

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 06/11/2019  
Agenda Item: 06**

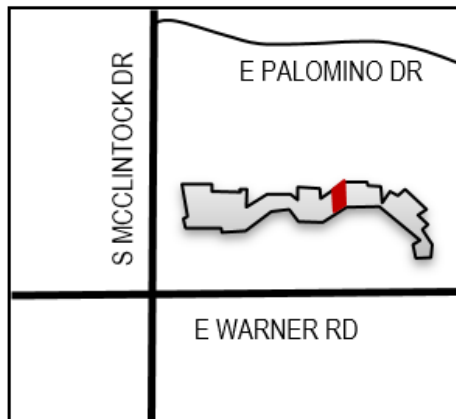
**ACTION:** Request a Use Permit to allow a second-hand store for PLATO'S CLOSET (PL190076), located at 1840 East Warner Road. The applicant is Plato's Closet.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Staff – Approve, subject to conditions

**BACKGROUND INFORMATION:** PLATO'S CLOSET (PL190076) is requesting a Use Permit to allow a second-hand store in an existing suite in the McClintock Fountains Commercial Center within the PCC-1, Planned Center Commercial Neighborhood zoning district. The request includes the following:

ZUP190029 Use Permit to allow a second-hand store.



Property Owner  
Applicant  
Zoning District  
Building Area  
Vehicle Parking  
Bicycle Parking  
Hours of Operation

CP6MF, LLC  
Callie Bowman, Plato's Closet  
PCC-1  
4,023 s.f.  
No change in demand.  
No change in demand.  
M-Sat 10am-9pm, Sun 12pm-5pm

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Dalton Guerra, Planner I (480) 350-8652

Department Director: Chad Weaver, Community Development Director  
Legal review by: N/A  
Prepared by: Dalton Guerra, Planner I  
Reviewed by: Suparna Dasgupta, Principal Planner

## **COMMENTS**

Plato's Closet will be a new business located at 1840 East Warner Road on the northeast corner of South McClintock Drive and East Warner Road. The proposed store is located in the Planned Commercial Center Neighborhood (PCC-1) zoning district. The business will occupy Suite 130 and 131 of the McClintock Fountains Commercial Center. The applicant indicates that the store will create a vibrant, kinetic retail experience aimed at customers in their teens and twenties. The previous use was retail for a business called Cage Free Grooming.

## **PUBLIC INPUT**

To date, staff has not received any public input.

## **POLICE INPUT**

No problems foreseen.

## **USE PERMIT**

The proposed use requires a Use Permit to allow a second-hand store within the PCC-1, Planned Commercial Center Neighborhood zoning district.

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

1. *Any significant increase in vehicular or pedestrian traffic*; the property has an existing parking lot adequate for anticipated traffic from the neighborhood.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; as a small second-hand store, the business of selling clothing and accessory items is safe in nature and will have a minimum to no contribution to nuisance exceeding that of ambient conditions.
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 applicant has stated that they will maintain a clean, current and fresh look at all times and will cooperate with goals, objectives and policies of the City's adopted plans for the General Plan. The proposed use is permitted in the Planned Commercial Center Neighborhood zoning district subject to a use permit.
4. *Compatibility with existing surrounding structures and uses*; Plato's Closet does not intend to implement any changes to the existing structure. Suite 130 was a pet grooming establishment previously. The site is within a commercial center and is surrounded by commercial uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; Daily operations will not facilitate and/or create a nuisance or disruption to the general public. The applicant has indicated that it will always provide a safe and non-disruptive environment for both its employees and customers.

## **REASONS FOR APPROVAL:**

Based on the information provided by the applicant 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:

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. All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained or the Use Permit is void.
3. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
4. Update the data for the parking file for this center prior to the Use Permit becoming effective. Provide information within 14 days or by June 25, 2019.

## 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.

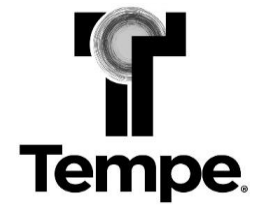
- The Use Permit is valid for PLATO'S CLOSET and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will 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.

## HISTORY & FACTS:

None relevant to this case.

