris Fergis, Fergis & Harding, Inc., applicant) for a 10,000 s.f. retail and restaurant building on 1.593 net acres located at 2005 West Baseline Road in the CSS, Commercial Shopping and Service District, including the following:

DPR08178 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_2nd_Baseline_Retail_090908.pdf](#)

CONTINUED TO THE OCTOBER 28, 2008 HEARING

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.

09/10/2008 4:01 PM