



Meeting Agenda - Final

Planning and Zoning Board - Public Hearing

*Chair Suzanne Johnson  
Vice Chair Michael Clement  
Boardmember Lisa Hudson  
Boardmember Shelly Allen  
Boardmember Michelle Dahike  
Boardmember Steve Ikeda  
Boardmember Dane Astle*

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Wednesday, January 20, 2016

4:00 PM

Council Chambers - Upper Level

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Consent Agenda - All items listed with an asterisk (\*) will be considered as a group by the Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen requests, in which the item will be removed from the consent agenda, prior to the vote, and considered as a separate item.

Items on this agenda that must be adopted by ordinance and/or resolution will be on a future City Council agenda. Anyone interested in attending the City Council public hearing should call the Planning Division at (480) 644-2385 or review the City Council agendas on the City's website at [www.mesaaz.gov](http://www.mesaaz.gov) to find the agenda on which the item(s) will be placed.

Call meeting to order.

1 Take action on all consent agenda items.

**Items on the Consent Agenda**

2 Approval of minutes from previous meetings.

\*2-a [PZ 16101](#) Minutes from the December 15 and December 16, 2015 study sessions and regular hearing.

**3 Take action on the following zoning cases:**

- \*3-a** [PZ 16111](#) **Z16-001 District 3.** 1040 West Southern Avenue Located east of Alma School Road on the north side of Southern Avenue. (0.34± acres) Site Plan Modification. This request will allow for the development of a restaurant with drive-thru. Sake Reindersma, AIA, applicant; HH Poco Fiesta, LLC, owner. (PLN2015-00456)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Approval with Conditions**

- \*3-b** [PZ 16102](#) **Z16-003 District 5.** 3110 North Greenfield Road. Located north of McDowell Road on the west side of Greenfield Road. (7± acres). Site Plan Modification. This request will allow development of an office/warehouse. Toby Rogers, Butler Design Group, applicant; East Group Properties, owner. (PLN2015-00502)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

- \*3-c** [PZ 16103](#) **Z16-004 District 6.** 8300 block of East Baseline Road. Located west of Loop 202 on the north side of Baseline Road. (16± acres). Site Plan Review. This request will allow for a multi-residence development. Susan Demmitt, Gammage & Burnham, applicant; Baseline Mesa, LLC, owner. (PLN2015-00504)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Re-advertise for February 17, 2016 to include SUP**

- \*3-d** [PZ 16104](#) **Z16-006 District 3.** 2045 West Main Street. Located west of Dobson Road on the south side of Main Street. (1± acres). Site Plan Review. This request will allow for the development of a commercial building. Andrew Merchant, Merchant Design Group, applicant; Nationwide Beauty Supply, Inc., owner. (PLN2015-00570)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Approval with Conditions**

**4 Discuss and make a recommendation to the City Council on the following zoning cases:**

- \*4-a** [PZ 16113](#) **Z15-033 District 3.** 2210 West Southern Avenue. Located west of Dobson Road on the north side of Southern Avenue. (0.65± acre). Rezone from OC to LC-BIZ and Site Plan Review. This request will allow the development of commercial space with a drive-thru. Neil Feaser, RCAA Architects, Inc., applicant; Jeffrey D. Garrett, President, GDC San Jose and Southern, LLC, owner. (PLN2015-00347)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

- \*4-b** [PZ 16106](#) **Z15-044 District 5.** The 7100 and 7200 blocks of East McDowell Road (north side) District 5. Located east of Power Road on the north side of McDowell Road (14.3 acres). Rezone from PEP-PAD-PAD (7.53 ± acres) and LC-PAD-PAD (6.77 ± acres) to LC-BIZ-PAD and a Council Use Permit. This request will allow for the development of a transitional senior living facility (independent living, assisted living, memory care). Ralph Pew, Pew and Lake, applicant; JCA Holdings, LLC, owner. (PLN2015-00447)**Continued from December 20, 2015**

**Staff Planner: Kim Steadman**

**Staff Recommendation: Continuance to February 17, 2016**

- \*4-c** [PZ 16107](#) **Z16-002 District 2.** 1728 South Greenfield Road. Located South of US Hwy 60 on the west side of Greenfield Road. Request for Council Use Permit. This request will allow installation of a multi-tenant Freeway Landmark Monument sign within the Greenfield Gateway commercial center. Charlie Gibson, applicant; Greenfield Gateway Retail Investments, LLC, owner. (PLN2015-00493)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

- \*4-d [PZ 16108](#) **Z16-005 District 6.** 1200 block of South Crismon Road. Located south of Southern Avenue on the east side of Crismon Road. (1± acres). Site plan modification and rezoning a portion of the development area from PEP to LC. This request will allow for development of a restaurant with drive-thru. Lance Meinhold, Larson Associates, applicant; V J Crismon, LLC, owner. (PLN2015-00492)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Approval with Conditions**

**5 Discuss and take action on the following preliminary plat:**

- \*5-a [PZ 16109](#) **"Mountain Bridge" District 5.** Parcel 1/3 at Mountain Bridge. Located north of McKellips Road west of Ellsworth Road (34.9± acres). Preliminary Plat. Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant; Phoenix Land Division LLC CP, owner. (PLN2015-00628)

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

**Items not on the Consent Agenda**

**6 Discuss and make a recommendation to the City Council on the following zoning case:**

- 6-a [PZ 16112](#) **Z15-020 District 6.** 6400 block of East Test Drive. Located west of Power Road and south of US Hwy 60. Modification of an existing PAD overlay in the LI zoning district and Site Plan Modification (2± acres). This request will allow for the development of auto sales on Lot F. Wendy Riddell, Riddell & Rosensteel, applicant; Joseph and Jeanette M. Cardinale Revocable Trust, owner. (PLN2015-00076)

**Staff Planner: Lisa Davis**

**Staff Recommendation: Approval with Conditions**

**7 Other Business.**

**8 Adjournment.**

**The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.**