

**Minutes
Development Review Commission
Study Session
October 11, 2016**

**Minutes of the study session of the Development Review Commission, of the City of Tempe, was held in Council Chambers
31 East Fifth Street, Tempe, Arizona**

Present:

Chair Linda Spears
Vice Chair David Lyon
Commissioner Thomas Brown
Commissioner Philip Amorosi
Commissioner Andrew Johnson
Alternate Commissioner Nicholas Labadie

City Staff Present:

Ryan Levesque, Com Dev Deputy Director - Planning
Jeff Tamulevich, Interim Community Development Director
Karen Stovall, Senior Planner
Cynthia Jarrad, Admin. Assistant

Absent:

Commissioner Scott Summers
Commissioner Angela Thornton
Alternate Commissioner Barbara Lloyd
Alternate Commissioner Gerald Langston

Chair Linda Spears began the Study Session at 5:30 p.m.

Review of August 23, 2016 Minutes

Item #1 - Study Session Minutes
Item #2 - Regular Meeting Minutes

Review of August 23, 2016 Regular Meeting Agenda

Item #3 – GUITAR CENTER AT EMERALD CENTER (PL160300) – Consent Agenda
Item #4 – US AIRWAYS GARAGE EXPANSION (PL160320) – Consent Agenda
Item #5 - SIGN CODE REFORM (PL160329) – to be heard

DISCUSSION: Commissioners discussed Use Separation Requirements with Community Development Deputy Director-Planning Ryan Levesque. Mr. Levesque explained that these changes came about because of a pawn/firearms shop that was proposed near Broadway & Hardy which garnered much public opposition. This prompted a review / evaluation of the current City separation distance requirements for secondary effect businesses like pawn and gold shops, as well as a review of similar requirements in other valley municipalities. At that time it was determined that the distance requirements for these types of businesses were not in our Zoning and Development Code. The working group proposes zoning separation standards for pawn shops, gold buying stores and auto title loan offices of: 1320 feet between like businesses and 500 feet between residential districts, schools and daycare facilities. He stated the draft ordinance is still in legal review and he hopes to have it available next week. He answered several questions about existing requirements, ancillary uses of a business, gun shops, marijuana dispensaries, bail bonds, etc.

Announcements: NONE

The Study Session adjourned at 5:43 p.m.

Prepared by: Cynthia Jarrad
Reviewed by: Suparna Dasgupta



Suparna Dasgupta, Principal Planner