

REVISED

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/14/23
Agenda Item: 4**

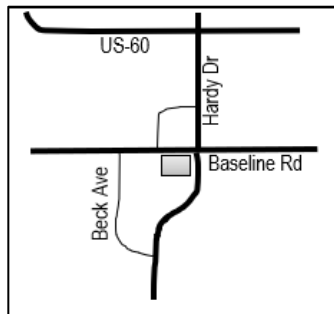
ACTION: Request a Use Permit to allow a tobacco retailer for STOGIES, located at 925 West Baseline Road. The applicant is Antwan Karabet Masrelian.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: STOGIES (PL220327) is requesting a Use Permit to allow a tobacco retailer, including the sales of tobacco, cigars, and tobacco accessories. The proposed use would be located within Unit 101 of the existing Pepperwood Pointe commercial center. The request includes the following:

ZUP220072 Use Permit to allow a tobacco retailer in the CSS zoning district.



Property Owner	Irwin Pastemack, Pepperwood Pointe
Applicant	Antwan Masrelian, STOGIES
Zoning District	CSS
Unit Area	3,283 s.f.
Vehicle Parking	No increase in demand
Bicycle Parking	No increase in demand
Hours of Operation	9 a.m. to 9 p.m. daily

ATTACHMENTS: Development Project File

STAFF CONTACT(S): ~~Sydney Deitering, Planning Technician (480) 350-8942~~
Lee Jimenez, Senior Planner, (480) 350-8486

Department Director: Jeff Tamulevich, Community Development Director
Legal review by: N/A
Prepared by: Sydney Deitering, Planning Technician
Reviewed by: ~~Steve Abrahamson, Principal Planner~~ Suparna Dasgupta, Principal Planner

COMMENTS

The site is within Unit 101 of the existing Pepperwood Pointe commercial shopping center, located at the southwest corner of Baseline Road and Hardy Drive. The proposed location is in conformance with Section 3-423 – Use Separation Requirements, which prohibits tobacco retailers from being located on a lot within 1,320 feet from the lot line of a charter school, private school, or public school, which provides elementary or secondary education. The applicant was made aware of the tobacco initiative and proposed flavored vape ban.

PUBLIC INPUT

On February 3, 2023, staff received one phone call inquiry regarding the separation requirements for tobacco retailers. Staff explained that separation requirements refer to the distance between smoke shops and any school that provides elementary or secondary education, not other smoke shops. The caller was satisfied and indicated that there were no concerns with Stogies.

As of February 10, 2023, report update staff has received eighteen (18) public comments. There are total of eleven (11) comments in opposition and seven (7) in support of this application.

USE PERMIT

The proposed use requires a Use Permit for a tobacco retailer within the CSS zoning district.

Section 6-308(E) Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed use is located within an existing commercial center and a significant increase in vehicular or pedestrian traffic is not expected.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the proposed use is not expected to cause any nuisances.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; the proposed use conforms with Section 3-423 – Use Separation Requirements, and is a permitted use in the CSS zoning district subject to a Use Permit.
4. *Compatibility with existing surrounding structures and uses*; the proposed use is compatible with the existing businesses in the commercial center.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the business is expected to monitor customer behavior to have adequate control of disruptive activity inside and outside the premises.

REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received, and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL: (Non-standard conditions are identified in bold)

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.
3. Hours of operation to begin no earlier than 9:00 AM and to end no later than 9:00 PM.

4. **Return to the appropriate decision-making body for review of compliance with conditions of approval within six (6) months. The timing for the six-month review period to commence begins when the business is in full operation. Advise Community Development staff when in full business operation. (ADDED BY STAFF AFTER DISCUSSING WITH APPLICANT).**

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

USE PERMIT:

- The Use Permit is valid for STOGIES and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- Any intensification or expansion of use shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.
- This use shall not violate the City of Tempe Smoking Ordinance or Smoke Free Arizona Act A.R.S. §36-601.01.
- The owner/management shall adhere to the City Adopted International Mechanical Code.
- The gross sale of beverage and snack items may not exceed that of tobacco and hookah products for the hookah lounge tax license.
- Music, sound, or live entertainment shall not violate the City of Tempe Noise Ordinance.

HISTORY & FACTS:

Previous Use: Pink Nails Wax & Spa

ZONING AND DEVELOPMENT CODE REFERENCE:

[Section 3-202, Permitted Uses in Commercial and Mixed-Use Districts](#)

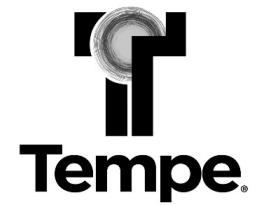
[Section 3-423, Use Separation Requirements](#)

[Section 4-203, Development Standards for Commercial and Mixed-Use Districts](#)

[Section 6-308, Use Permit](#)

[Section 6-313, Security Plan](#)