## ZONING AND DEVELOPMENT CODE REFERENCE:

Section 3-202 Permitted Uses in Commercial and Mixed-Use Districts  
Section 4-203 Development Standards for Commercial and Mixed-Use Districts  
Section 6-308 Use Permit



# DEVELOPMENT PROJECT FILE

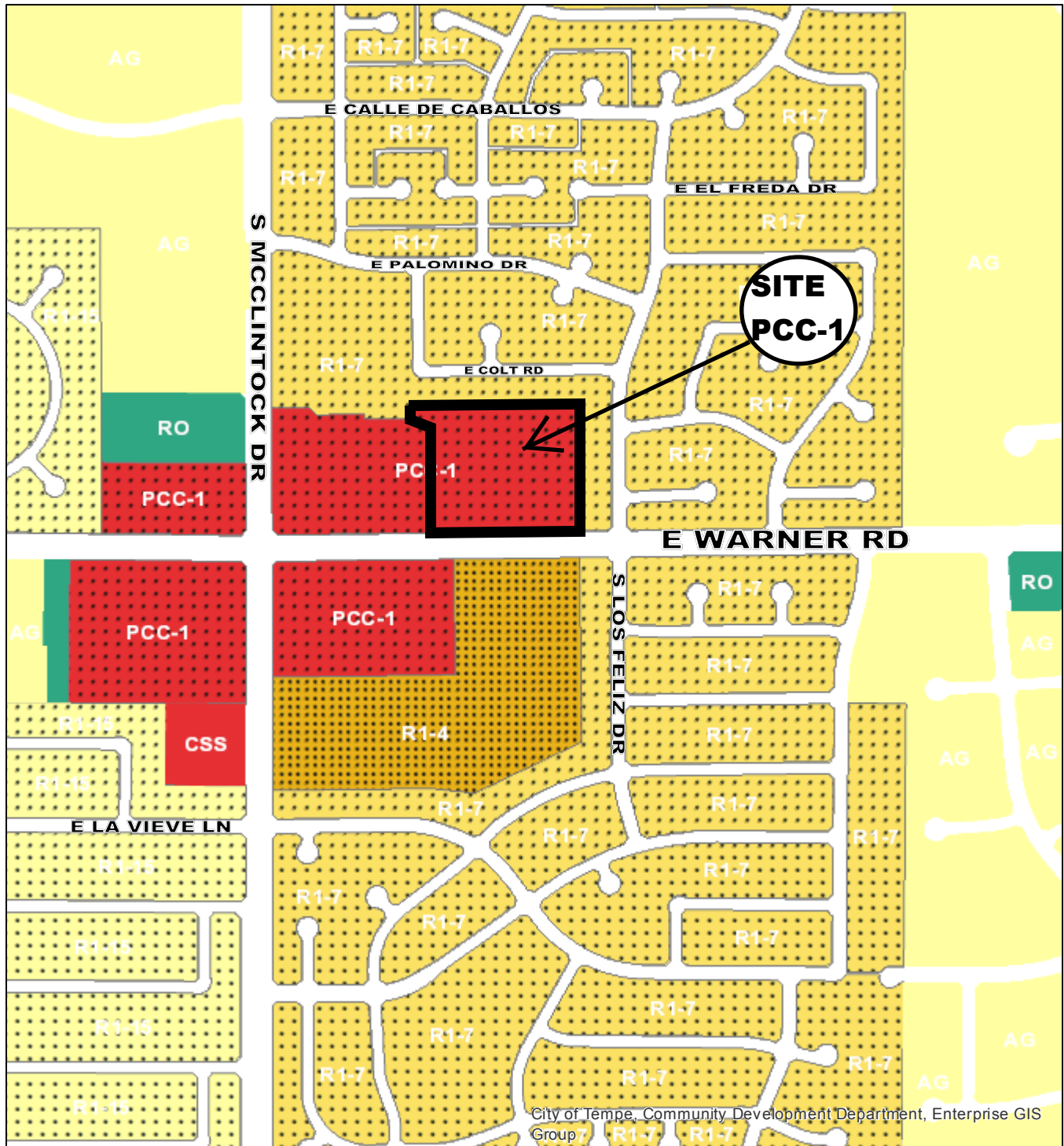
for  
PLATO'S CLOSET  
(PL190076)

