

**Development Review Commission
STUDY SESSION**

SEPTEMBER 11, 2012

**HARRY E. MITCHELL GOVERNMENT CENTER
TEMPE CITY HALL – CITY COUNCIL CHAMBERS
31 EAST 5TH STREET
5:30 p.m.**

AGENDA

The Development Review Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing/Meeting Agenda, including questions/answers. Only procedural decisions will be made in the Study Session.

Study Session agenda:

- Review of September 11, 2012 Agenda
- Future potential Zoning and Development Code Amendments – Lisa Collins, Interim Community Development Director
- Review of past and future applications with staff

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. Should you have any other questions regarding this hearing, please contact the Planning Division at (480) 350-8331.

REVISED

**DEVELOPMENT REVIEW COMMISSION
SEPTEMBER 11, 2012**

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: 07/24/12 & 08/14/12

2. Request for **1717 Restaurant Building (PL120172)** (Todd Sergi, 1717 Tempe Properties LLC, property owner; Mark Tomecak, Tomecak Design, applicant) for the remodel of an existing single tenant restaurant building to a 5700 s.f. multi-tenant restaurant building with a drive-thru lane located at 1717 South Rural Road in CSS, Commercial Shopping and Services District and GID, General Industrial District. The request includes the following:

DPR12145 – Development Plan Review including site plan, new building elevations and revised landscape plan.

STAFF REPORT: [DRCr 1717Bldg_091112](#)

3. Request for **THE LOFTS AT HAYDEN FERRY (PL120260)** (RP HFL, LLC, property owner; Charles Huellmantel, Huellmantel & Affiliates, applicant) consisting of a new 264 unit multi-family development, all within a four-story building with a fifth-level loft and two levels of underground parking, within approx. 522,695 sf. of total building area (320,695 sf. for four story building and another 12,000 sf. for loft level), located at 260 East Rio Salado Parkway in the MU-4 (PAD) Mixed-Use High Density District with a Planned Area Development Overlay and within the Rio Salado Overlay District. The request includes the following:

PAD12005 – Amended Planned Area Development Overlay modifying development standards for an increase in density from 226 to 264 units; a reduction in the required vehicle parking spaces from 511 to 459 spaces; a reduction in the required bicycle parking from 125 to 100 spaces; and a reduction in the required front parking setback from 20' to 0'.

DPR12129 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr TheLoftsHaydenFerry_091112](#)

4. ANNOUNCEMENTS

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.