

REVISED

## DEVELOPMENT REVIEW COMMISSION NOVEMBER 27, 2007

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

1. **CONSIDERATION OF MEETING MINUTES: 10/23/07 (POSTPONED)**

2. Request for **CAMPUS SUITES ON THE RAIL (PL070312)** (Gordon Phillips, Campus Suites on the Rail LLC, owner / Paul Gilbert, Beus Gilbert, PLLC, applicant) for a Zoning Map Amendment from CSS and R-4 in the Transportation Overlay District (TOD) to MU-4 TOD with a PAD, and a Development Plan Review for a +/- 617,000 s.f. new student housing development on +/- 6.8 net acres located at 1900 E. Apache Boulevard, in the CSS Commercial Shopping and Services and R-4 Multi-Family Districts in the Transportation Overlay District Station and Corridor Areas, including the following:

**ZON07011 – (Ordinance No. 2007.77)** Zoning Map amendment from CSS Commercial Shopping and Services and R-4 Multi-Family in the TOD to MU-4 TOD Mixed-Use High Density with a Planned Area Development (PAD).

**PAD07026** – Planned Area Development to define the development standards: building height of 70 feet; building setbacks of 0' front, 10' side, 10' rear; 14% landscape area and 45% building lot coverage; 41 du/ac and 1084 parking spaces.

STAFF REPORT: [DRCr\\_CampusSuites\\_112707.pdf](#)

3. Request for **CHRIST LIFE CHURCH (PL070397)** (Alaine Neihart, Christ Life Church, owner representative; Jason Harwell; applicant) for a Development Plan Review and a Use Permit to add the 34,378 s.f. Jim Roam Family Center to the existing church facility on +/- 4.5 net acres, located at 1137 East Warner Road in the AG Agricultural District, including the following:

**DPR07189** – Development Plan Review including building elevations, site plan and landscape plan.

**ZUP07156** – Use Permit for a ten percent building height increase from 30'-0" to 33'-0" in the AG Agricultural District.

~~**DPR07208** – Development Plan Review for a site plan, building elevations and landscape plan~~

STAFF REPORT: [DRCr\\_CHRISTLIFE\\_112707.pdf](#)

4. Request for **CARINO'S ITALIAN GRILL (PL070450)** (Fred Bueler, Vestar Development Co., Owner / Jim and Allan Gantes, The Breckenridge Group Inc., applicant) for a Development Plan Review for a +/- 6,540 s.f. restaurant on +/- 1.51 acres, located on Tempe Marketplace Pad F, at 31 S. McClintock Drive, in the RCC, Regional Commercial Center District. The request includes the following:

**DPR07219** – Development plan review including building elevations, site plan and landscape plan for a one-story restaurant.

STAFF REPORT: [DRCr\\_Carinos112707.pdf](#)

## 5. 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.

11/26/2007 2:19 PM