

DEVELOPMENT REVIEW COMMISSION
MARCH 24, 2009

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: POSTPONED**

2. Request for **SSI BUILDING (PL080295)** (Third Street LLC property owner; James Phillips, Phillips Architecture, applicant) consisting of a new two story industrial building with approximately 15,000 s.f. on 0.68 acres, located at 1861 East 3rd Street in the GID, General Industrial District. The request includes the following

DPR09029 – Development Plan Review including site plan, building elevations, and landscape plan.

STAFF REPORT: [DRCr_SSI_032409.pdf](#)

APPROVED ON CONSENT

3. Request for **FIRST BAPTIST CHURCH (PL080376)** (Dr. Roger Ball, Senior Pastor of First Baptist Church of Tempe, property owner; Denise Andreas, AIA, Todd & Associates, applicant) consisting of a new two-story 25,000 s.f. educational facility added to the existing church complex to create a total building area of 73,110 s.f. on 5.2 net acres, located at 4525 S. McClintock Drive in the R1-6 Single Family Residence District. The request includes the following:

DPR09001 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_FirstBaptistChurch_021009.pdf](#)

APPROVED ON CONSENT

4. Appeal of the January 20, 2009 Hearing Officer's decision to deny the request by the **COREY RESIDENCE (PL080446/ZUP0818)** (Tom Corey, applicant/property owner) located at 1425 East Bell De Mar Drive in the R1-6, Single Family Residential District for:

UPA09001 – Use permit to allow RV parking in the front yard setback.

STAFF REPORT: [DRCr_CoreyRes_032409.pdf](#)

APPROVED APPEAL/OVERTURNED HEARING OFFICER'S DENIAL OF THE USE PERMIT

5. Request for **LEMON MIXED USE DEVELOPMENT (PL080449)** (Rick Kafka, Colgate Tempe 268, LLC, property owner; Manjula Vaz, Gammage & Burnham, applicant) consisting of three (3) mixed use buildings of commercial and residential totaling approximately 694,000 s.f. of total building, including 478 units and approx. 16,000 s.f. of commercial area on approx. 5.73 acres, located at 919, 1011, and 1019 East Lemon Street, in the R-4, Multi-Family Residential District and the CSS, Commercial Shopping and Services District and in the TOD, Transportation Overlay District. The request includes the following:

GEP09001 (Resolution No. 2009.15) – General Plan Land Use map amendment from 'Residential' to 'Mixed-Use'.

ZON09001 (Ordinance No. 2009.14) – Zoning Map Amendment from R-4, Multi-Family General District and CSS, Commercial Shopping and Services District in the TOD, Transportation Overlay District to MU-4, Mixed-Use High Density District in the TOD.

PAD09001 (Ordinance No. 2009.14) – A Planned Area Development Overlay to modify development standards to allow for a modification in the minimum TOD parking requirements from 1,425 spaces to 1,133 spaces; a proposed density of 83.4 dwelling units per acre; a maximum building height of 180'-0"; maximum lot coverage 70%; minimum landscape area 30%; and minimum building setbacks 0' front, 15' sides, 30' rear and maximum 20' setback.

STAFF REPORT: [DRCr_LemonMixedUse_032409.pdf](#)

RECOMMENDED APPROVAL OF THE GENERAL PLAN LAND USE MAP AMENDMENT AND THE ZONING MAP AMENDMENT AND RECOMMENDED DENIAL OF THE PLANNED AREA DEVELOPMENT OVERLAY

6. **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.

03/25/2009 10:25 AM