

Staff Summary Report



Development Review Commission Date: 01/08/08

Agenda Item Number: _____

SUBJECT: Hold a public hearing for a Planned Area Development Overlay for ALL SAINTS NEWMAN CENTER located at 230 East University Drive.

DOCUMENT NAME: DRCr_NewmanCenter_010808

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **ALL SAINTS NEWMAN CENTER STUDENT HOUSING (PL070404)** (Roman Catholic Diocese of Phoenix, property owner; Timothy Lies, Domus Communities, applicant) for a mixed-use development consisting of a twenty-two (22) story building for student housing, worship hall and chapel within approximately 260,000 sq. ft. of building area, while maintaining the existing church (Our Lady of Mt. Carmel Catholic Church) on approx. 0.72 acres, located at 230 East University Drive, in CC, City Center District, Transportation Overlay and a Historic Designated Property. This request includes the following:

PAD07027 – (Ordinance No. 2007.85) Planned Area Development Overlay to modify development standards to allow a maximum building height from the required 50 feet to 244 feet in total height, and to reduce the minimum required parking from 426 530 spaces to 0 spaces.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

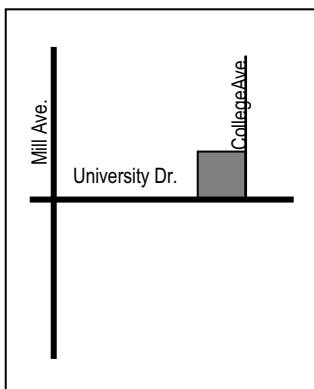
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Continuance to January 22, 2008

ADDITIONAL INFO:



Gross Site area	0.86 acres
Total Building area	258,588 s.f.
Lot Coverage	63 % (NS)
Residential Units	180 units
1-Bed units	12
2-Bed units	84
3-Bed units	84
Building Height	244 ft. (50 ft. maximum allowed)
Building setbacks	7' front, 0' sides, 0' rear (0, 0, 10 min.)
Landscaped area	14% (NS)
Vehicle Parking	0 spaces (530 min. required per TOD, 602 std.)
Bicycle Parking	201 spaces (206 minimum required)

A neighborhood meeting was held on September 16, 2007 for this application. The applicant needs to provide additional information pertinent to the request before proceeding with the public hearings. Staff recommends a continuance to the next available hearing date.