

**DEVELOPMENT REVIEW COMMISSION**  
**JANUARY 13, 2009**

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: 12/23/08 - APPROVED**
2. Request for **CITY OF TEMPE EMPLOYEE PARKING FACILITY (PL070484)** (City of Tempe owner; Kimberly J. Boyd, Premier Engineering Corporation, applicant), located at 1435 South Price Road in the GID, General Industrial District. The request includes the following:

**SBD08021** – A preliminary subdivision plat, consisting of one (1) lot on 3.03 net acres.

STAFF REPORT: [DRCr\\_COTEmployeeParkingFacility\\_011309.pdf](#)

**APPROVED**

3. Request for **ELEMENTS ART CAMPUS – PHASE 2 (PL080239)** (City of Tempe, property owner; Blair C. Meggitt, Brady – Aulerich & Associates, Inc., applicant), located at 1202 West Rio Salado Parkway in the GID, General Industrial District, Mixed Use High Density, R1-6, Single Family Residential, and within a PAD and the Rio Salado Overlay District. The request includes the following:

**SBD08027** – A preliminary subdivision plat, consisting of six (6) lots and one (1) tract on 58.37 net acres.

STAFF REPORT: [DRCr\\_ElementArtCampusPhase2\\_011309.pdf](#)

**APPROVED**

4. Request for **RIVERSIDE OFFICE PLAZA PHASE III (PL080263)** (Richard J. Lund, HOF Biltmore Rio Salado II LLC and City of Tempe, property owners; Stephen C. Earl, Earl, Curley & Lagarde, P.C., applicant) for a three story office of +/- 84,686 s.f. building area on +/-4.18 net acres and a five story hotel of +/-77,500 s.f. building area on +/-2.77 net acres. The entire site is +/-6.97 net acres and is located at 1275 West Rio Salado Parkway. The site is within the General Industrial District, has a Planned Area Development Overlay and is within the Rio Salado Overlay District. The request includes the following:

**PAD08021** – (Ordinance No. 2008.73) Amended Planned Area Development Overlay to allow a maximum 77'-0" tall hotel and a maximum 52'-0" tall office in the GID District.

**ZUP08174** – Use Permit to allow a hotel in the GID District.

**DPR08259** – Development Plan Review including site plan, building elevations and landscape plan.

**THIS CASE WAS PULLED FROM THE DECEMBER 23, 2008 HEARING AGENDA**

STAFF REPORT: [DRCr\\_RiversideIII\\_011309.pdf](#)

**USE PERMIT AND DEVELOPMENT PLAN REVIEW APPROVED AND RECOMMENDED APPROVAL FOR PLANNED AREA DEVELOPMENT OVERLAY (TWO MODIFIED CONDITIONS)**

5. 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.

**THIS CASE WAS CONTINUED FROM THE DECEMBER 9, 2008 HEARING**

STAFF REPORT: [DRCr\\_Educationandartscenter\\_011309.pdf](#)

**RECOMMENDED APPROVAL OF THE ZONING MAP AMENDMENT, APPROVED THE USE PERMITS (ONE MODIFIED CONDITION TO ZUP08169) AND CONTINUED THE PLANNED AREA DEVELOPMENT OVERLAY TO A DATE NOT YET DETERMINED**

6. 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 431,100 net s.f. and a shared parking garage on 11.87 net acres, located at 1625 West 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.

**THIS CASE WAS CONTINUED FROM THE DECEMBER 23, 2008 HEARING**

STAFF REPORT: [DRCr\\_FountainheadOfficePlaza011309.pdf](#)

**CONTINUED TO THE JANUARY 27, 2009 HEARING**

7. Request for **CIRCLE K STORE (PL080389)** (Brad Anderson, Rural Baseline, LLC, property owner; David Cisiewski, MD Partners, LLC, applicant) consisting of a single-story 4,400 square foot convenience store with fuel service, on 1.61 net acres, located at 5240 S. Rural Road in the PCC-2 Planned Commercial Center General District. The request includes the following:

**DPR08269 –** Development Plan Review including site plan, building elevations, and landscape plan.

**ZUP08181 –** Use permit for retail convenience store with fuel sales.

STAFF REPORT: [DRCr\\_CircleK\\_011309.pdf](#)

**APPROVED**

8. 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 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

01/14/2009 3:56 PM