

## MINUTES OF THE FEBRUARY 18, 2015 PLANNING & ZONING MEETING

**\*Item F.1.      Z15-007 (District 4)** 108 East 2<sup>nd</sup> Avenue and 161 South Sirrine. Located south of Main Street on the east side of Sirrine (0.97± acres). Requesting: 1) To rezone from DR-2 to DB-1-BIZ; 2) A Council Use Permit for a social service facility; and 3) Site Plan Modification. This request would authorize a limited expansion of an existing substance abuse and detoxification treatment center. Joe Goforth, applicant; Phillip Westbrooks, owner. (PLN2014-00336).

**Summary:**      Staff member Wahid Alam presented the case.

Mr. Mark Bowker, of 3317 East Bell Road, Suite 101, Phoenix, is the Architect for the project and stated that the purpose of rezoning the property is for the development of the northern portion of the site. The existing building on this portion of the property is a 750 sq. ft. structure and uninhabitable. The intention is to remove this building, construct a larger building to house the clients.

Mr. Phillip Westbrooks of 108 East 2<sup>nd</sup> Avenue, owner, clarified that the intention is not to expand the amount of beds, but to move the patients to the larger facility to the north. Mr. Westbrooks stated that the offices would relocate to one location. He stated that during the neighborhood meeting, their concern was the rezoning of the property to commercial.

Mr. Augustine Gastelum of 157 East 2<sup>nd</sup> Avenue spoke in opposition to the rezoning. Mr. Gastelum stated that rezoning would change the make-up of the area. Mr. Gastelum stated that the neighborhood is in transition and this type of business expansion is not in the best interest of the community.

Mr. David Crummey, of 1339 West 1<sup>st</sup> Street spoke in opposition. Mr. Crummey is representing the Retail Arts Innovation Livability group which has adopted the Central Main Plan as their guiding document as how they look at neighborhoods. Mr. Crummey stated that the goal of preserving the neighborhood is to ensure the zoning stays the same and when the current use changes, zoning will revert back to residential.

Boardmember Ikeda verified that the existing building is 700 sq. ft. and the request is to increase to 3,000 sq. ft. Mr. Westbrooks stated that the patients are currently in the building on the south side. The plan is to move the patients to the new location after increasing the building size. The facility is licensed for 40 beds by the State Health Department. The intention is to maintain the same license with the new building.

Boardmember Allen verified the number of patient beds that are currently utilized. Mr. Westbrooks stated that there are currently 37 beds being utilized and cannot exceed 40 bed as licensed.

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Chair DiBella verified that Mr. Westbrook is the original owner. Mr. Westbrook stated that he has owned the property since 2006. It was purchased as one parcel and Mr. Westbrook did split the property. Chair DiBella verified the reason the owner did not produce the Operational Plan as requested by staff. Planning Director John Wesley stated that in order for a Council Use Permit to be issued, the ordinance specifies that an Operational Plan be provided. Mr. Westbrook stated one can be provided.

Gordon Sheffield, Zoning Administrator provided the history of the process of social service facilities in the downtown area. Any expansion of these facilities requires the facility to come into full compliance with the zoning code.

It was moved by Boardmember Ikeda and seconded by Boardmember Allen to deny the request.

**(Vote: 6-0; Absent: Vice Chair Johnson)**

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***Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at [www.mesaaz.gov](http://www.mesaaz.gov).***