

MINUTES OF THE 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)

COMMISSION PRESENT:

Vanessa MacDonald, Chair
Mike DiDomenico, Vice Chair
Monica Attridge
Dennis Webb
Paul Kent
Heather Swanson
Peggy Tinsley

CITY STAFF PRESENT:

Lisa Collins, Deputy Development Services Manager
Steve Abrahamson, Planning & Zoning Coordinator
Alan Como, Planner II
Lisa Lathrop, Administrative Assistant

Chair MacDonald called the meeting to order at 6:00 p.m., which included the introduction of the Commission and City staff.

1. **CONSIDERATION OF MEETING MINUTES: 9/9 & 9/23/08**

On a motion by Commissioner Webb and seconded by Commissioner Attridge, the Commission with a vote of 6-0 (Commissioner Swanson abstained) approved the minutes of 9/9/08.

On a motion by Commissioner Webb and seconded by Commissioner Attridge, the Commission with a vote of 4-0 (Commissioners DiDomenico, Kent and Tinsley abstained) approved the minutes of 9/23/08.

CONSENT AGENDA

Item Nos. 2 and 3 were both placed on the Consent Agenda for approval during Study Session. Chair MacDonald called to the audience and seeing no requests to have the items pulled from Consent, called for the question.

On a motion by Commissioner DiDomenico and seconded by Commissioner Tinsley, the Commission with a vote of 7-0 approved the Consent Agenda with all conditions as recommended in the following staff reports:

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](#)

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](#)

4. **ANNOUNCEMENTS** – Vice Chair DiDomenico congratulates the City of Tempe on Mill Avenue being named one of the American Planning Association's 10 Best Streets in America.

The hearing adjourned at 6:10 p.m.

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



Lisa Collins
Deputy Development Services Manager