

## **PUBLIC HEARING AGENDA**

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**REVISED**

### **Development Review Commission AUGUST 25, 2014**

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)

1. **CONSIDERATION OF MEETING MINUTES:**

MINUTES: [DRC\\_STUDYSESSIONMINUTES\\_081214.PDF](#)

MINUTES: [DRC\\_REGULARMEETINGMINUTES\\_081214.PDF](#)

2. Request for a Use Permit and Development Plan Review consisting of new restaurant building with a drive thru for **CARL'S JUNIOR RESTAURANT (PL140010)**, located at 1350 West Broadway Road. The applicant is Sun State Builders.

ITEM WAS CONTINUED FROM AUGUST 12, 2014

REPORT: [DRCr\\_CARLSJUNIORRESTAURANT\\_081914.PDF](#)

3. Request for a Development Plan Review consisting of new office warehouse building for **AME ELECTRICAL CONTRACTING (PL140144)**, located at 7120 South Priest Drive. The applicant is Eric Liebson and Associates.

ITEM WAS RESCHEDULED FROM AUGUST 12, 2014

REPORT: [DRCr\\_AMEELECTRICALCONTRACTING\\_081914.PDF](#)

4. Request for a Zoning Map Amendment from CSS to MU-4 and a Planned Area Development for development standards of density, building height, setbacks and parking for a new mixed-use development for **PONY ACRES (PL130191)**, located at 1847 E Apache Blvd. The applicant is Manjula Vaz of Gammage & Burnham, PLC.

ITEM WAS CONTINUED FROM JULY 22, 2014

REPORT: [DRCr\\_PONYACRES\\_081914.PDF](#)

5. Request for a General Plan Projected Residential 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 R-4 to R-5, Multi-Family Residential High Density District, and a Development Plan Review consisting of an addition for a 30 unit three-story building and recreation building for **EASTRIDGE APARTMENTS (PL140021)**, located at 1522 East Southern Avenue. The applicant is Lance Baker, Synectic Design Inc.

REPORT: [DRCr\\_EASTRIDGEAPARTMENTS\\_081914.PDF](#)

6. Request for a Zoning Map Amendment from CSS and R-4 to MU-4, Mixed-Use High Density District, a Planned Area Development Overlay, and Development Plan Review consisting of a new 5-story mixed-use development with 395 units for **THE HAYDEN AT DORSEY STATION (PL140078)**, located at 1221 East Apache Boulevard. The applicant is Charles Huellmantel, Huellmantel & Affiliates.

REPORT: [DRCr\\_THEHAYDENATDORSEYSTATION\\_081914.PDF](#)

7. Request for a Code Text Amendment within the Zoning and Development Code for **ADAPTIVE REUSE PROGRAM (PL140262)**, consisting of relief in certain Code standards for the purpose of rehabilitating older commercial buildings. The applicant is the City of Tempe, Community Development Department.

REPORT: [DRCr\\_ADAPTIVEREUSEPROGRAM\\_081914.PDF](#)

8. Announcements

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.

Advertised 08/08/2014  
Posted 08/19/2014