

**REVISED**

**DEVELOPMENT REVIEW COMMISSION  
JUNE 8, 2010**

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: 5/25/10
2. Request for **THE APARTMENTS AT LAKES TOWNE CENTER (PL100035)** (Rural Baseline Two, LLC, property owner; Charles Huellmantel, Huellmantel & Affiliates, applicant) consisting of a new 224 unit residential apartment complex within 132,000 sf. total building area on 10.07 acres, located at 577 East Baseline Road in the PCC-2, Planned Commercial Center General District. The request includes the following:

**DPR10046** – Development Plan Review including landscape plan.

STAFF REPORT: [DRCr AptLakesTowneCenter Landscape 060810.pdf](#)

**CONTINUED FROM MAY 25, 2010 HEARING**

3. Request for **MEMO'S CAFE (PL080109/RVK10001)** (Ramez Rabata/Memos Cafe, applicant; Red Mountain Retail Group, property owner) to appeal the Hearing Officer's Decision of April 6, 2010 to revoke the Use Permit. Memo's Café is located at 1845 East Broadway Road, Suite No. 9, in the CSS, Commercial Shopping and Services District. The request includes the following:

**RVA10001** - To appeal the revocation of a Use Permit to allow a hookah lounge/tobacco retailer.

THIS CASE WAS CONTINUED FROM THE MAY 11, 2010 MEETING

STAFF REPORT: [DRCr MemosAppeal2 060810.pdf](#)

4. Request for **FURNITURE ROW (PL100091)** (David Sellers, LGE Design Build, property owner; Larry Fore, Furniture Row Companies, applicant) consisting of a one-story building prefabricated metal building with four retail furniture tenants in approximately 73,588 s.f., on +/- 5.09 net acres, located at 8515 S. Emerald Drive, zoned RCC, Regional Commercial Center District in the Southwest Overlay District. The request includes the following:

**DPR10058** – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr FurnitureRow060810.pdf](#)

5. Request for **ZONING AND DEVELOPMENT CODE AMENDMENTS (PL100051)** (Development Services Department, applicant) consisting of changes with the Zoning and Development Code regarding drive-through facilities; charter schools; paved surfaces; meeting/decision notices; directional signs; and modified definitions for recreational vehicle, tobacco retailer, and trailer. The request includes the following:

**ZOA10002 – (ORDINANCE NO. 2010.17)** Code Text Amendment for Sections 1-208, 3-102, 3-202, 3-302, 3-408, 4-502, 4-602, 4-903, 6-302, 7-119, and 7-121.

STAFF REPORT: [DRCr\\_ZDCamendments\\_060810.pdf](#)

## 6. ANNOUNCEMENTS

<p>For further information on the above agenda items, contact Development Services, Planning Division (480) 350-8331. <b>Cases may not be heard in the order listed.</b> 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.</p>
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06/03/2010 12:50 PM