REVISED



DEVELOPMENT PROJECT FILE

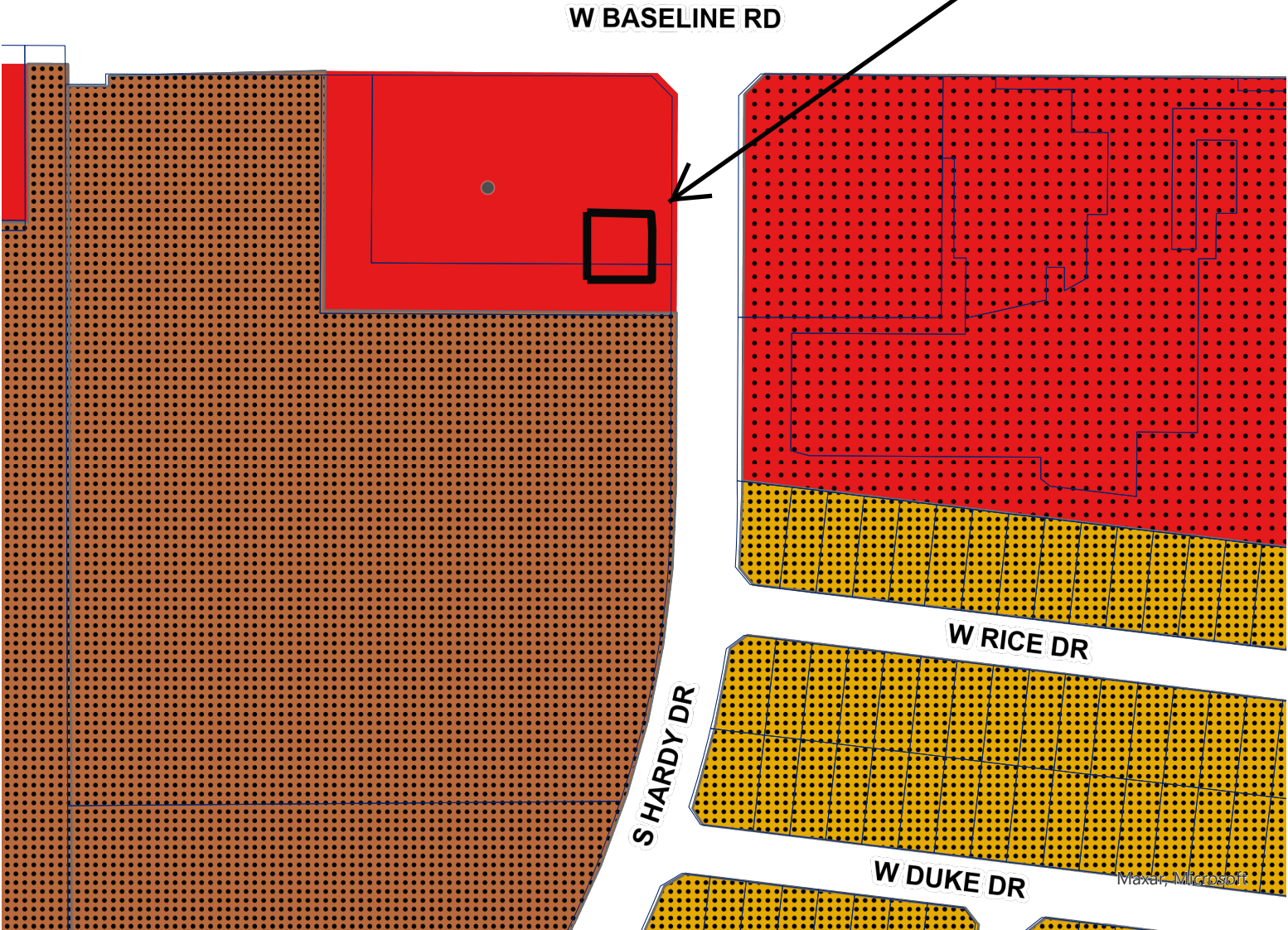
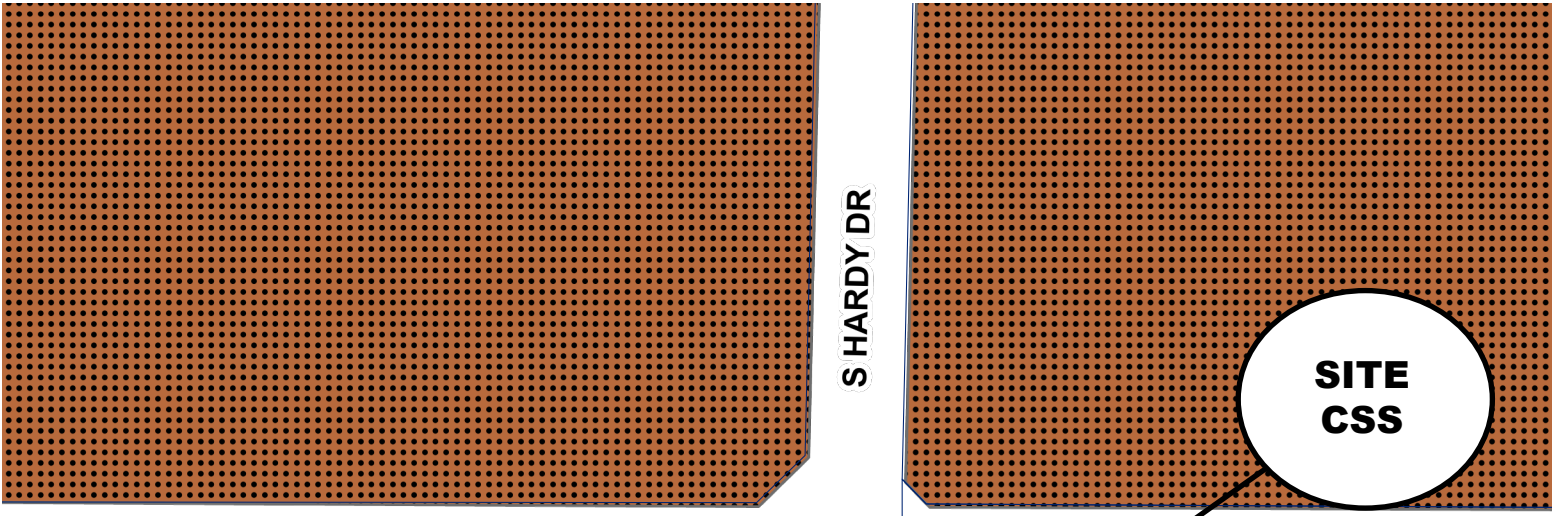
for
STOGIES
(PL220327)





ATTACHMENTS:

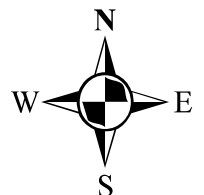
1. Location Map
2. Aerial Map
3. Proximity Map
4. Letter of Explanation
5. Site Plan
6. Floor Plan
- 7-10. Context Photos
- 11-46. **Public Comments**



Stogies



-  Commercial Shopping and Services (CSS)
-  Planned Commercial Center Neighborhood (PCC-1)
-  Single-Family Residential (R1-4)
-  Multi-Family Residential Limited (R-3)

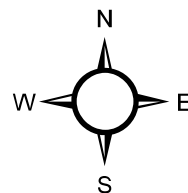




Stogies



Aerial Map



925 w baseline rd

Show search results for 925 w baseline ...

