

FINISHED
PUBLIC HEARING AGENDA



REVISED

**DEVELOPMENT REVIEW COMMISSION
SEPTEMBER 25, 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: 8/14/07 & 8/28/07 APPROVED**

2. Request for **ELITE CABARET (PL060066)** (Elizabeth Beucus & Jeff Minor, property owners; Sender Associates, Darin Sender, applicant) to subdivide one (1) lot into two (2) lots on 2.25 net acres, located at 910 North McClintock Drive, in the GID, General Industrial District, including the following:

 SBD-2006.57 – Preliminary and Final Subdivision Plat for two (2) lots on 2.25 net acres.

 NOTE: Continued by Planning & Zoning Commission on 6/13/06; and continued by Development Review Commission on 7/25/06, 8/8/06, 11/14/06, 2/27/07 and 8/28/07

 STAFF REPORT: [DRCr_EliteCabaretPlat_092507.pdf](#)
 CONTINUED TO JANUARY 22, 2008

3. Request for **CAMPUS TOWERS (PL060700)** (Linda Gerchick, Campus Towers L.L.C., property owner; Paul Gilbert, Beus Gilbert and Nathan LeBlang, Orcutt Winslow, applicants) for a Zoning Map Amendment and a Development Plan for a project consisting of three story, +/- 35 ft. buildings containing 138 residential condominiums on +/- 5.70 acres, located at 1215 East Orange Street. The request includes the following:

 ZON07005 – (Ordinance No. 2007.52) Zoning Map Amendment from R-3, Multi-Family Residential Limited and T.O.D. Transportation Overlay District (corridor) to R-4, Multi-Family Residential General and T.O.D. Transportation Overlay District (corridor) for +/- 5.70 acres.

 DPR07114 – Development Plan Review including site plan, building elevations and landscape plan.

 NOTE: Continued by Development Review Commission on 8/14/07

 STAFF REPORT: [DRCr_Campus-Towers_092507.pdf](#)
 CONTINUED TO A FUTURE DATE TO BE DETERMINED (RE-ADVERTISING REQUIRED)

4. Request for **CHURCH ON MILL – CLASSROOM BUILDING (PL070066)** (First Southern Baptist Church of Tempe, owner; Joel Nice, Barduson Architects, applicant) for a +/- 14,600 s.f. classroom and administration building added to a 13,932 s.f. worship and ministry campus on +/- 3.16 acres, located at 1300 South Mill Avenue, in the R-2, Multi-Family Residential District. The request includes the following:

DPR070139 – Development plan review including building elevations, site plan and landscape plan for a one-story classroom and administrative building built in an L-shape on the south side of the lot.

NOTE: Continued by Development Review Commission on 8/28/07

STAFF REPORT: [DRCr_Churchonmill_092507.pdf](#)

CONTINUED TO OCTOBER 9, 2007

5. Appeal of the June 5, 2007 Hearing Officer's decision to approve the request by **THE SETS (PL070167)** (Steve Bonaguidi, appeal applicant) located at 93 East Southern Avenue in the CSS, Commercial Shopping and Services District, including the following

UPA07007 – Use Permit Appeal (ZUP07042) for a billiard parlor and sports bar with live entertainment.

NOTE: Continued by Development Review Commission on 8/14/07

STAFF REPORT: [DRCr_TheSetsAppeal_092507.pdf](#)

CONTINUED TO OCTOBER 9, 2007

6. Request for **CAMPUS EDGE (PL070224)** (Nelson Companies 2, LLC., owner; Bob Umbanhowar, Site Consultants Inc., applicant) for the development of a mixed-use project consisting of 100 residential units and first floor commercial on 1.50 acres, located at 922 East Apache Boulevard, in the MU-4, Mixed Use High Density District, Transportation Overlay and Planned Area Development Overlay, including the following:

SBD07021 – Preliminary Subdivision Plat, combining three (3) lots into one (1) lot on 1.5 net acres.

STAFF REPORT: [DRCr_CampusEdge_092507.pdf](#)

APPROVED ON CONSENT

7. Request for **NORTHWEST TEMPE COMMUNITY PLAN (PL070372)** (City of Tempe Neighborhood Services, applicant) to amend Tempe General Plan 2030 to define character areas within existing Land Use Designations and establish objectives to guide development decisions in the area generally bounded by Broadway Road north to Rio Salado Parkway; from the Southern Pacific Railroad Tracks west to Priest Drive (north of University Drive); from Mill Avenue west to Priest Drive (south of University Drive); and the residential area located west of Priest Drive to Lindon Lane, from University Drive north to Fifth Street, including the following:

GEP07006 – (Resolution No. 2007.80) General Plan Amendment.

STAFF REPORT: [DRCr_NWTCP_092507.pdf](#)

CONTINUED TO NOVEMBER 13, 2007

10. ANNOUNCEMENTS

For further information on the above agenda items, contact Development Services, 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 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.
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Posted 9/21/07

10/03/2007 2:00 PM