

Item: **Z12-20 (District 5)** 7555 East Eagle Crest Drive. Located east of Power Road and north of Thomas Road. District 5. Modifications to the existing PAD overlay for the Las Sendas Golf Club Planned Area Development and Site Plan Review. (5.2 ± acres). This request will allow the development of a banquet facility. PLN2012-00058. LSM Golf LLC, owner; David Iverson, applicant.

Comments: Boardmember Arnett declared a conflict due to close proximity of his personal residence and abstained..

Staffmember Angelica Guevara explained the case. She stated the request was for a modification to the PAD and Site Plan Review to allow the construction of a 6,000 sq. ft. banquet hall at the Las Sendas golf course. The applicant was present and made a presentation to the Board at the April 18, 2012 meeting. She stated staff had received an e-mail from a neighbor regarding this case. The neighbor's, Barbara Carpenter and Bob Sheilds, concerns were with one of the conditions of approval which requires development to be in compliance with City Development Codes and Regulations. She wanted that condition to receive the highest scrutiny by City staff. She was concerned about flooding that had occurred in the area previously. The letter statement will be made a part of the permanent file on this property.

Chair Carter stated there were no blue cards regarding this case. The applicant did not wish to speak.

It was moved by Boardmember Chell Roberts, seconded by Boardmember Beth Coons

That: The Board recommend to the City Council approval of zoning case Z12-20 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan, floor plan, and landscape plan provided.
2. Certificate of Occupancy shall not be granted until Zoning Ordinance required parking and landscaping are constructed for the building.
3. Compliance with all City development codes and regulations.

Vote: Passed 6 – 0 – 1 (Boardmember Arnett abstained)

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**Note:** *Audiotapes 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)*