

## REVISED

### DEVELOPMENT REVIEW COMMISSION

DECEMBER 9, 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 (5:30 Study Session)

1. **CONSIDERATION OF MEETING MINUTES: 10/28 & 11/18/08**
2. Request for **2150 SOUTHERN CAMPUS MASTERPLAN (formerly Tempe Education and Arts Center) (PL080282)** (Thomas Sawner, Educational Options, property owner; William Sawner, applicant) consisting of a phased mixed-use development with a charter school, a private school, assembly space for performances, recreational uses, commercial and residential uses initially located within six existing structures and eventually built into five new structures with building heights of 48 to 70 feet tall. Completed development will consist of approximately 191,564 s.f., on 8.78 net acres, located at 2150 E. Southern Avenue in the R/O Residential Office, CSS Commercial Shopping and Service and R1-6 Single Family Residential districts. The request includes the following:

**ZON08011 – (Ordinance No 2008.66)** Zoning Map Amendment from R/O Residential Office, CSS Commercial Shopping and Service and R1-6 Single Family Residential districts to MU-2, Mixed-Use, Medium Density District.

**PAD08019 –** Planned Area Development Overlay to define setbacks: zero-foot front and street side, twenty-foot side and rear, with an actual building location 85 feet from the rear; building height to be 48 feet at rear of lot and 70 feet at front of lot; maximum lot coverage 40% and minimum landscape area 15%; maximum density not to exceed 9 dwelling units per acre, with a maximum of 79 residences.

**ZUP08156 –** Use Permit to allow a charter school and private school in the Mixed-Use Medium Density District.

**ZUP08169 –** Use Permit to allow a live entertainment in the Mixed-Use Medium Density District.

STAFF REPORT: [DRCr\\_Educationandartscenter\\_120908.pdf](#)

3. Appeal of the September 16, 2008 Hearing Officer's decision to deny the request by the **COLEMAN RESIDENCE (PL080305)** (Steven Coleman, applicant/property owner) located at 5426 South College Avenue in the R1-6, Single Family Residential District. The request includes the following:

**UPA08007 – (ZUP08132)** Use permit to allow an accessory building.

**THIS CASE WAS CONTINUED FROM THE NOVEMBER 18, 2008 HEARING**

STAFF REPORT: [DRCr\\_ColemanResidenceAppeal\\_120908.pdf](#)

4. Request for **FOUNTAINHEAD OFFICE PLAZA (PL080359)** (Jay Fisher, Park Corners, LLC, property owner; Adam Valente, Davis, applicant) consisting of two new office buildings up to 153 feet high within 400,700 s.f. and a shared parking garage on 11.87 net acres, located at 1625 W. Fountainhead Parkway in the GID General Industrial District. The request includes the following:

**DPR08237 –** Development Plan Review including site plan, building elevations, and landscape plan

STAFF REPORT: [DRCr\\_FountainheadOfficePlaza120908.pdf](#)

5. Request for **FISHER TOOLS (PL080360)** (Greg Fisher, Fisher Tools, property owner; Brian Moore, BCMA Architecture, applicant) consisting of a new 14,691 s.f. office and warehouse building as a third phase to an existing development with two buildings of 8,934 s.f. and 8,241 s.f., for a total of 31,866 s.f., on 4.22 net acres, located at 1990 E. Third Street in the GID General Industrial District. The request includes the following:

**DPR08240** – Development Plan Review including site plan, building elevations, and landscape plan.

STAFF REPORT: [DRCr\\_FisherTools\\_120908.pdf](#)

## 6. 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.

12/04/2008 10:54 AM