



# City of Mesa

Council Chambers  
57 E. First Street

## Meeting Agenda - Final

### Planning and Zoning Board - Public Hearing

*Chair Vince DiBella*  
*Vice Chair Suzanne Johnson*  
*Boardmember Lisa Hudson*  
*Boardmember Michael Clement*  
*Boardmember Shelly Allen*  
*Boardmember Michelle Dahlke*  
*Boardmember Steve Ikeda*

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Wednesday, March 25, 2015

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 15528](#)** Minutes from the regular hearing and minutes from the February 17 and February 18, 2015 study sessions and hearing.

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

- \*3-a** [PZ 15527](#) **Z15-006 (District 6)** 1800 Block South Crismon Road. Located north of Baseline Road on the east side of Crismon Road (3.84± acres). Site Plan Review. This request will allow the development of a retail center. Dane Astle, Architekton, applicant; Richard Richmond, owner. (PLN2015-00004)

**Staff Planner: Lisa Davis**

**Staff Recommendation: Approval with conditions**

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

- \*4-a** [PZ 15523](#) **Z15-010 (District 5)** 7135, 7156, and 7159 East Hannibal Circle. Located north of Brown Road and east of Power Road (3.34± acres). Rezone from RS-35 to RS-15 and Site Plan Review. This request will allow the development of a single-residence subdivision. Reese L. Anderson, Pew and Lake, PLC, applicant; Prestige International, LLC, owner. (PLN2015-00005)

**Staff Planner: Kaelee Wilson**

**Staff Recommendation: Approval with conditions**

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

- \*5-a** [PZ 15524](#) **"Sunset Cove Estates" (District 5)** 7135, 7156, and 7159 East Hannibal Circle. Located north of Brown Road and east of Power Road (3.34± acres). Rezone from RS-35 to RS-15 and Site Plan Review. This request will allow the development of a single-residence subdivision. Reese L. Anderson, Pew and Lake, PLC, applicant; Prestige International, LLC, owner. (PLN2015-00005) **Companion case to Z15-010.**

**Staff Planner: Kaelee Wilson**

**Staff Recommendation: Approval with Conditions**

- \*5-b** [PZ 15525](#) **"Gateway Plaza" (District 6)** The 5300 block of South Power Road (east side). Located south of Ray Road on the East side of Power Road. (5.54± acres). This request will allow the subdivision of property approved for retail and office. Steve Nevala, Cawley Architects, Inc., applicant; KW Property Investments, LLC, owner. (PLN2014-00661)

**Staff Planner:** Lesley Davis

**Staff Recommendation:** Approval with Conditions

**6 Review, discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa Zoning Ordinance:**

- \*6-a** [PZ 15526](#) Amending Section 11-32-3, the Regulations for Parking Spaces Required by revising Section 11-32-3(C) to increase the maximum parking space ratio for some office developments. The proposed amendments would increase the number of allowed parking spaces for some types of office developments.

**Staff Planner:** Angelica Guevara

**Staff Recommendation:** Approval as Written

**Items not on the Consent Agenda**

**7 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) 644-333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.***