## ATTACHMENTS:








1. Location Map
2. Aerial
- 3-5. Letter of Explanation
6. Site Plan
- 7-9. Floor Plan
- 10-15. Site Context Photos

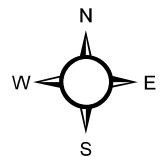
# PLATO'S CLOSET

PL 190076



City of Tempe, Community Development Department, Enterprise GIS Group

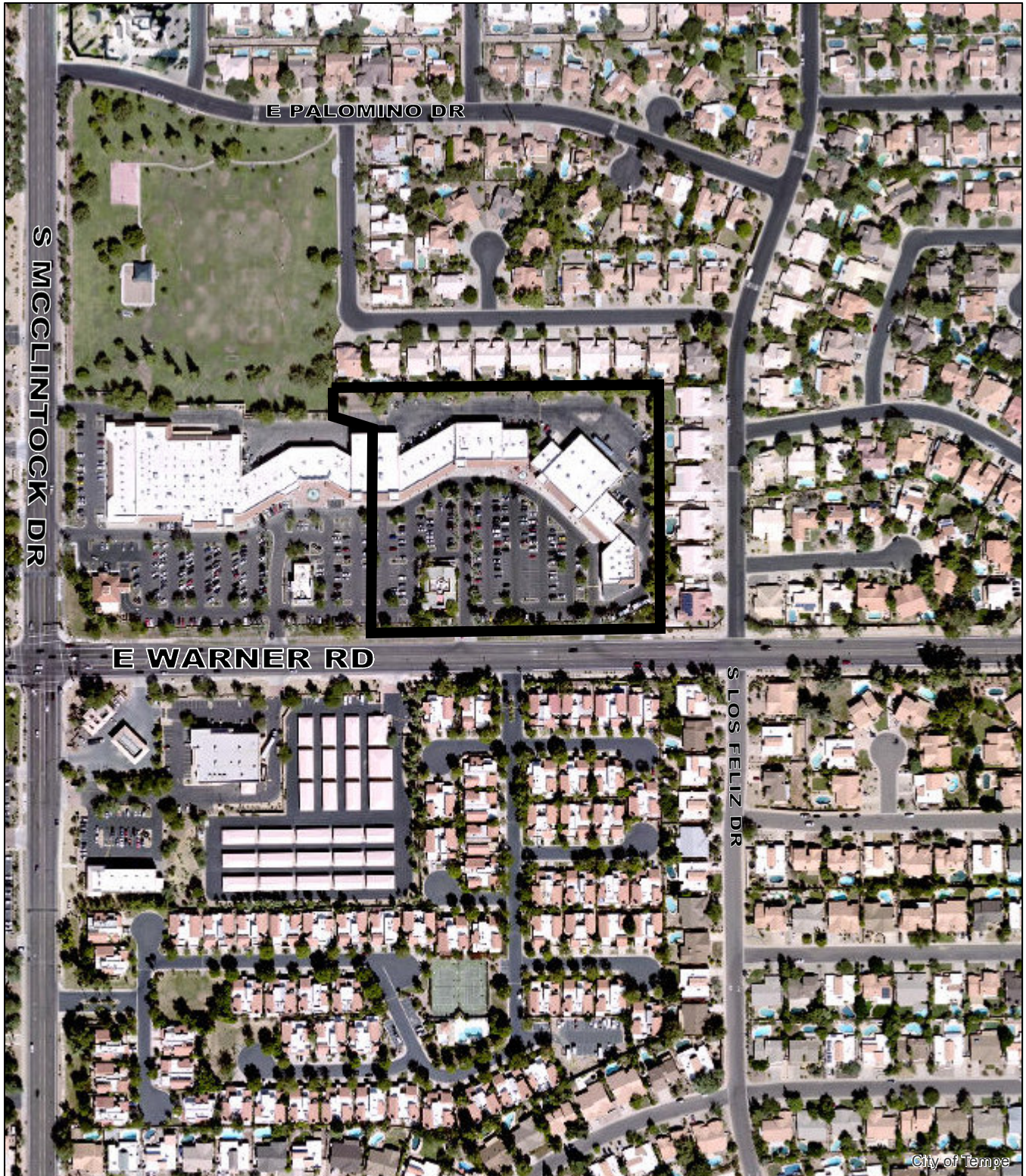
- |  |   |
|--|---|
|  Commercial Shopping and Services (CSS)         |  Single-Family Residential (R1-15) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Single-Family Residential (R1-7)  |
|  Residential/Office (RO)                        |  Single-Family Residential (R1-4)  |
|  Agricultural (AG)                              |   |



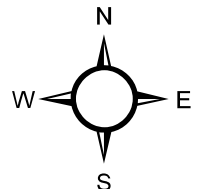


# PLATO'S CLOSET

PL 190076



Aerial Map







## Letter Of Explanation

### Use Permit:

**Referencing 1840 E Warner Rd. Ste. 130 & 131 Tempe Arizona 85284**

**Plato's Closet will conform to the following standards and Zoning and Development Code Criteria Section 6-308E as it applies.**

Plato's Closet is a retail-resale brand aimed directly at one of the marketplace's most demanding and discerning demographics: teens and twenty-somethings. Using our "ultra-high-value" approach to the resale industry, our stores have been able to create a vibrant, kinetic retail experience that not only keeps up with the latest trends and fashions, but builds loyalty with young customers and families who are looking for affordable options and appreciate the opportunity to sell us the clothes that no longer fit or meet their personal style.

