

REVISED

DEVELOPMENT REVIEW COMMISSION
SEPTEMBER 28, 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)

1. **CONSIDERATION OF MEETING MINUTES: 09/14/10**
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, JUNE 22 AND AUGUST 24, 2010 MEETINGS

STAFF REPORT: [DRCr MemosAppeal_092810.pdf](#)

3. Request for **HAREM NIGHTS (PL090148/RVK10002)** (Kahlil Abulaban, applicant; 1630 Apache LLC, property owner) to appeal the Hearing Officer's Decision of May 19, 2010 to revoke the Use Permit. Harem Nights is located at 1630 East Apache Boulevard, Suite No. 103, in the CSS, Commercial Shopping and Services District. The request includes the following:

RVA10002 - To appeal the revocation of a Use Permit to allow a hookah lounge/tobacco retailer.

THIS CASE WAS CONTINUED FROM THE JULY 13 AND JULY 27, 2010 MEETINGS

STAFF REPORT: [DRCR_HAREMNIGHTSAPPEAL_092810.PDF](#)

4. Request for **PAPPAS RESIDENCE (PL100157)** (Michael Pappas, property owner, Tessa Jones/The Phactory, applicant) for a 7,000 +/- s.f., two unit multi-family development including a main residence and an accessory dwelling unit located at 55 West 13th Street in the R-2, Multi-Family Residential District. The request includes the following:

DPR10106 – Development Plan Review including site plan and building elevations.

THIS CASE WAS CONTINUED FROM THE JULY 13, 2010 MEETING

STAFF REPORT: [DRCR_PAPPASRESIDENCE_092810.PDF](#)

5. Request for **CITY OF TEMPE SOUTH WATER TREATMENT PLANT ENVIRONMENTAL LABORATORY (PL100054)** (City of Tempe, property owner; James W. Dettmer, PE, Malcolm Pirnie, Inc., applicant) consisting of the addition to the South Water Treatment Plant of a 14,609 s.f. freestanding building on a +/- 53.37 acre site, located at 6600 South Price Road in the AG, Agricultural District. The request includes the following:

DPR10149 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCR_SWTP_ENVLAB_092810.PDF](#)

6. Request for **QUIK TRIP # 1400 (PL100107)** (Dave Mason, University LLC, property owner; Juan Romero, Quik Trip Corporation, applicant) consisting of a 6,071 s.f. convenience store with a 7,670 s.f. fuel sales canopy on a +/- 1.97 acre site, located at 2150 East University Drive in the GID, General Industrial District. The request includes the following:

ZUP10082 – Use Permit for fuel sales and convenience store in the GID District.

ZUP10083 – Use Permit for vehicle parking quantity in excess of 125% of required parking quantity.

DPR10148 -- Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCR_QUIKTRIP1400_092810.PDF](#)

7. Request for **VALLEY WESLEY RESIDENCE HALL (PL100108)** (First United Methodist Church of Tempe, property owner, ORB Architecture LLC, applicant) consisting of demolishing an existing building for a new 5-level residence hall with 57 bedrooms, all within 23,551 sf. of building area on approx. 1.45 acres, located at 215 East University Drive in the CC, City Center District within the Transportation Overlay District. The request includes the following:

DPR10140 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCR_VALLEYWESLEYRESHALL_092810.PDF](#)

8. Request for **QUIK TRIP # 460 (PL100187)** (Celeste Robb, Price & Southern Properties LLC, property owner; Juan Romero, Quik Trip Corporation, applicant) for a 6,071 sf. convenience store with a 9,598 sf. fuel sales canopy on a +/- 2.52 acre site located at 3300 South Price Road in the PCC-1, Planned Commercial Center District. The request includes the following:

ZUP10080 – Use Permit for fuel sales and convenience store in the PCC-1 District.

ZUP10081 – Use Permit for vehicle parking quantity in excess of 125 percent of required parking quantity.

DPR10146 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_Quiktrip460_092810.pdf](#)

9. Request for **CARLIFE PROFESSIONAL AUTO SERVICE (PL100205)** (L & G Ray LLC, property owner, Ridenour, Hieton & Lewis, applicant;) consisting of a new 7,249 sf. building on a vacant pad for an automotive business on approx. 1.31 acres, located at 9895 South Priest Drive in the PCC-2, Planned Commercial Center General District. The request includes the following:

ZUP10079 – Use Permit to allow vehicle repair.

DPR10144 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_CarLifeAuto_092810.pdf](#)

10. Request for **FARMER ARTS SENIOR HOUSING (PL100244)** (City of Tempe, property owner, Huellmantel & Affiliates, applicant) consisting of a new 5-story multi-family housing complex with 56 units, all within 53,910 sf. of building area on approx. 0.92 acres, located at 601 South Farmer Avenue in the MU-4, Mixed Use High Density District within the Transportation Overlay District and a Planned Area Development Overlay. The request includes the following:

DPR10147 – Development Plan Review including site plan, building elevations and landscape plan.

SBD10020 – Preliminary Subdivision Plat for four (4) lots and one (1) tract.

STAFF REPORT: DRCr_FarmerArtsSeniorHousing_092810.pdf

11. 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 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

09/24/2010 3:25 PM