Search By

Using the Mouse What I Know Buffer Results

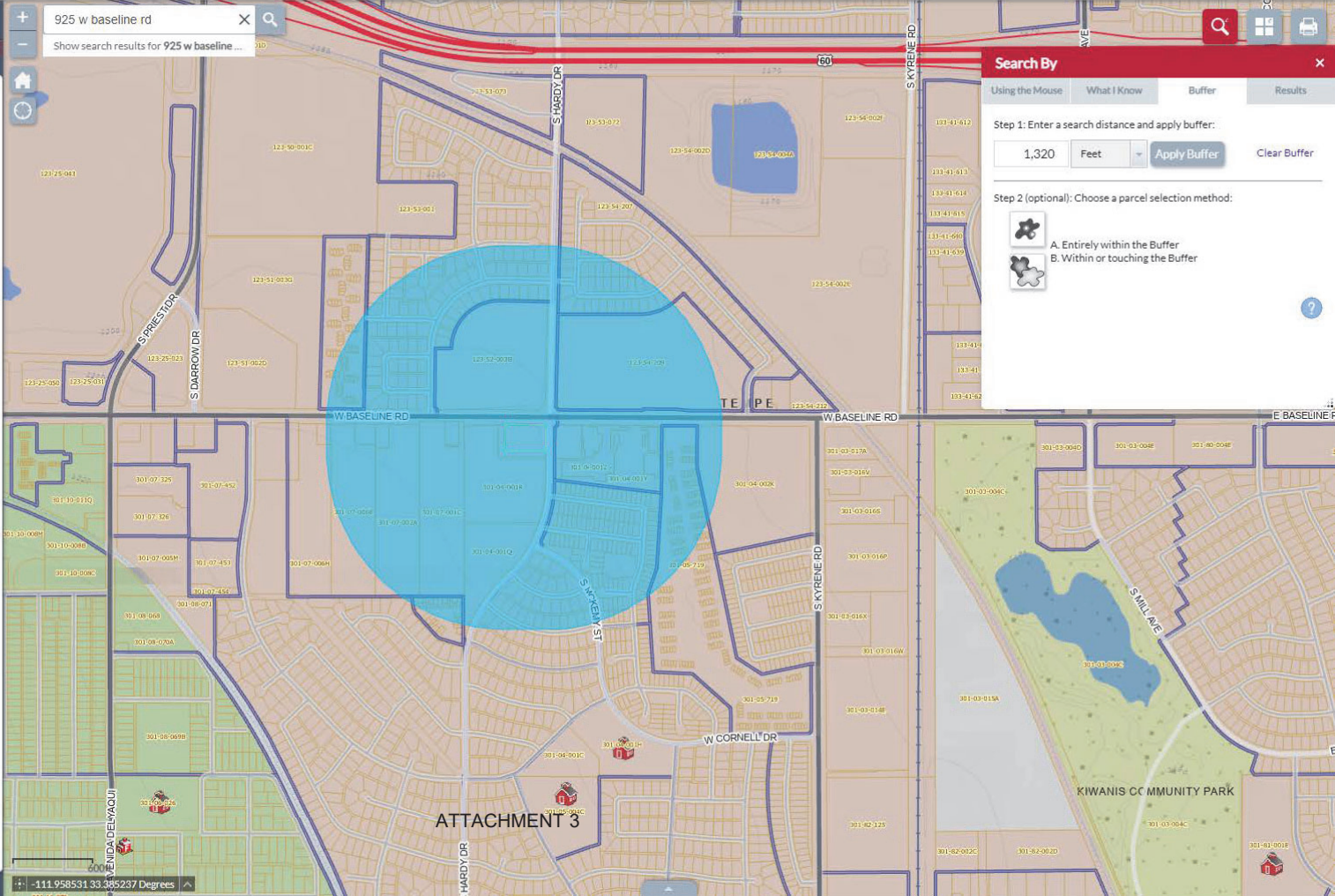
Step 1: Enter a search distance and apply buffer:

1,320 Feet Apply Buffer Clear Buffer

Step 2 (optional): Choose a parcel selection method:

- A. Entirely within the Buffer
- B. Within or touching the Buffer

- Layers
- Search Results: Parcels
 - Sections
 - MapIDs
 - Aerial Flight Dates
 - Annotation
 - Streets
 - Subdivisions
 - Parcels
 - Selectable Layers



ATTACHMENT 3

-111.958531 33.395237 Degrees

Letter of Explanation

Re: Stogies
925 W Baseline Rd Suite 101
Tempe, Arizona 85283

To Whom It May Concern:

STOGIES will be a retail business engaged in providing our customers with a respectful atmosphere for the purposes of purchasing tobacco and other smoke-related products; vapes, cigarettes, and merchandise. Our business will be open from 9:00 AM until 9:00 PM with at least 1 employee on the premises. Our business operates with strict regard to local and state laws, codes, and mandates. Our customers are exclusively 21 or over. Our business will not infringe on the rights and privileges of our neighbors but also aims to safeguard the respect of their operations by providing a product highly consumed by the demographics surrounding. Our business operation is located beyond the required minimum boundary pertaining to primary, secondary, private, and charter schools. Our business and its location do not cause or assist in the increase of noise pollution, odor, dust, gas, or vibration of the property's current natural state. Further, STOGIES will not initiate or cause the neighborhood surrounding to decrease in safety or value as the products we offer and the environment in which it is sold are executed in a professional manner that stands to protect the integrity of the shopping center, property, and community. Our employees will be delicately selected to protect our inventory and to also protect the innocence of customers entering and exiting the shopping center to drive or walk by STOGIES. We aim to establish a respectful business with exceptional customer service.

THERE WILL BE NO SMOKING INSIDE THE STORE. IT IS RETAIL SPACE ONLY.

