

**Development Review Commission
STUDY SESSION**

JUNE 12, 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 June 12, 2012 Agenda
- Future potential Zoning and Development Code Amendments – Lisa Collins, Deputy Director Community Development
- 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.

DEVELOPMENT REVIEW COMMISSION JUNE 12, 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: 5/22/12**
2. Request an appeal of **CASA DE SMITH (PL120053)** (W. Brent Armstrong, ISOS Architecture, Dave Smith, property owner) located at 1724 S. Ventura Drive in the R1-6, Single Family Residential District for:

UPA12021 (ZUP12021) – Use Permit standard to reduce the rear yard setback by twenty percent (20%) from 15 feet to 12 feet (as measured from midpoint of alley).

UPA12007 (ZUP12022) – Use Permit to allow a second story addition

UPA12008 (ZUP12023) – Use Permit to increase the allowable wall height within the front yard setback from 4' to 6'

THIS CASE HAS BEEN CONTINUED FROM THE MAY 8 AND MAY 22, 2012 MEETINGS

STAFF REPORT: [DRCr_CasaDeSmith_061212](#)

3. Request for **ARGO AT TOWN LAKE (PL110131)** (Jason Ottman, Evergreen Development Co., property owner; Brent Fike, Todd & Associates Inc., applicant) consisting of a new four story building over two floors of podium parking, with 604,105 s.f., on approximately 5.72 net acres, located at 601 W Rio Salado Parkway in the MU-4 Mixed Use District. The request includes the following:

GEP12003 - (Resolution No. 2012.60) General Plan Projected Land Use Map Amendment from Open Space to Mixed Use and Residential Projected Density Map Amendment from Medium-High Density (up to 25 du/ac) to High Density (greater than 25 du/ac) on approximately .5 acres of the 5.72 acre site.

ZON12003 – (Ordinance No. 2012.27) Zoning Map Amendment from GID, General Industrial District to MU-4, Mixed-Use, High Density District for approximately .5 acres of the 5.72 acre site.

PAD12003 – (Ordinance No. 2012.28) Planned Area Development Overlay Amendment to change existing entitlements for density from 99 du/ac to 63 du/ac, lot coverage from 53% to 75%, landscape area from 35% to 43.2%, building height from 189' to 90', side yard setback from 44'6" to 34'0", and parking reduction from 631 to 559 parking spaces.

DPR12065 – Development Plan Review including site plan, building elevations, and landscape plan.

STAFF REPORT: [DRCr_Argo@TownLake_061212](#)

4. Request for **CAMPUS CRUSADE FOR CHRIST (PL110027)** (Teresa Perrine, Campus Crusade for Christ, property owner; Robert Winton, Winton Architects, applicant) consisting of the removal of an existing accessory building and construction of a new one-story accessory building with basement totaling approximately 3,456 s.f., on 1.6 net acres, located at 205 E. 15th Street in the R1-6 District. The request includes the following:

DPR12070 – Development Plan Review including site plan, building elevations, and landscape plan.

STAFF REPORT: [DRCr_CampusCrusade_061212](#)

5. Request for **RURAL AND LAKESHORE RESTAURANT COMPLEX (PL120121)** (Holly James, D.R.Horton, Inc., property owner; Wayne Sterling, Sterling Design Associates, LLC, applicant) consisting of Lot 1, a one-story 1,725 s.f. restaurant and Lot 2 a one-story 3,500 s.f. building for two restaurants for a total of 5,225 s.f., on 1.23 net acres, located at 4455 S. Rural Road in the MU-3 District. The request includes the following:

GEP12002 – (Resolution No. 2012.55) General Plan Projected Land Use Map Amendment from Mixed-Use to Commercial.

ZON12002 – (Ordinance No. 2012.26) Zoning Map Amendment from MU-3, Mixed-Use, Medium-High Density District to PCC-1 Planned Commercial Center Neighborhood District.

DPR12066 – Development Plan Review including site plan, building elevations, and landscape plan.

STAFF REPORT: [DRCr_RuralandLakeshore_061212](#)

6. 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.

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