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**DEVELOPMENT REVIEW COMMISSION**

**February 9, 2016**

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)

**CONSIDERATION OF MEETING MINUTES:**

1. Development Review Commission – [Study Session 01/12/2016](#) **APPROVED**
2. Development Review Commission – [Regular Meeting 01/12/2016](#) **APPROVED**

**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:

3. Request for a Development Plan Review for three new duplex buildings for **FRIENDSHIP VILLAGE TEMPE COTTAGES – PHASE 1 (PL150520)**, located at 2645 East Southern Avenue. The applicant is RSP Architects.

REPORT: [DRCr\\_FRIENDSHIPVILLAGE\\_02092016.PDF](#)

**APPROVED**

4. Request for a Development Plan Review for a new 3,583 sq. foot office building for **INSEARCH CORP. (PL150483)**, located at 8845 South Hardy Drive. The applicant is Realty Asset Advisors.

REPORT: [DRCr\\_INSEARCHCORP\\_02092016.PDF](#)

**APPROVED**

**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: **NONE**

**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:*

5. Request for a Reversion of the Zoning Map Amendment for **2150 SOUTHERN CAMPUS MASTER PLAN (PL150462)** consisting of 192,156 sq. feet of development on 8.87 acres, located at 2150 East Southern Avenue, from current Zoning District of MU-2 Mixed Use Medium Density with a Planned Area Development (PAD) Overlay District to R/O Residential Office, CSS Commercial Shopping and Service and R1-6 Single Family Residential Districts (original zoning) with existing uses of church and online school with offices to remain. The applicant is the City of Tempe.

REPORT: [DRCr\\_2150SOUTHERNCAMPUS\\_02092016.PDF](#)

**RECOMMENDED APPROVAL**

6. Request for a Reversion of the Zoning Map Amendment for **501 WEST 1ST (PL150467)** consisting of 15,312 sq. feet of development on 0.36 acres, located at 501 West 1st Street, from current Zoning District of MU-3 Mixed Use Planned Area Development (PAD) Overlay District to GID General Industrial District (original zoning). The applicant is the City of Tempe.

REPORT: [DRCr\\_501WEST1ST\\_02092016.PDF](#)

**RECOMMENDED APPROVAL**

- Request for a Reversion of the Zoning Map Amendment for **800 WEST (PL150468)** for four townhouse developments on approximately 0.24 acres, located at 800 West University Drive, from current Zoning District of R-4 Planned Area Development (PAD) Overlay District to R-4 Multi-Family Residential District (original zoning). The applicant is the City of Tempe.

REPORT: [DRCr\\_800WEST\\_02092016.PDF](#)

**RECOMMENDED APPROVAL**

- Request for a Reversion of the Zoning Map Amendment for **LEMON MIXED USE DEVELOPMENT (PL150469)** consisting of approximately 694,000 sq. feet of development on 5.73 acres, located at 919, 1011 and 1019 East Lemon Street from current Zoning District of **MU-4** Mixed Use Planned Area Development (PAD) Overlay District and Transportation Overlay District (TOD) to R-4 TOD Transportation Overlay District and CSS Commercial Shopping and Service Transportation Overlay District (original zoning). The applicant is the City of Tempe.

REPORT: [DRCr\\_LEMONMIXEDUSEDEV\\_02092016.PDF](#)

**RECOMMENDED APPROVAL**

- Request for an Amended Planned Area Development Overlay to allow for the number of units to increase from 395 to 399 due to the reconfiguration of four 2-bedroom units into eight 1-bedroom units for **The Motley (PL150521)**, a mixed-use development located at 1221 East Apache Boulevard. The applicant is Charles Huellmantel, Huellmantel & Affiliates.

REPORT: [DRCr\\_THEMOTLEY.PDF](#)

**RECOMMENDED APPROVAL**

- ~~Request for a Planned Area Development Overlay, a Use Permit to allow tandem parking, and a Development Plan Review for a new four story and 18 story mixed-use development containing 231 dwelling units, restaurant, retail, office, classroom, and church uses for **THE MAXWELL (PL150419)**, located 712 South College Avenue. The applicant is Tony Wall, The Maxwell Tempe, LLC.~~

**THIS ITEM HAS BEEN PULLED AT THE REQUEST OF THE APPLICANT**

**ANNOUNCEMENTS / MISCELLANEOUS:**

11. Commission Member Announcements

12. City Staff Announcements

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

Location: Shady Park, 26 E. University Drive, 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) 350-4311. 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 (480) 350.4311 (voice) or (480) 350-8400 (TDD) to request an accommodation to participate in a public meeting.