



**CITY OF TEMPE  
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 10/15/2015  
Agenda Item: 6A2**

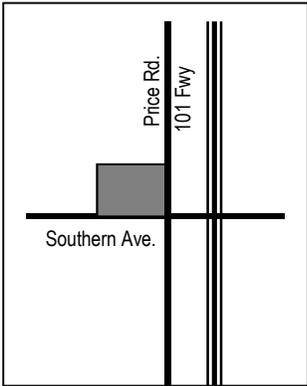
**ACTION:** Hold a public hearing for a review of the Zoning Map Amendment and Planned Area Development Overlay for direction to permit a time extension or initiate a reversion of prior entitlements for 2150 SOUTHERN CAMPUS MASTER PLAN (PL080282), located at 2150 East Southern Avenue.

**FISCAL IMPACT:** There is no fiscal impact to City funds.

**RECOMMENDATION:** Not applicable.

**BACKGROUND INFORMATION:** 2150 SOUTHERN CAMPUS MASTERPLAN (PL080282) consisting of a phased mixed-use development with a charter school, a private school, assembly space for performances, recreational uses, commercial and residential uses initially located within six existing structures and eventually built into five new structures with building heights of 42 to 60 feet tall. The project would consist of approximately 192,156 s.f., on 8.87 net acres, located at 2150 E. Southern Avenue. City Council approved the entitlement request on April 9, 2009 with a condition that a building permit application shall be completed on or before April 8, 2012 or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment. At this time, the development team has not obtained or applied for building permits.

Notification letters have been sent through certified mail with return receipt to the following: Tyler Johnson, East Valley Bible Church, Mr. Jerry Smith, East Valley Bible Church, Neil Pitchel, DBA Redemption Church. Notification letter was accepted and return receipt was received from Neil Pitchel, Redemption Church. The current owners of the property (Redemption Church) have indicated that they do not intend to pursue an extension.



Current Property Owner	Redemption Church
Former Property Owner	The Tempe Education and Arts Center, LLC
Current Applicant	Neil Pitchel, Pastor of Central Operations
Former Applicant	Jason Comer; Architekton
Current Zoning District	MU-4 (PAD) Mixed-Use Medium Density with a Planned Area Development Overlay
Pervious Zoning	R/O, CSS, R1-6
Gross/Net site area	8.87 acres
Max. Density	9 du/ac
Total Building Area	192,156 s.f. (after completion of phase III)
Lot Coverage	40 % - 76,862 s.f.
Building Height	42-60 feet depending on location within the site
Building Setbacks	20' front (Southern Avenue side), 0' street side yard (Price Road side), 30' side yard (west) and 30' rear yard (north) with actual buildings located 80' from the north and west property lines.
Landscape Area	15% min.
Vehicle Parking	731 spaces provided
Bicycle Parking	80 spaces provided

**ATTACHMENTS:** Letter from Neil Pitchel, Redemption Church, Original Development Project File

**STAFF CONTACT:** Ryan Levesque, Deputy Community Development Director, (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director  
Legal Review by: Teresa Voss, Assistant City Attorney  
Prepared by: Suparna Dasgupta, Principal Planner

**COMMENTS:**

An approval of a time extension has the effect of:

- Retaining the existing entitlements of MU-2 PAD, with the allowance of greater height and student housing.
- Any significant changes, including the reduction of more than 10% of the height or density would require a major amendment to the PAD and require a new decision by the Council.
- This entitlement still requires processing of Development Plan Review.

Not to consider acceptance of the time extension has the effect of:

- Requiring further direction from City Council to further evaluate either the schedule of development, or
- Direct staff to proceed with a revocation process of the PAD and zoning entitlements. This process would include a neighborhood meeting, recommendation hearing by the Development Review Commission and public hearings with a final decision by City Council.
- With the revocation of entitlements, any new submittal application (even if similar) would be brought back through the appropriate decision-making body.
- As a result of reversion, the property's zoning would be changed back to the R/O Residential Office, CSS Commercial Shopping and Service and R1-6 Single Family Residential Districts, and would allow the existing uses of a church and online school with offices to remain.
- The previous zoning districts are not consistent with the General Plan, projected land use (mixed use). Any future changes to the underlying zoning would be in support of a mixed-use district.

**NOTIFICATION:**

- On September 15, 2015 and September 22, 2015 certified letters with return receipt were mailed to Tyler Johnson, East Valley Bible Church, Mr. Jerry Smith, East Valley Bible Church, Neil Pitchel, DBA Redemption Church, Notification letter was accepted and return receipt was received by the City of Tempe from Neil Pitchel, DBA Redemption Church, 1820 W Elliot Road, Gilbert, Arizona 85233. The current owners of the property (Redemption Church) have indicated that they do not intend to pursue an extension.