

MINUTES OF THE MARCH 23, 2016 PLANNING & ZONING MEETING

- *4-d Z16-015 District 2.** 6215 East Arbor Avenue. Located south of Main Street and east of Recker Road (1.8± acres). Council Use Permit for a social services facility. This request will allow for a substance abuse detoxification and treatment center. Jennifer O' Hara, Soba Recovery LLC, applicant; Soba Recovery LLC, owner (PLN2015-00644)

Staff Planner: Mia Lozano

Staff Recommendation: Approval with Conditions

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Dahlke to approve case Z16-015 with conditions:

That: The Board recommends the approval of the case Z16-015 conditioned upon:

1. Compliance with the request as described in the project narrative, operations plan, good neighbor policy and as shown on the site and landscape plans except as otherwise conditioned.
2. Compliance with all City development codes and regulations.
3. Landscaping shall comply with the approved site plan. Any dead, dying or missing landscape materials shall be replaced in kind and all landscaping shall be trimmed to maintain natural surveillance.
4. A security plan will be implemented which shall include:
 - a. Provision of and maintenance of adequate exterior night lighting for the site to provide uniform light levels throughout the property with management control either hardwired or dusk-to-dawn controlled with adjustment for on/off times seasonally as needed and equip exterior light fixtures with vandal resistant covers to prevent breakage.
 - b. Placement of a security guard on the property between the hours of 8:00 pm and 6:00 am daily, surveillance cameras and an exit door alarm system.
 - c. Installation of a No Trespassing sign in a highly visible location on the property and compliance with other elements of the Trespass Enforcement Program as described in the project narrative and operations plan.
5. Additional signage or changes to existing signage will require the approval and issuance of a sign permit by the Development Services Department.
6. Compliance with all requirements of the Arizona Department of Health Services.
7. The Council Use Permit is issued specifically to Soba Mesa LLC and is not transferrable to any other owner or operator.

Vote: 6-0 (Absent:Boardmember Astie)