



PUBLIC HEARING AGENDA

REVISED 2

DEVELOPMENT REVIEW COMMISSION

December 8, 2015

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)

CONSIDERATION OF MEETING MINUTES:

1. Development Review Commission – Study Session [10/13/2015](#), [10/27/2015](#)
2. Development Review Commission – Regular Meeting [10/13/2015](#), [10/27/2015](#)

RESOLUTION ITEMS *The following, consist of items seeking input through a public hearing in accordance with the Code. The Commission is the recommending body for these requests:*

3. Request for review and recommendation of the **APACHE (Area 4) CHARACTER AREA PLAN (PL150466)** dated December 2015; consisting of a character area map and place making principles for the area generally bound by the Loop 202 south to the Union Pacific Railroad, and from Dorsey Lane east to the Tempe Canal / Tempe municipal border. The applicant is the City of Tempe.

REPORT: [DRCr_APACHE CHARACTER AREA_120815.PDF](#)

4. Request for review and recommendation of the **ALAMEDA (Area 5) CHARACTER AREA PLAN (PL150461)** dated December 2015; consisting of a character area map and place making principles for the area generally bound by the Union Pacific Railroad south to the US-60, and Priest Drive east to the Tempe Canal / Tempe municipal border. The applicant is the City of Tempe.

REPORT: [DRCr_ALAMEDA CHARACTER AREA_120815.PDF](#)

DEVELOPMENT PLAN REVIEW / PRELIMINARY SUBDIVISION PLAT *The following consist of public meeting items in accordance with the Code. The Commission is the decision-making body for these requests:*

5. Request for a Development Plan Review consisting of a 10,800 square-foot building addition for **MCCLINTOCK MARKETPLACE (PL150413)**, located at 5100 South McClintock Drive. The applicant is Mike Hills of Level 4 Studio.

REPORT: [DRCr_MCCLINTOCK MARKETPLACE_120815.PDF](#)

6. Request for a Development Plan Review to add three garage buildings to an existing apartment complex for **505 WEST APARTMENTS (PL150219)**, located at 505 West Baseline Road. The applicant is Cory S. Wiebers of CW Architecture.

REPORT: [DRCr_505 WEST APRTMENTS_120815.PDF](#)

USE PERMITS & DEVELOPMENT PLAN REVIEW *The following consist of items requiring a public hearing notice in accordance with the Code. The Commission is the decision-making body for these requests:*

7. Request for a Development Plan Review for a new 18 unit multi-family development and a Use Permit to allow tandem parking for **HOWE AVENUE APARTMENTS (PL150427)**, located at 2185 East Howe Avenue. The applicant is Bryan Cellius of Studio Y Design & Development LLC.

REPORT: [DRCr HOWE AVENUE APARTMENTS 120815.PDF](#)

8. Request for a Development Plan Review consisting of 8 new single-family townhomes and a Use Permit Standard to increase the maximum building height from 30' to 33' for **HARDY TOWNHOMES (PL150108)**, located at 506 South Hardy Drive. The applicant is Earl, Curley & Lagarde P.C.

REPORT: [DRCr HARDY TOWNHOMES 120815.PDF](#)

GENERAL PLAN AMENDMENT / ZONING MAP AMENDMENT / PLANNED AREA DEVELOPMENT OVERLAY *The following, including other related requests, consist of items requiring a neighborhood meeting and a public hearing notice in accordance with the Code. The Commission is the recommending body for these requests:*

9. Request for a General Plan Projected Density Map Amendment from Medium – High Density (up to 25 du/ac) to High Density – Urban Core (more than 65 du/ac), a Zoning Map Amendment from GID to MU -4, a Planned Area Development Overlay, and a Development Plan Review for a 90'-0" high **mixed-used** development containing **356** dwelling units and **5** live-work units for **CRESCENT RIO (PL150283)**, located at 700 West 1st Street. The applicant is Charles Huellmantel, Huellmantel & Affiliates. – **CONTINUED FROM NOVEMBER 11, 2015 DRC MEETING**

REPORT: [DRCr CRESCENT RIO 120815.PDF](#)

10. Request for General Plan Projected Land Use Map Amendment from Residential and Civic to Mixed-Use and a General Plan Density Map Amendment from No Density and High Density Urban Core (more than 65 dwelling units per acre) to High Density (up to 65 du/ac), and a Zoning Map Amendment from Commercial Shopping and Service (CSS) to Mixed-Use High Density (MU-4) within the Transportation Overlay District Station Area. The request also includes a Planned Area Development and a Development Plan Review consisting of a new five-story mixed-use multi-family and live-work building for **THE VALOR ON 8TH (PL150424)**, located at 1001 East 8th Street. **The applicant is Manjula Vaz**, Gammage & Burnham P.L.C.

REPORT: [DRCr THE VALOR ON 8TH 120815.PDF](#)

11. ~~Request for an Amended Planned Area Development Overlay and Development Plan Review for two new 23 story buildings consisting of a mixed use 551 unit multi family with retail and restaurant uses, and a Use Permit to allow tandem parking for **THE PIER (PL150426)**, located at 1190 East Vista Del Lago Drive. The applicant is Darin Sender, Sender Associates Chtd.~~ **THIS ITEM HAS BEEN PULLED FROM THE AGENDA**

ANNOUNCEMENTS / MISCELLANEOUS:

12. Commission Member Announcements

13. City Staff Announcements

"DRC Social Gathering", immediately following the public hearing, which begins at 6:00 pm.

Location: House of Tricks, 114 E 7th St., Tempe, AZ 85281

No city business will be conducted nor will actions be taken. This is an event only and not a meeting.

For further information on the above agenda items, contact Community Development, 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.