Antwan Mesrelian

- Restaurants
- Hotels
- Things to do
- Transit
- P Parking
- Pharmacies
- ATMs

5250

5250

BMO Harris ATM

Cactus Nails

Walgreens
Drug store

925 W Baseline Rd,
Tempe, AZ 85283

Pink Nails Spa & Wax

Hike In Phoenix

STOGIES

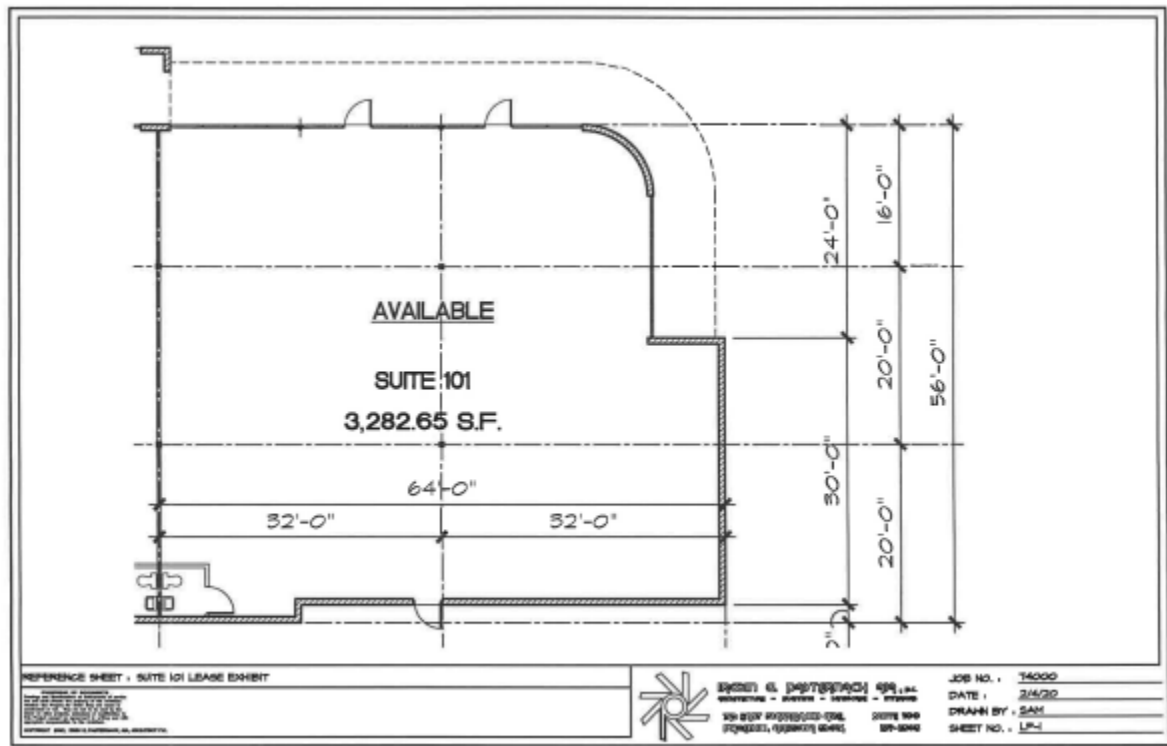
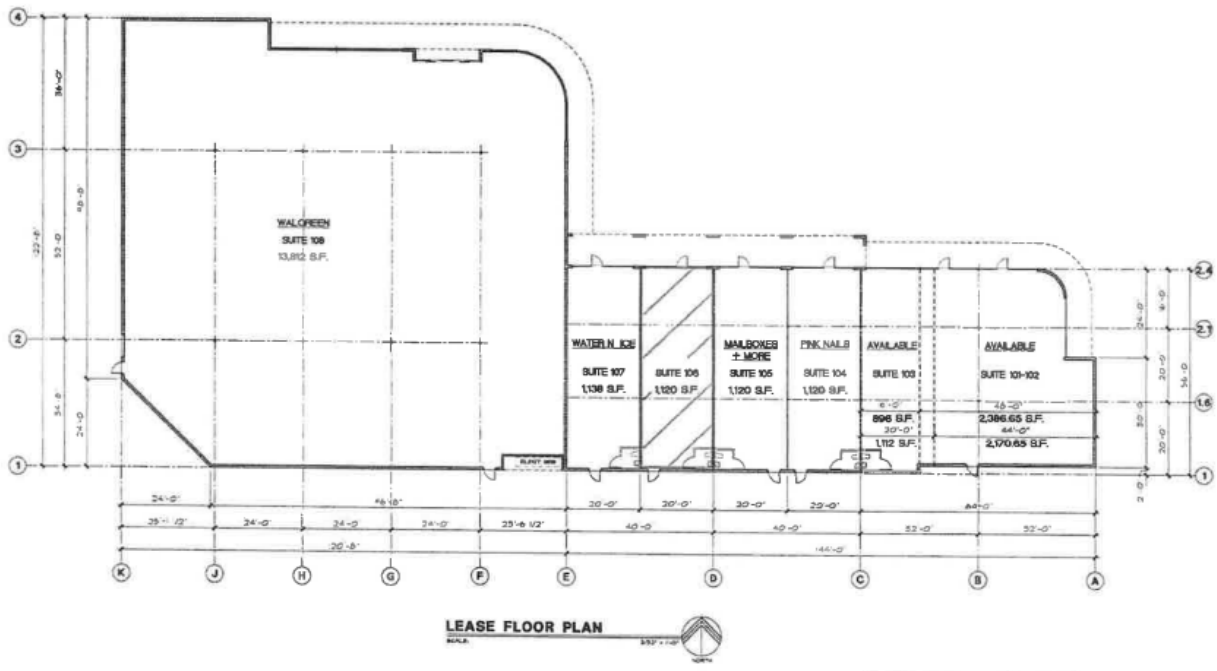
S Hardy Dr

Layers

W Apartment

ATTACHMENT 5

Google



REFERENCE SHEET - SUITE 101 LEASE EXHIBIT

DATE: 2/5/22

DRAWN BY: SAM

SHEET NO.: LP-1

SPINER & PARTNERSHIP, P.A.
ARCHITECTS - PLANNERS - ENGINEERS - INTERIORS

2020 1000
575-5246

JOB NO.: 14000
DATE: 2/5/22
DRAWN BY: SAM
SHEET NO.: LP-1



Above:
Interior facing south
Below:
Interior facing north (entrance)



Location: From Hardy Dr corner with Baseline Rd



Location: Facing south from Baseline Rd



Location: Parking Lot facing east at exit



Location: Parking Lot facing west.



Location: Parking Lot facing north



Location: Parking Lot facing south towards storefront

From: planning@tempe.gov
To: [Dasgupta, Suparna](#); [Barry, Joanna](#)
Subject: Development Review Commission Online Meeting Comment Card
Date: Thursday, February 9, 2023 9:14:31 PM

A new entry to a form/survey has been submitted.

Form Name: Development Review Commission Online Meeting Comment Card
Date & Time: 02/09/2023 9:14 PM
Response #: 161
Submitter ID: 110641
IP address: [REDACTED]
Time to complete: 8 min. , 42 sec.

