

## REVISED

### DEVELOPMENT REVIEW COMMISSION APRIL 24, 2012

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: March 27 & April 10, 2012**
2. Request for **GRACIE'S VILLAGE (PL110282)** (Jeff Brosman, Grace Community Church of the Valley, property owner; Francis J. Slavin, Esq., Law Offices of Francis J. Slavin, PC, applicant) consisting of a four (4) story mixed-use commercial and residential development including +/-13,035 sf. Gracie's Thrift store and fifty (50) dwelling units with program support and amenity spaces, +/-93,718 sf. overall on +/-1.984 acres, located at 1520 East Apache Boulevard in the CSS (TOD) Commercial Shopping and Service District and Transportation Overlay District (Corridor). The request includes the following:

**ZON12001** – (Ordinance No. 2012.16) Zoning Map Amendment from CSS, Commercial Shopping and Service District to MU-3, Mixed-Use, Medium-High Density District. The TOD, Transportation Overlay District shall remain without change.

**PAD12001** – (Ordinance No. 2012.16) Planned Area Development Overlay to establish development standards for building height, building setbacks, building lot coverage and landscape lot coverage.

**DPR12004** – Development Plan Review including site plan, building elevations and landscape plan.

#### **THIS CASE WAS CONTINUED FROM THE MARCH 27 & APRIL 10, 2012 MEETINGS**

STAFF REPORT: [DRCr GraciesVillage 042412.pdf](#)

3. Request for **ASH PROPERTY RESURRECTION (PL110362)** (Irene Menting, Ash Property Resurrection LLC, property owner; James Hann, James Hann Design, AIA, applicant) consisting of a court yard residential community of eight units on a +/-0.46 acre site including an existing one-story freestanding unit, a proposed two-story freestanding unit and a three-story building containing six units. The site is located at 959 South Ash Avenue in the R-3, Multi-Family Residential Limited District. The request includes the following:

**DPR12002** – Development Plan Review including site plan, building elevations and landscape plan.

**ZUP12004** – Use Permit Standard to increase by ten (10) percent the maximum allowable building height from thirty (30) to thirty-three (33) feet.

**ZUP12005** – Use Permit to allow tandem parking.

#### **THIS CASE WAS CONTINUED FROM THE MARCH 27, 2012 MEETING APPLICANT IS REQUESTING CONTINUANCE TO MAY 22, 2012 MEETING**

4. Request for **WEXLER (DESKIN/WAGNER) HOUSE (PL120017)** (Mike Deskin & Jan Wagner, property owner/ applicant) consisting of the historic designation and listing in the Tempe Historic Property Register one (1) lot on approximately 0.21 acres, located at 1215 South Maple Avenue, in the R-2, Multi-Family Residential. The request includes the following:

**HPO12001 (Ordinance No. 2012.05)** – Historic Property Designation consisting of one (1) lot on approximately 0.21 acres.

STAFF REPORT: [DRCr WexlerHouse 042412.pdf](#)

5. ~~Request for **VILLAS AT SOUTH BANK (PL120046)** (City of Tempe, property owner; Michel Hebrant, MDT Development Partners LLC, applicant) consisting of 262 units within a 17-story senior living facility (including assisted living and memory care components) and a 2-story commercial building, totaling 367,896 sf. in building area on 2.23 net acres, located at 1122 East Vista Del Lago Drive in the MU-4 (PAD), Mixed-Use High Density District with a Planned Area Development Overlay and the Rio Salado Overlay District. The request includes the following:~~

~~**PAD12002 (Ordinance No. 2012.23)**—An Amended Planned Area Development Overlay to establish development standards of 118 dwelling units per acre; a maximum building height of 211'-0"; reduce the required vehicle parking from 458 to 187 spaces, and reduce the required bicycle parking from 182 to 53 spaces.~~

~~**ZUP12025**—Use Permit to allow tandem parking.~~

~~**DPR12032**—Development Plan Review including site plan, building elevations and landscape plan.~~

#### **PULLED FROM THE AGENDA BY CITY STAFF**

#### **6. ANNOUNCEMENTS**

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| 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. |
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