



**DOWNTOWN DEVELOPMENT COMMITTEE  
REGULAR MEETING**

***Agenda***

**September 21, 2006**

**7:30 a.m.**

**City Council Chambers, Upper Level  
57 E. First Street**

Jeff Jarvis, Chair	Gary Gallagher
Adam Decker, Vice Chair	Nabil Abou-Haidar
Steve Chucri	Chuck Riekema
Christine Close	Dean Taylor

1. Call to Order
2. Approval of Minutes: August 17, 2006 Regular Meeting
3. Discuss and Consider General Plan Amendment, Case No. GPMinor06-02TC, for the properties generally located between 44 W. University Drive and 120 W. University Drive, to add Office Overlay designation to the General Plan Land Use Map.

Applicant: Anthon McLaws, owner of Therapy One  
Staff contact: Katrina Rogers, Town Center Development Associate  
E-mail address: [katrina.rogers@cityofmesa.org](mailto:katrina.rogers@cityofmesa.org)  
Recommendation: Approval

4. Discuss and Consider Special Use Permit, Case No. ZA06-115TC, for an office in the TCR-1 zoning district at 110 W. University Drive.

Applicant: Anthon McLaws, owner of Therapy One  
Staff contact: Katrina Rogers, Town Center Development Associate  
E-mail address: [katrina.rogers@cityofmesa.org](mailto:katrina.rogers@cityofmesa.org)  
Recommendation: Approval with stipulations

5. Discuss and Consider Special Use Permit, Case No. ZA06-096TC for the proposed Farmers Market located on the southside sidewalk of Main Street between Center Street and Macdonald Street.

Applicant: Dee Logan  
Staff contact: Patrick Murphy, Sr. Town Center Dev. Specialist  
E-mail address: [patrick.murphy@cityofmesa.org](mailto:patrick.murphy@cityofmesa.org)  
Recommendation: Approval with stipulations

6. Consider Design Review Case No. DR06-004TC for improvements to the colonnade located in front of 152 West Main Street through 160 West Main Street.

Applicant: Gary Tibshraeny  
Staff contact: Patrick Murphy, Sr. Town Center Dev. Specialist  
E-mail address: patrick.murphy@cityofmesa.org  
Recommendation: Approval with stipulations

7. Discuss and consider Design Review Case No. DR06-003TC for Lucas Automotive, located at 313 W. Broadway N. Country Club Drive.

Applicant: Lucas Automotive, Cory Lucas  
Staff contact: Patrick Murphy, Sr. Town Center Dev. Specialist  
E-mail address: patrick.murphy@cityofmesa.org  
Recommendation: Continue to October 19, 2006

8. Discuss and consider Special Use Permit and Variance Case No. ZA06-086TC to allow vehicles sales and to allow the display of vehicles into the fifteen foot side yard setback at 313 W. Broadway.

Applicant: Lucas Automotive, Cory Lucas  
Staff contact: Patrick Murphy, Sr. Town Center Dev. Specialist  
E-mail address: patrick.murphy@cityofmesa.org  
Recommendation: Continue to October 19, 2006

9. Discuss and Consider Amendment to the Zoning Ordinance to alter the language of Section 11-18-3 (A) 1 (a) to allow building permit applications to be submitted prior to finalization of public review processes.

Applicant: City of Mesa, Planning Division  
Staff Contact: John Wesley  
E-mail address: john.wesley@cityofmesa.org  
Recommendation: Approval

10. Broad Member Comments
11. Director's report, Shelly Allen
12. Report from Downtown Mesa Association, Tom Verploegen - Executive Director
13. Items from Citizens Present (No action can be taken)
14. Adjournment

**Supporting data is available for public review in the Town Center Development Office,  
20 E. Main St., Suite 200, Mesa, AZ. Phone No. (480) 644-3959.**

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the Town Center Development Office at 644-3959 or 644-2778(TDD) at least 48 hours in advance of the meeting.