Survey Details

Page 1

The City of Tempe Development Review Commission values and welcomes public input on Public Hearing items. If you wish to address a matter on the Development Review Commission Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Development Review Commission meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

Contact Information

Full Name	Ariadni Katsatos-Puente	Representing	Not answered
City & State of Residence	Tempe, AZ	Email	Not answered
Phone Number	Not answered	Meeting Date	02/14/2023

Agenda Item & PL#

220327
Project Name Stogies
(o) Oppose

Reading of Comments

(o) I WOULD like my comments read aloud for the record, if time allows

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

Comments

Th crossroads closest to my home are Baseline and Hardy. This area already has several smoke shops within a 1.5 mile radius. I do not believe another smoke shop would add value to this community.

All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting. Becoming boisterous while addressing the Commission is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting will be grounds, at the discretion of the Development Review Commission Chair, for ending the speaker's time.

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

[x] I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,
City of Tempe, AZ

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From: planning@tempe.gov
To: [Dasgupta, Suparna](#); [Barry, Joanna](#)
Subject: Development Review Commission Online Meeting Comment Card
Date: Thursday, February 9, 2023 5:55:32 PM

A new entry to a form/survey has been submitted.

Form Name: Development Review Commission Online Meeting Comment Card
Date & Time: 02/09/2023 5:55 PM
Response #: 160
Submitter ID: 110631
IP address: [REDACTED]
Time to complete: 10 min. , 36 sec.

Survey Details

Page 1

The City of Tempe Development Review Commission values and welcomes public input on Public Hearing items. If you wish to address a matter on the Development Review Commission Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Development Review Commission meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

Contact Information

Full Name	Amy Wood	Representing	Myself
City & State of Residence	Tempe, AZ	Email	[REDACTED]
Phone Number	[REDACTED]	Meeting Date	02/14/2023

Agenda Item & PL#

220327
Project Name Stogies
(o) Support

Reading of Comments

(o) I WOULD like my comments read aloud for the record, if time allows

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

(480) 208-2593

Comments

As a 61 year old with insomnia, I found the only thing that helps me sleep through the night are indica

gummies that I cannot find in all the dispensaries. I end up running all over the Valley to find a simple product that is sometimes in stock, but mostly not. Another vendor close to home with a large inventory would really help me. The buyers and sellers of this LEGAL product have ALWAYS in my experience been kind and helpful. Try it before you deny it. It might open your eyes to a beautiful experience. Love over hate please. Simple.

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[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

[x] I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,
City of Tempe, AZ

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From: planning@tempe.gov
To: [Abrahamson, Steve](#); [Dasgupta, Suparna](#); [Daniels, Jennifer](#); [Barry, Joanna](#)
Subject: Board of Adjustment Online Meeting Comment Card
Date: Thursday, February 9, 2023 2:23:22 PM

A new entry to a form/survey has been submitted.

Form Name: Board of Adjustment Online Meeting Comment Card
Date & Time: 02/09/2023 2:23 PM
Response #: 18
Submitter ID: 110620
IP address: [REDACTED]
Time to complete: 2 min. , 3 sec.

Survey Details

Page 1

The City of Tempe Board of Adjustment values and welcomes public input on Public Hearing items. If you wish to address a matter on the Board of Adjustment Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Board of Adjustment meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

Contact Information

Full Name	Baylen jines	Representing	Not answered
City & State of Residence	Tempe az	Email	[REDACTED]
Phone Number	[REDACTED]	Meeting Date	Not answered

Agenda Item & PL#

220327
Project Name Stogies
(o) Support

Reading of Comments

(o) I WOULD like my comments read aloud for the record, if time allows

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

Comments

We would love a smoke shop in the community

All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Board of Adjustment meeting. Becoming boisterous while addressing the Board is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Board of Adjustment meeting will be grounds, at the discretion of the Board of Adjustment Chair, for ending the speaker's time.

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,
City of Tempe, AZ

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From: planning@tempe.gov
To: [Dasgupta, Suparna](#); [Barry, Joanna](#)
Subject: Development Review Commission Online Meeting Comment Card
Date: Tuesday, February 7, 2023 7:25:17 PM

A new entry to a form/survey has been submitted.

Form Name: Development Review Commission Online Meeting Comment Card
Date & Time: 02/07/2023 7:01 PM
Response #: 152
Submitter ID: 110549
IP address: [REDACTED]
Time to complete: 3 min. , 33 sec.

Survey Details

Page 1

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[View meeting agenda](#)

Contact Information

Full Name	Clare Doyle	Representing	Not answered
City & State of Residence	tempe, AZ	Email	[REDACTED]
Phone Number	Not answered	Meeting Date	02/14/2023

Agenda Item & PL#

220327
Project Name Stogies
(o) Oppose

Reading of Comments

(o) I DO NOT want my comments read aloud

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

Comments

I would like to strongly oppose this permit - we do not need another smoke shop in the area.

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[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

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Thank you,
City of Tempe, AZ

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From: planning@tempe.gov
To: [Dasgupta, Suparna](#); [Barry, Joanna](#)
Subject: Development Review Commission Online Meeting Comment Card
Date: Wednesday, February 8, 2023 6:02:29 AM

A new entry to a form/survey has been submitted.

Form Name: Development Review Commission Online Meeting Comment Card
Date & Time: 02/08/2023 6:02 AM
Response #: 154
Submitter ID: 110561
IP address: [REDACTED]
Time to complete: 22 min. , 40 sec.

Survey Details

Page 1

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[View meeting agenda](#)

Contact Information

Full Name	cary gries	Representing	self
City & State of Residence	tempe az	Email	[REDACTED]
Phone Number	[REDACTED]	Meeting Date	02/14/2023

