

## DEVELOPMENT REVIEW COMMISSION JUNE 12, 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: 5/22/12

**POSTPONED**

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](#)

**APPEAL APPROVED/REVERSING HEARING OFFICER DECISION**

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 Argoatowlake\\_061212](#)

**APPROVED DEVELOPMENT PLAN REVIEW/RECOMMENDED APPROVAL OF GENERAL PLAN AMENDMENT, ZONING MAP AMENDMENT AND PLANNED DEVELOPMENT OVERLAY**

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](#)

#### **APPROVED DEVELOPMENT PLAN REVIEW**

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](#)

#### **APPROVED DEVELOPMENT PLAN REVIEW/RECOMMENDED APPROVAL OF GENERAL PLAN AMENDMENT AND ZONING MAP AMENDMENT**

#### **6. ANNOUNCEMENTS - NONE**

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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