

## MINUTES OF THE SEPTEMBER 20, 2017 PLANNING & ZONING MEETING

- \*4-b ZON17-00040 District 5.** The 100 through 200 blocks of South 70<sup>th</sup> Street (west side). Located east of Power Road and north of Broadway Road. (5± acres). Council Use Permit to convert a former nursing home to an in-patient detox and substance abuse treatment facility. Rod Jarvis, Earl, Curley & Legarde, PC, applicant; ARHC RHMESAZ01, LLC, owner.

**Planner: Tom Ellsworth**

**Staff Recommendation: Approval with conditions**

**Summary:** Staffmember Tom Ellsworth presented case ZON17-00040 to the Board. Mr. Ellsworth stated the application requires a Council Use Permit because the use is for an in-patient detox facility. He stated one of the review criteria is a Good Neighbor Policy which outlines how patients are dropped off for intake and procedures for outgoing patients and security measures.

Jack Stenbroten, 320 S. 70<sup>th</sup> Street, #13 spoke in opposition. Mr. Stenbroten stated his concern is there is a nearby methadone treatment center and feels there is no need for another treatment center so close. He stated he would prefer that the center remain as a nursing home.

Patty Freeman, 4325 E. Lehi Road, is in favor of the application and did not speak.

Applicant Rod Jarvis, 3101 N. Central Avenue, Phoenix, explained to the Board the security measures that will be in place. Mr. Jarvis stated the facility is different from a methadone center which treats patients on an out-patient basis and this facility will provide in-patient treatment only. He stated all residents will be brought into the facility and will be under supervision 24 hours a day with security. Patients will be escorted off of the premises by either car, friend, family. If they choose to leave by foot they will be followed until they have reached one of the arterial streets.

It was moved by Boardmember Allen and seconded by Boardmember Astle to approve case ZON17-00040 with conditions:

**That: The Board recommends the approval of case ZON17-00040 conditioned upon:**

1. Compliance with the request as described in the project narrative, operations plan, good neighbor policy dated June 16, 2017 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 from zoning case Z84-138 as depicted by the site/landscape plan submitted. Any dead, dying or missing landscape materials shall be replaced in kind and all landscaping shall be trimmed to maintain natural surveillance.**
4. **Additional signage or changes to existing signage will require the approval and issuance of a sign permit by the Development Services Department.**

**Vote: 5-0 (Chair Clement and Boardmember Sarkissian, absent)**

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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)***