Agenda Item & PL#

pl#220327
Project Name stogies
(o) Oppose

Reading of Comments

(o) I WOULD like my comments read aloud for the record, if time allows

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

Comments

I live close to Baseline and Hardy and it has turned into a really disgusting area since they legalized

marijuana and we have Mint and harvest at priest and baseline. there is a vape shop on that corner as well that sells vaping tobacco .There is a cigarette store at The little strip mall on Mill and Baseline and another in the mall directly across the street in the Foodcity mall that's at least four in a 5 block radius -there doesn't need to be another type of smoke shop at that corner. theres already duplicates of the water and ice and nail salon at the walgreens mall. We don't need another duplicate of a smoke shop. There are already tons of wrappers discarded In my neighborhood from the weed stores And a huge amount of trash in the whole area from the homeless and drug addicts and individuals who have now moved into the neighborhood and are sleeping in peoples alleys leaving trash and drug paraphernalia and condoms all over my neighborhood, as well as broken bottles of various kinds of booze that they steal constantly from walgreens. And the free food discards that a lot of the fast food places give to them that they take a few bites of decide that they don't want anymore and throw on the ground. There are two schools in my neighborhood. Can we not get something that does not contribute to a health hazard to move into that corner? If they are allowed to move in can you ensure that they're not going to sell those cheap single cigarettes/cigars Like Swishers, and such that are a big draw for the homeless in my neighborhood. I already get people trying to panhandle from me every time I walk anywhere between Kyrene and priest, and they hang out in front of that Walgreens and The Circle k begging then getting picked up by their trafficker later and swapped for another beggar. By the way, you can also get cigarettes and cigars at Circle K and walgreens we don't need another Place selling cigarettes or cigars or tobacco products in general. Why is the City Of Tempe allowing this area to become a slum? By the way, I don't wanna see any massage parlors go up either. We already have enough prostitution, running rampant on the street. I don't understand why any of this is being allowed to stand.

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[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

[x] I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,
City of Tempe, AZ

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From: planning@tempe.gov
To: [Dasgupta, Suparna](#); [Barry, Joanna](#)
Subject: Development Review Commission Online Meeting Comment Card
Date: Wednesday, February 8, 2023 11:49:23 AM

A new entry to a form/survey has been submitted.

Form Name: Development Review Commission Online Meeting Comment Card
Date & Time: 02/08/2023 11:49 AM
Response #: 157
Submitter ID: 110570
IP address: [REDACTED]
Time to complete: 3 min. , 10 sec.

Survey Details

Page 1

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Contact Information

Full Name	Christopher Potash	Representing	individual citizen
City & State of Residence	Tempe	Email	[REDACTED]
Phone Number	[REDACTED]	Meeting Date	Not answered

Agenda Item & PL#

220327
Project Name Stogies
(o) Oppose

Reading of Comments

(o) I WOULD like my comments read aloud for the record, if time allows

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

Comments

No more smoke shops, please!

We as Tempe can do better when it comes to the businesses we allow in our community. Thank you.

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City of Tempe, AZ

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From: planning@tempe.gov
To: [Dasgupta, Suparna](#); [Barry, Joanna](#)
Subject: Development Review Commission Online Meeting Comment Card
Date: Tuesday, February 7, 2023 5:09:00 PM

A new entry to a form/survey has been submitted.

Form Name: Development Review Commission Online Meeting Comment Card
Date & Time: 02/07/2023 5:08 PM
Response #: 151
Submitter ID: 110544
IP address: [REDACTED]
Time to complete: 8 min. , 50 sec.

Survey Details

Page 1

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[View meeting agenda](#)

Contact Information

Full Name	Grace Doyle	Representing	Not answered
City & State of Residence	Tempe, AZ	Email	[REDACTED]
Phone Number	Not answered	Meeting Date	02/14/2023

Agenda Item & PL#

220327
Project Name Stogies
(o) Oppose

Reading of Comments

(o) I WOULD like my comments read aloud for the record, if time allows

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

Comments

I strongly oppose another smoke shop opening in our neighborhood. There are so many other businesses

we could use. Ones that serve our families. According to an FDA report, 14% of high school kids and 3% of middle school reported current e-cig use. That's more than 2.5 million American children who are daily users of e-cigarettes alone. This isn't a coincidence. We have more than enough smoke shops to serve adults in our neighborhood.

All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting. Becoming boisterous while addressing the Commission is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting will be grounds, at the discretion of the Development Review Commission Chair, for ending the speaker's time.

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,
City of Tempe, AZ

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: planning@tempe.gov
To: [Dasgupta, Suparna](#); [Barry, Joanna](#)
Subject: Development Review Commission Online Meeting Comment Card
Date: Wednesday, February 8, 2023 11:28:26 AM

A new entry to a form/survey has been submitted.

Form Name: Development Review Commission Online Meeting Comment Card
Date & Time: 02/08/2023 11:28 AM
Response #: 156
Submitter ID: 110569
IP address: [REDACTED]
Time to complete: 16 min. , 1 sec.

Survey Details

Page 1

The City of Tempe Development Review Commission values and welcomes public input on Public Hearing items. If you wish to address a matter on the Development Review Commission Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Development Review Commission meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

Contact Information

Full Name	Hannah Cisneros	Representing	Not answered
City & State of Residence	Tempe, AZ	Email	[REDACTED]
Phone Number	[REDACTED]	Meeting Date	02/14/2023

Agenda Item & PL#

220327
Project Name Stogies
(o) Oppose

Reading of Comments

(o) I WOULD like my comments read aloud for the record, if time allows

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

Comments

There are already five smoke shops within a square mile of this location, three of them on Baseline, and we

do not need another one in our community. Areas where these shops are located degrade the character of the shopping center and attract crime and other unseemly behavior. This is especially problematic for the location at Baseline/Hardy since local crime and vagrancy have increased in recent years. It is neither in the interest of public health or the city of Tempe to support this smoke shop or smoking paraphernalia in general.

All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting. Becoming boisterous while addressing the Commission is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting will be grounds, at the discretion of the Development Review Commission Chair, for ending the speaker's time.

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

[x] I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,
City of Tempe, AZ

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: planning@tempe.gov
To: [Abrahamson, Steve](#); [Dasgupta, Suparna](#); [Daniels, Jennifer](#); [Barry, Joanna](#)
Subject: Board of Adjustment Online Meeting Comment Card
Date: Thursday, February 9, 2023 2:08:03 PM

A new entry to a form/survey has been submitted.

Form Name: Board of Adjustment Online Meeting Comment Card
Date & Time: 02/09/2023 2:07 PM
Response #: 17
Submitter ID: 110618
IP address: [REDACTED]
Time to complete: 4 min. , 7 sec.

Survey Details

Page 1

The City of Tempe Board of Adjustment values and welcomes public input on Public Hearing items. If you wish to address a matter on the Board of Adjustment Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Board of Adjustment meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

Contact Information

Full Name	Norman	Representing	Not answered
City & State of Residence	Tempe	Email	Not answered
Phone Number	[REDACTED]	Meeting Date	Not answered

Agenda Item & PL#

220327
Project Name Stogies
(o) Support

Reading of Comments

(o) I DO NOT want my comments read aloud

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

Comments

Not answered

All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Board of Adjustment meeting. Becoming boisterous while addressing the Board is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Board of Adjustment meeting will be grounds, at the discretion of the Board of Adjustment Chair, for ending the speaker's time.

