



**DOWNTOWN DEVELOPMENT COMMITTEE
REGULAR MEETING**

Action Agenda

July 27, 2006

7:30 a.m.

20 East Main Street, Suite 200

Large Conference Room

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

1. Call to Order
2. Approval of Minutes: June 15, 2006 Regular Meeting
3. Discuss and consider a Minor General Plan Amendment, Case No. GPMinor06-01TC, to change the General Plan Land Use Map from Arts/Cultural Entertainment to Retail/Commercial Services for the property located south of East University and east of North Center, and to change the General Plan Land Use Map from Arts/Cultural Entertainment to Public Office/Facilities with an Office Overlay for the property south of East Third Street and east of North Center. Approximate total of 17.8 acres.

Applicant: City of Mesa
Staff contact: Patrick Murphy, Sr. Town Center Dev. Specialist
Action: Recommend approval (vote: 5-0)

4. Discuss and Consider Rezoning, Case No. Z06-01TC, from TCR-3 to TCB-1 for parcel number 135-59-073 located at 270 N. Country Club Drive.

Applicant: Boyd Thacker, Brock, Craig, and Thacker Architects, Ltd.
Staff Contact: Katrina Rogers, Town Center Development Associate, (480) 644-3966
Action: Recommend approval with staff stipulations (vote: 5-0)

5. Discuss and Consider a Council Use Permit Case No. CUP06-01TC to allow the expansion of a car wash within the TCB-1 zoning district for The Carwasher located at 270 N. Country Club Drive.

Applicant: Boyd Thacker, Brock, Craig, and Thacker Architects, Ltd.
Staff Contact: Katrina Rogers, Town Center Development Associate, (480) 644-3966
Action: Recommend approval with staff stipulations (vote: 5-0)

6. Discuss and consider Design Review Case No. DR06-002TC for the expansion of The Carwasher, located at 270 N. Country Club Drive.

Applicant: Boyd Thacker, Brock, Craig, and Thacker Architects, Ltd.
Staff Contact: Katrina Rogers, Town Center Development Associate, (480) 644-3966
Action: Recommend approval with staff stipulations (vote 5-0)

7. Discuss and consider Special Use Permit and Variance Case No. ZA06-061TC to allow a canopy and parking lot to encroach into the fifteen foot side yard setback and to modify the Comprehensive Sign Plan for the existing Carwasher at 324 N. Country Club Drive to allow the electronic message display sign to change every 15 seconds instead of one hour.

Applicant: Boyd Thacker, Brock, Craig, and Thacker Architects, Ltd.
Staff Contact: Katrina Rogers, Town Center Development Associate, (480) 644-3966
Action: Recommend approval with staff stipulations (vote: 5-0)

8. Discuss and consider the site analysis of the two proposed sites for the new City Court Building.

Applicant: City of Mesa
Staff contact: Patrick Murphy, Sr. Town Center Dev. Specialist
**Action: Recommend Site A (NWC of Pomeroy and 1st Avenue)
(Vote: 5-0)**

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