Plato's Closet will operate seven days a week and provide 15-20 jobs at any given time. Our hiring expectations will always be kept at a high standard and all applicants will be carefully considered before becoming part of our team. Background checks, reference checks, and multiple interviews may be used in selecting the right candidate to work for our establishment. At no time will any of our everyday operations be detrimental to residents living in or around the premises, nor will it negatively affect other plaza tenants, other business' employees, or anyone in the general vicinity. Our store's hours are listed below and are favorable to our customers, employees, and the community in general.

Monday-Saturday: 10:00 AM - 9:00 PM

Sunday: 12:00 PM - 5:00 PM

A: Plato's Closet is located at McClintock Fountains, which is a well-established shopping center that is designed to accommodate both pedestrian and vehicular traffic. The shopping center's parking options also include handicap parking that is already in place. Plato's Closet will have about six employees present during any shift and potentially 20 or more customers in the store during the same time. The current parking lot and sidewalks are more than sufficient to accommodate the needs of Plato's Closet employees and customers.

B: Plato's Closet does not use any process or equipment that would be deemed menacing to the environment or the neighborhood. The business of selling clothing and accessory items is extremely safe in nature. Plato's Closet will have a minimum to nil contribution to odor, dust, gas, noise, vibration, smoke, heat or glare to the environment or community.

C: Plato's Closet will not contribute to any deterioration of the neighborhood or property values at any time. Our establishment will maintain a clean, current, and fresh look at all times, which is also monitored by our franchising company, Winmark Corporation. Plato's Closet will cooperate with the goals, objectives, and policies of the city's adopted plans for the General Plan.

D: Plato's Closet will be joining the McClintock Fountains tenants consisting of retail, fellow Winmark Corporation franchisees (Play It Again Sports), restaurants, and service companies. Plato's Closet is compatible with the plaza's existing structures and other uses. In addition, Plato's Closet will not be adding any structures to the site.

E: Plato's Closet will provide a safe and non-disruptive environment for both our employees and customers at all times. Our staff will be held to the highest standards that include professionalism whenever they are conducting business related tasks before, during, and after business hours.

Plato's Closet is beyond excited to join the Tempe Community! Our goal is to provide a fun, affordable, and thriving retail clothing store that gives back to its community members in any way that it can.

