

**DEVELOPMENT REVIEW COMMISSION
OCTOBER 14, 2008**

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: 9/9/08 & 9/23/08 **APPROVED****
2. Request for **QIK STOP MARKET (PL080219)** (Debbie Nguyen, Qik stop Market, property owner; William Johns, Associated Architects, applicant) consisting of an existing gas station and a new 1,450 s.f. convenience store on .39 net acres, located at 3233 S. 48th Street in the PCC-1 Planned Commercial Center Neighborhood District. The request includes the following:

ZUP08116 – Use Permit to allow a convenience store with a vehicle fueling station.

DPR08160 – Development Plan Review including site plan, building elevations, and landscape plan.

STAFF REPORT: [DRCr_QikStop_101408.pdf](#)

APPROVED ON CONSENT

3. Request for **TOTAL WINE AND MORE (PL080269)** (William Tait, Emerald I-10, L.L.C., property owner; Victor Kollasch, Balmer Architectural Group, INC, applicant) consisting of a 1 story retail building, with approximately 23,484 s.f. of building area on 13.67 net acres), located at 8544 South Emerald Drive in the RCC, Regional Commercial Center District, and within the Southwest Tempe Overlay District. The request includes the following:

ZUP08137 – Use Permit to allow a liquor store (Series 9 Liquor License) in the RCC, Regional Commercial Center District.

DPR08196 – Development Plan Review including site plan, building elevations, and landscape plan.

STAFF REPORT: [DRCr_TotalWineAndMore_101408.pdf](#)

APPROVED ON CONSENT

4. **ANNOUNCEMENTS**

STAFF HAD NO ANNOUNCEMENTS/VICE CHAIR DIDOMENICO CONGRATULATED THE CITY ON ITS AMERICAN PLANNING ASSOCIATION'S AWARD FOR BEING NAMED ONE OF ITS TOP TEN STREETS IN AMERICA.

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 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.