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,
City of Tempe, AZ

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: planning@tempe.gov
To: [Abrahamson, Steve](#); [Dasgupta, Suparna](#); [Daniels, Jennifer](#); [Barry, Joanna](#)
Subject: Board of Adjustment Online Meeting Comment Card
Date: Thursday, February 9, 2023 2:55:27 PM

A new entry to a form/survey has been submitted.

Form Name: Board of Adjustment Online Meeting Comment Card
Date & Time: 02/09/2023 2:55 PM
Response #: 19
Submitter ID: 110624
IP address: [REDACTED]
Time to complete: 1 min. , 45 sec.

Survey Details

Page 1

The City of Tempe Board of Adjustment values and welcomes public input on Public Hearing items. If you wish to address a matter on the Board of Adjustment Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Board of Adjustment meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

Contact Information

Full Name	Peter Cephas Dahabreh	Representing	Not answered
City & State of Residence	Tempe arizona	Email	Not answered
Phone Number	Not answered	Meeting Date	Not answered

Agenda Item & PL#

220327
Project Name Stogies
(o) Support

Reading of Comments

(o) I WOULD like my comments read aloud for the record, if time allows

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

Comments

This community needs more good and honest businessmen who want to improve the community and achieve freedom

All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Board of Adjustment meeting. Becoming boisterous while addressing the Board is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Board of Adjustment meeting will be grounds, at the discretion of the Board of Adjustment Chair, for ending the speaker's time.

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,
City of Tempe, AZ

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: planning@tempe.gov
To: [Dasgupta, Suparna](#); [Barry, Joanna](#)
Subject: Development Review Commission Online Meeting Comment Card
Date: Tuesday, February 7, 2023 10:48:25 PM

A new entry to a form/survey has been submitted.

Form Name: Development Review Commission Online Meeting Comment Card
Date & Time: 02/07/2023 10:48 PM
Response #: 153
Submitter ID: 110558
IP address: [REDACTED]
Time to complete: 2 min. , 3 sec.

Survey Details

Page 1

The City of Tempe Development Review Commission values and welcomes public input on Public Hearing items. If you wish to address a matter on the Development Review Commission Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Development Review Commission meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

Contact Information

Full Name	Rebecca Reza	Representing	Not answered
City & State of Residence	Tempe	Email	[REDACTED]
Phone Number	[REDACTED]	Meeting Date	02/14/2023

Agenda Item & PL#

220327
Project Name Stogies
(o) Oppose

Reading of Comments

(o) I DO NOT want my comments read aloud

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

Comments

Not answered

All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting. Becoming boisterous while addressing the Commission is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting will be grounds, at the discretion of the Development Review Commission Chair, for ending the speaker's time.

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,
City of Tempe, AZ

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From: planning@tempe.gov
To: [Abrahamson, Steve](#); [Dasgupta, Suparna](#); [Daniels, Jennifer](#); [Barry, Joanna](#)
Subject: Board of Adjustment Online Meeting Comment Card
Date: Thursday, February 9, 2023 11:30:07 AM

A new entry to a form/survey has been submitted.

Form Name: Board of Adjustment Online Meeting Comment Card
Date & Time: 02/09/2023 11:29 AM
Response #: 16
Submitter ID: 110604
IP address: [REDACTED]
Time to complete: 2 min. , 55 sec.

Survey Details

Page 1

The City of Tempe Board of Adjustment values and welcomes public input on Public Hearing items. If you wish to address a matter on the Board of Adjustment Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Board of Adjustment meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

Contact Information

Full Name	Sierra Gilmore	Representing	Not answered
City & State of Residence	Not answered	Email	Not answered
Phone Number	Not answered	Meeting Date	Not answered

Agenda Item & PL#

220327
Project Name Not answered
(o) Support

Reading of Comments

(o) I WOULD like my comments read aloud for the record, if time allows

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

Comments

Not answered

All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Board of Adjustment meeting. Becoming boisterous while addressing the Board is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Board of Adjustment meeting will be grounds, at the discretion of the Board of Adjustment Chair, for ending the speaker's time.

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,
City of Tempe, AZ

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From: planning@tempe.gov
To: [Dasgupta, Suparna](#); [Barry, Joanna](#)
Subject: Development Review Commission Special Meeting Comment Card
Date: Wednesday, February 8, 2023 2:52:56 PM

A new entry to a form/survey has been submitted.

Form Name: Development Review Commission Special Meeting Comment Card
Date & Time: 02/08/2023 2:52 PM
Response #: 13
Submitter ID: 110577
IP address: [REDACTED]
Time to complete: 9 min. , 18 sec.

Survey Details

Page 1

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[View meeting agenda](#)

Contact Information

Full Name	shelagh newton	Representing	resident
City & State of Residence	Tempe	Email	[REDACTED]
Phone Number	[REDACTED]	Meeting Date	02/14/2023

Agenda Item & PL#

22037
Project Name stogies
(o) Oppose

Reading of Comments

(o) Provide my written comments to the Development Review Commission prior to the meeting for their review

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

Comments

I believe that the last thing we need here in Tempe is another smoke/vape shop! There are so many children/teenagers in the area of Baseline and Hardy that this will become not only a temptation and hazard to their health but a further location for crime in the area. There is already a shop across the street, plus several others in the area. A better use for that location would be a small shop selling clothing, a mini-mart or a dry cleaner/alteration shop.

All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting. Becoming boisterous while addressing the Commission is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting will be grounds, at the discretion of the Development Review Commission Chair, for ending the speaker's time.

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

[x] I agree to adhere to the Conduct Guidelines when addressing the Development Review Commission

Thank you,
City of Tempe, AZ

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From: planning@tempe.gov
To: [Abrahamson, Steve](#); [Dasgupta, Suparna](#); [Daniels, Jennifer](#); [Barry, Joanna](#)
Subject: Board of Adjustment Online Meeting Comment Card
Date: Thursday, February 9, 2023 6:40:16 PM

A new entry to a form/survey has been submitted.

Form Name: Board of Adjustment Online Meeting Comment Card
Date & Time: 02/09/2023 6:40 PM
Response #: 20
Submitter ID: 110633
IP address: [REDACTED]
Time to complete: 3 min. , 52 sec.

