

**REVISED**

**DEVELOPMENT REVIEW COMMISSION  
JUNE 22, 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: 6/8/10 POSTPONED**
2. 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 JUNE 8, 2010 HEARING**

STAFF REPORT: [DRCr MemosAppeal\\_062210.pdf](#)

**CONTINUED TO THE AUGUST 24, 2010 HEARING**

3. Request by **TEMPE CHRISTIAN CHURCH (PL090249)** (Pastor Daniel Martin, Tempe Christian Church, owner and applicant) for a 4,400 sf. Fellowship Hall freestanding building addition to the existing church campus on a +/- 3.05 acre site located at 5815 South McClintock Drive in the R1-7, Single Family Residential District. The request includes the following:

**DPR09130** – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr\\_TempeChristianChurch\\_062210.pdf](#)

**APPROVED BUILDING ELEVATIONS AND SITE PLAN ON CONSENT AS RECOMMENDED IN THE STAFF REPORT AND LANDSCAPE PLAN CONTINUED 90 DAYS**

4. Request by **QUIK TRIP # 1420 (PL090493)** (Rodney Loyd, Quik Trip Corporation, owner; Juan Romero, Quik Trip Corporation, applicant) for a 5,014 sf. convenience store with a 6,190 sf. fuel sales canopy on a +/- 1.43 acre site located at 1190 West Elliot Road in the PCC-2, Planned Commercial Center General District and the SWOD, Southwest Tempe Overlay District. The request includes the following:

**PAD10006** – (Ordinance No. 2010.19) Planned Area Development Overlay to establish development standard for rear yard building setback.

**ZUP10041** – Use Permit for fuel sales in the PCC-2 District.

**ZUP10058** – Use Permit for vehicle parking quantity in excess of 125 percent of required parking quantity.

**DPR10062** – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr QUIKTRIP1420\\_062210.pdf](#)

**APPROVED ON CONSENT WITH MODIFIED CONDITIONS AS RECOMMENDED IN THE STAFF REPORT**

5. ANNOUNCEMENTS - **NONE**

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 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

06/23/2010 8:26 AM