Sincerely,

  
Matthew Bowman



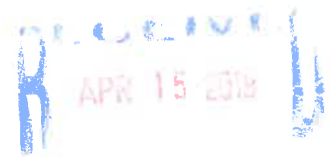
Callie Bowman

Owners of Plato's Closet Tempe





**PLATO'S CLOSET TEMPE**  
**1840 E. WARNER RD.**  
**STE. 131**  
**TEMPE, AZ 85284**



Google Maps 1840 E Warner Rd

Premises



Aerial Map

Imagery ©2019 Google, Map data ©2019 Google 100 ft

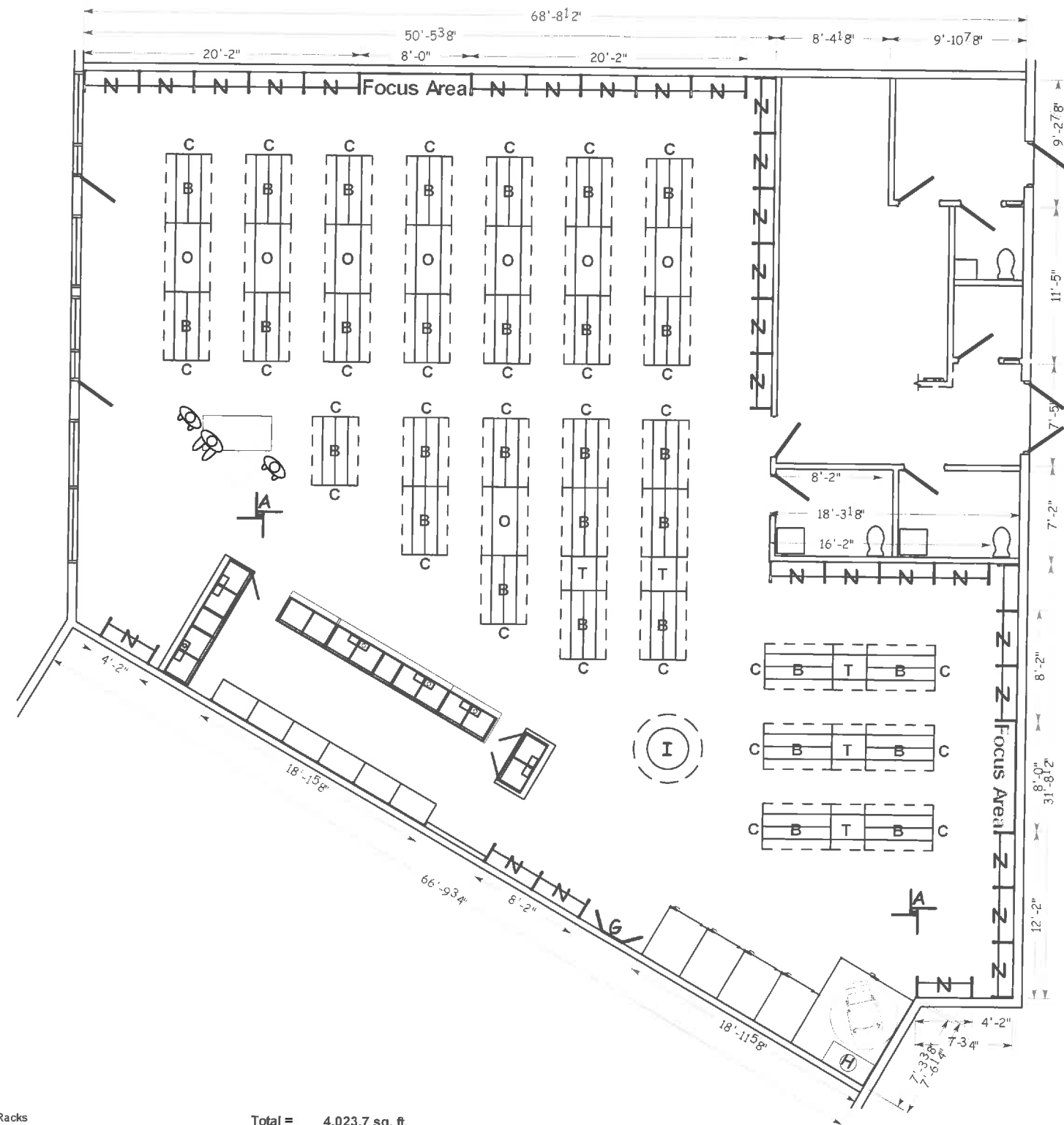
Warner Road







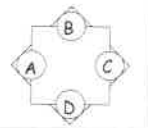




Total = 4,023.7 sq. ft.  
 Backroom = 643.4 sq. ft.  
 Retail = 3,380.3 sq. ft.

Key: Merchandisers  
 A= Four Way Rack  
 D= Three Way Rack  
 E= Display Costumers  
 F= Two Way Rack  
 G= Three Way Mirror  
 H= ADA FITTING ROOM BENCH  
 I= 36" ROUND RACK  
 J= ROLLING Z-RACK  
 Q= STAINLESS STEEL TABLE  
 U= 4-Way Slatwall Display

Key: Island/Perimeter Racks  
 B= H-Rack  
 C= End Cap for H-Rack  
 N= Out Rigger System  
 O= 60" Joining Rods For H-Rack  
 T= 30" Joining Rods For H-Rack



**F1B**

**C**

Plato's Closet: #80728

Calle Bowman  
 1840 E Warner Rd. Suite 130  
 Tempe, AZ 85284



designed environments, inc.  
 421 benson ave SE  
 willmar mn 56201

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Designer: Derrick

Date: 3.1.19



**North Facing View From Warner Rd.  
Plato's Closet Tempe**



**South Facing View From Parking Lot Behind Store Space  
Plato's Closet Tempe**



**East Facing View From Warner Rd.**

**Plato's Closet Tempe**





**West Facing View From Warner Rd.**

**Plato's Closet Tempe**



*North view from parking lot  
facing store front.*



→ West  
view  
from  
store  
front  
(parking  
lot)



→ East  
View  
from  
store  
front.  
(parking  
lot)