

## DEVELOPMENT REVIEW COMMISSION January 9, 2018

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM

### **CONSIDERATION OF MEETING MINUTES:**

1. Development Review Commission – Study Session – December 12, 2017
2. Development Review Commission – Regular Meeting – December 12, 2017

**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 consisting of a new six-level parking garage for **DISCOVERY BUSINESS CAMPUS – SITE 3 PARKING STRUCTURE (PL170351)**, located at 2190 East Elliot Road. The applicant is Gammage and Burnham P.L.C.

REPORT: [DBC-SITE3PARKINGSTRUCTURE1OF2.PDF](#)

REPORT: [DBC-SITE3PARKINGSTRUCTURE2OF2.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:*

4. Request for a Use Permit to allow a residential use in the CSS district, a Use Permit Standard to increase the maximum allowed building height from 35 ft. to 42 ft., and a Development Plan Review of a reuse of an existing building consisting of 22 multifamily dwelling units for **APACHE AND OAK (PL160429)**, located at 1461 East Apache Boulevard. The applicant is arTHAUS Projects.

REPORT: [APACHEANDOAK.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:*

5. Request for a Zoning Map Amendment from CSS TOD to MU-4 TOD, a Planned Area Development Overlay, and a Development Plan Review, consisting of a new five-story, mixed-use development containing 285 dwelling units and commercial uses for **PARK PLACE (PL170166)**, located at 1201 East Apache Boulevard. The applicant is Huellmantel & Affiliates.

REPORT: [PARKPLACE1OF4.PDF](#)

REPORT: [PARKPLACE2OF4.PDF](#)

REPORT: [PARKPLACE.3OF4PDF](#)

REPORT: [PARKPLACE4OF4.PDF](#)

6. Request for a General Plan Density Map Amendment from Medium to High Density (up to 25 du/ac) to High Density (up to 65 du/ac); a Zoning Map Amendment from R1-6 (single-family) to R-5 (multi-family); a Planned Area of Development Overlay; and Development Plan Review, consisting of a new four-story, 276 dwelling unit

multi-family development for **ALLIANCE BROADSTONE RIO SALADO (PL170272)**, located at 2325 East Rio Salado Parkway. The applicant is Huellmantel & Affiliates.

**REPORT:** [ALLIANCEBROADSTONERIOSALADO.PDF](#)

7. Request for a Zoning Map Amendment from R-3 to R1-PAD with a Planned Area Development Overlay and a Development Plan Review consisting of a new three-story 15 unit attached single family development for **FARMER TOWNHOMES (PL170280)**, located at 612 South Farmer Avenue. The applicant is Gammage & Burnham, PLC.

**REPORT:** [FARMERTOWNHOMES.PDF](#)

**CODE TEXT AMENDMENT** *The following includes amendments within the Zoning and Development Code requiring a public hearing notice in accordance with the Code. The Commission is the recommending body for these requests:*

8. Request for a Code Text Amendment for **ACCESSORY DWELLING UNITS (PL170425)** consisting of changes for accessory dwellings and amendments to the guest quarters regulations found in Section 3-402 and 3-411. The applicant is the City of Tempe.

**REPORT:** [ACCESSORYDWELLINGUNITS.PDF](#)

**ANNOUNCEMENTS / MISCELLANEOUS:**

9. Commission Member Announcements
10. City Staff Announcements

<p>For further information on the above agenda items, contact Community Development, Planning Division (480) 350-4311. <u>Cases may not be heard in the order listed.</u> 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 350-4311 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.</p>
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