

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION JUNE 22, 2010

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
6:00 PM (5:30 Study Session)

Commission Present:

Vanessa MacDonald, Chair
Mike DiDomenico, Vice Chair
Stanley Nicpon
Monica Attridge
Tom Oteri
Dennis Webb
Peggy Tinsley

Commission Absent:

Mario Torregrossa
Kolby Granville
Paul Kent

City Staff Present:

Lisa Collins, Deputy Development Services Manager
Steve Abrahamson, Planning & Zoning Coordinator
Kevin O'Melia, Senior Planner
Shawn Daffara, Planner II
Lisa Novia, Administrative Assistant II

Chair MacDonald called the meeting to order at 6:05 p.m., which included the introduction of the Commission and City staff. It was determined at the Study Session that Item No. 1 would be postponed, Item No. 2 would be heard and Item Nos. 3 and 4 would be placed on the Consent Agenda.

1. **CONSIDERATION OF MEETING MINUTES: 6/8/10 (POSTPONED)**

CONSENT AGENDA

On a motion by Commissioner Nicpon and seconded by Commissioner Tinsley, the Commission with a vote of 7-0 approved the Consent Agenda with the following modifications to the recommended Conditions of Approval:

- 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](#)

23. **Return to the Development Review Commission with a request for approval of a Conceptual Landscape Plan within 90 days.** Provide landscape and irrigation plans for the site for the permit phase of construction document development. Drawings for restoration and augmentation of an existing landscape may be prepared by a landscape architect or an individual who can demonstrate a horticultural specialty.

-
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](#)

8. ~~Locate an intermediate landscape island in the parking row near the southeast building corner, as indicated in Site Plan Review mark up, dated May 5, 2010. Ensure that no more than twelve (12) parking spaces are in line between landscape islands in front of building or elsewhere on site~~
12. Construct the refuse enclosure in accordance with standard detail DS-116. Use of gates at front of enclosure is not required. If gates are used, metal gates which are translucent by means of a tight metal mesh panel **or similar material** are allowed. These gates do not require a vision panel if the entire translucent panel allows visual surveillance. Refer to the City of Tempe garage refuse enclosure gates at 117 East 5th Street (the gates face Forest avenue) for a built example.
13. ~~Locate two bike parking hoops near the south elevation of the store. Separate the hoops so one is near the southeast and one is near the southwest corner of the building. Position the hoops so they are parallel with the face of the south elevation and the 2'-0" by 6'-0" bike parking space associated with each hoop is also oriented parallel with the south elevation. Ensure the hoop and bike parking space are positioned on the walkway so they do not impede pedestrian circulation.~~
25. The concept plant materials schedule indicated on the Preliminary Landscape Plan, sheet 4, relies heavily on taller shrubs which are as listed: Baja Ruellia, Chihuahuan Sage, Dwarf Oleander and Red Yucca. ~~Delete the oleander entirely and~~ Develop a plant schedule **and maintenance plan** that utilizes trees that can be trained with understory canopies along with low shrubs and groundcovers, so natural visual surveillance may be maximized throughout the redeveloped site. Indicate each plant location including shrubs and groundcovers by plant symbol on the landscape plan. **Maintain maximum shrub and groundcover heights in proximity to pedestrian and parking areas.**
-

REGULAR AGENDA

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](#)

This case was presented by Shawn Daffara and represented by Ali Homsy, Mechanical Engineer.

Mr. Daffara made a brief presentation in which he indicated that since the last hearing, the applicant had submitted their tenant improvement plans in order to meet the Conditions of Approval for their Use Permit. The first review of the plans had been completed as of 3:00 on the day of this hearing. Mr. Daffara indicated there are approximately 15-20 relatively minor corrections and believed they could be made with plans completed and approved within the second review.

Mr. Homsy indicated they would be in to pick up the plans from Development Services the morning after the hearing and would work to make the necessary corrections. He asked the Commission for a continuance to the August 24th hearing to allow time for the plans to be completed and approved.

On a motion by Commissioner Nicpon and seconded by Commissioner Webb, the Commission with a vote of 6-1 (Commissioner DiDomenico opposed) continued this case to the August 24, 2010 hearing.

5. **ANNOUNCEMENTS –**

Commissioner Nicpon asked what cases are scheduled for the next hearing. Ms. Collins indicated that at this point there are two cases scheduled, a hookah lounge revocation appeal and a development plan review for Tempe Dodge.

The hearing adjourned at 6:15 p.m.

Prepared by: Lisa Novia, Administrative Assistant II
Reviewed by: Lisa Collins, Deputy Development Services Manager



Lisa Collins, Deputy Development Services Manager