Survey Details

Page 1

The City of Tempe Board of Adjustment values and welcomes public input on Public Hearing items. If you wish to address a matter on the Board of Adjustment Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Board of Adjustment meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

Contact Information

Full Name	Santana Vialon	Representing	Not answered
City & State of Residence	Tempe	Email	Not answered
Phone Number	[REDACTED]	Meeting Date	Not answered

Agenda Item & PL#

220327
Project Name Stogies
(o) Support

Reading of Comments

(o) I WOULD like my comments read aloud for the record, if time allows

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

Comments

I think this business would be great for this area and I'm excited to visit when they open there doors.

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[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,
City of Tempe, AZ

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From: planning@tempe.gov
To: [Dasgupta, Suparna](#); [Barry, Joanna](#)
Subject: Development Review Commission Online Meeting Comment Card
Date: Wednesday, February 8, 2023 7:57:29 AM

A new entry to a form/survey has been submitted.

Form Name: Development Review Commission Online Meeting Comment Card
Date & Time: 02/08/2023 7:57 AM
Response #: 155
Submitter ID: 110562
IP address: [REDACTED]
Time to complete: 1 min. , 37 sec.

Survey Details

Page 1

The City of Tempe Development Review Commission values and welcomes public input on Public Hearing items. If you wish to address a matter on the Development Review Commission Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Development Review Commission meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

Contact Information

Full Name	Stacey L Webster	Representing	Tempe
City & State of Residence	Tempe	Email	[REDACTED]
Phone Number	[REDACTED]	Meeting Date	Not answered

Agenda Item & PL#

220327
Project Name Stogies
(o) Oppose

Reading of Comments

(o) I will be attending the meeting virtually though Cisco Webex Events to personally comment

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

Comments

We already have three of these stores within a mile radius.

All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting. Becoming boisterous while addressing the Commission is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting will be grounds, at the discretion of the Development Review Commission Chair, for ending the speaker's time.

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,
City of Tempe, AZ

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From: planning@tempe.gov
To: [Dasgupta, Suparna](#); [Barry, Joanna](#)
Subject: Development Review Commission Online Meeting Comment Card
Date: Thursday, February 9, 2023 11:55:07 AM

A new entry to a form/survey has been submitted.

Form Name: Development Review Commission Online Meeting Comment Card
Date & Time: 02/09/2023 11:54 AM
Response #: 158
Submitter ID: 110608
IP address: [REDACTED]
Time to complete: 3 min. , 53 sec.

Survey Details

Page 1

The City of Tempe Development Review Commission values and welcomes public input on Public Hearing items. If you wish to address a matter on the Development Review Commission Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Development Review Commission meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

Contact Information

Full Name	Taylor pouncey	Representing	Not answered
City & State of Residence	Tempe	Email	[REDACTED]
Phone Number	[REDACTED]	Meeting Date	02/14/2023

Agenda Item & PL#

220327
Project Name Stogies
(o) Oppose

Reading of Comments

(o) I WOULD like my comments read aloud for the record, if time allows

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

Comments

The Tempe area around baseline and Hardy already has over 6 smoke shops in less than a 2 mile radius.

Increasing the number of smoke shops not only decreases business for those already present, but also increases the number of less than desirable visitors to those smoke shops. These smoke shops target poorer areas and only contribute to the constant drug and addiction crisis going rampant in our country. We already have too many smoke shops here, why not allow another company who may bring more positive impact on our community to build instead?

All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting. Becoming boisterous while addressing the Commission is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting will be grounds, at the discretion of the Development Review Commission Chair, for ending the speaker's time.

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,
City of Tempe, AZ

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From: planning@tempe.gov
To: [Dasgupta, Suparna](#); [Barry, Joanna](#)
Subject: Development Review Commission Online Meeting Comment Card
Date: Thursday, February 9, 2023 12:52:43 PM

A new entry to a form/survey has been submitted.

Form Name: Development Review Commission Online Meeting Comment Card
Date & Time: 02/09/2023 12:52 PM
Response #: 159
Submitter ID: 110612
IP address: [REDACTED]
Time to complete: 1 min. , 45 sec.

Survey Details

Page 1

The City of Tempe Development Review Commission values and welcomes public input on Public Hearing items. If you wish to address a matter on the Development Review Commission Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Development Review Commission meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

Contact Information

Full Name	M Prunty	Representing	Not answered
City & State of Residence	Not answered	Email	Not answered
Phone Number	Not answered	Meeting Date	Not answered

Agenda Item & PL#

220327
Project Name Stogies
(o) Support

Reading of Comments

(o) I DO NOT want my comments read aloud

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

Comments

Not answered

All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting. Becoming boisterous while addressing the Commission is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting will be grounds, at the discretion of the Development Review Commission Chair, for ending the speaker's time.

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,
City of Tempe, AZ

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: planning@tempe.gov
To: [Dasgupta, Suparna](#); [Barry, Joanna](#)
Subject: Development Review Commission Special Meeting Comment Card
Date: Thursday, February 9, 2023 11:43:37 AM

A new entry to a form/survey has been submitted.

Form Name: Development Review Commission Special Meeting Comment Card
Date & Time: 02/09/2023 11:43 AM
Response #: 14
Submitter ID: 110606
IP address: [REDACTED]
Time to complete: 13 min. , 36 sec.

Survey Details

Page 1

The City of Tempe Development Review Commission values and welcomes public input on Public Hearing items. If you wish to address a matter on the Development Review Commission Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Development Review Commission meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

Contact Information

Full Name	Velma J Woodward	Representing	Resident
City & State of Residence	Tempe, AZ	Email	[REDACTED]
Phone Number	[REDACTED]	Meeting Date	02/14/2023

Agenda Item & PL#

220327
Project Name Stogies
(o) Oppose

Reading of Comments

(o) Provide my written comments to the Development Review Commission prior to the meeting for their review

To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

Comments

My daughter and I oppose the Stogies Project on Hardy and Baseline. We would like our two voices to be considered in the February 14 meeting.

All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting. Becoming boisterous while addressing the Commission is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting will be grounds, at the discretion of the Development Review Commission Chair, for ending the speaker's time.

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

I agree to adhere to the Conduct Guidelines when addressing the Development Review Commission

Thank you,
City of Tempe, AZ

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