

FINISHED
PUBLIC HEARING AGENDA



REVISED

DEVELOPMENT REVIEW COMMISSION
APRIL 10, 2007

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
7:00 PM

1. **CONSIDERATION OF MEETING MINUTES: 03/13/07 APPROVED WITH STAFF VOTE (4-0), 03/27/07 APPROVED (6-0)**

2. Request for **DOUBLE BUTTE (PL070054)** (City of Tempe, owner) for a General Plan Land Use Map Amendment for 5.42 acres for the Double Butte Cemetery future mausoleum site located at 2505 W. Broadway Road, in the GID, General Industrial District, including the following:

GEP07002 (Resolution No. 2000.17) – General Plan 2030 Projected Land Use Map Amendment for approximately 5.42 acres to be amended from the Public Open Space Land Use designation to the Public Recreational/Cultural Land Use designation.

Staff Report: [DRCr_DoubleButte_041007.pdf](#)

RECOMMENDED APPROVAL (6-0 VOTE)

3. Request for **VICTORY ACRES PARK (PL060586)** (City of Tempe, owner, Jeff Valasquez, J2 Design, applicant) for a General Plan Land Use Map Amendment for 3 acres for the new Victory Acres Park located at 2407 E. McArthur Drive, in the R-2 Multi-Family Residential District, including the following:

GEP07001 (Resolution No. 2007.18) – General Plan 2030 Projected Land Use Map Amendment for approximately 3 acres to be amended from the Residential Land Use designation to the Public Open Space Land Use designation.

Staff Report: [DRCr_VictoryAcres_041007.pdf](#)

RECOMMENDED APPROVAL (6-0 VOTE)

4. Request for **ACURA OF TEMPE (PL070060)** (Robert Thurston, Eclipse IV / Jake Bailey L.L.C., owner; George Sheller, Sheller Architecture, Inc., applicant) for a two level parking structure alongside the existing dealership on a site of +/- 4.998 acres, located at 7800 South Autoplex Loop in the GID, General Industrial District, including the following:

DPR07046 – Development Plan Review including site plan, building elevations and landscape plan.

Staff Report: [DRCr_AcuraOfTempe_041007.pdf](#)

APPROVED WITH MODIFIED CONDITIONS (6-0 VOTE)

5. Request for **PIER 202 (PL060548)** (Pier 202 Tempe LLC, property owner; Brad Gorman, applicant) consisting of nine (9) new buildings ranging in height from +/-90 to 310 feet for commercial, 285 room hotel and 1,484 residential units on +/-27.4 acres, located at 1200 East Rio Salado Parkway, in the MU-4, Mixed-Use High Density District, including the following:

PAD07003 – (Ordinance No. 2007.17) Amended Planned Area Development Overlay to modify development standards for nine (9) buildings totaling approximately 3,693,000 s.f. of building area on +/-27.4 acres.

ZUP07014 – Use Permit to allow tandem parking.

NOTE: CONTINUED FROM THE MARCH 13, 2007 PUBLIC HEARING

Staff Report: [DRCr_Pier202_041007.pdf](#)

RECOMMENDED APPROVAL OF PAD07003 AND APPROVED ZUP07014 (6-0 VOTE)

6. Request for **RESIDENCE INN BY MARRIOTT (PL060674)** (Richard Finvarb, Tempe RI, L.L.C., owner; Manjula Vaz, Gammage & Burnham P.C., applicant) for an eleven story, 172 guest room hotel and retail building including +/- 132,619 s.f. area and +/- 142 foot height, on +/- 0.351 acres, located at 125 East 5th Street in the CC, City Center District, including the following:

DPR07004 – Development Plan Review including site plan, building elevations and landscape plan.

NOTE: CONTINUED FROM THE MARCH 27, 2007 PUBLIC HEARING

Staff Report: [DRCr_ResidenceInn_041007.pdf](#)

APPROVED WITH MODIFIED AND ADDED CONDITIONS (6-0 VOTE)

7. Request for **HOTEL @ TEMPE MARKETPLACE (PL060718)** (Vestar Development, property owner; Manjula Vaz, applicant) for an eight (8) story, 140 room Hilton Homewood Suites Hotel, totaling +/- 105,300 s.f. in building area on +/-2.36 acres, located at 65 South McClintock Drive in the RCC, Regional Commercial Center District with PAD, including the following:

DPR07022 – Development Plan Review including site plan, building elevations and landscape plan.

Staff Report: [DRCr_HotelMarketplace_041007.pdf](#)

APPROVED (6-0 VOTE)

8. ANNOUNCEMENTS

NONE

For further information on the above agenda items, contact Development Services, Planning Division (480) 350-8331. 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 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

04/11/2007 8:40 AM
Advertised 03/26/07