



## 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, April 15, 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 15529](#)** Minutes from the March 24 and March 25, 2015 study sessions and regular hearing.

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

- \*3-a** [PZ 15530](#) **Z15-011 (District 2)** 4418 East University Drive. Located east of the northeast corner of University Drive and Greenfield Road (0.38± acres). Site Plan Review. This request will allow for the development of a two-tenant retail building. Nicole Posten-Thompson, Associated Architects, applicant; LFLP Greenfield, LLC, owner. (PLN2015-00046)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Continuance to May 20, 2015**

- \*3-b** [PZ 15532](#) **Z15-013 (District 6)** 1142 South Signal Butte Road. Located at the northwest corner of Southern Avenue and Signal Butte Road (1± acres). Site Plan Modification. This request will allow for the development of a restaurant with a drive-thru. Benjamin Njuguna, Cardno Inc., applicant; FFG Development, LLC, owner. (PLN2015-00004)

**Staff Planner: Lisa Davis**

**Staff Recommendation: Approval with Conditions**

**Items not on the Consent Agenda**

**4 Hear presentation and discuss the following item:**

- 4-a** [PZ 15531](#) **Z15-012 (District 1)** 809 North Dobson Road. Located south of the Loop 202 on the east side of Dobson Road (2.44± acres). Site Plan Review and Special Use Permit. This request will allow for the development of a convenience store with a gas canopy and a car wash facility. Jesse Macias, PM Design Group, applicant; CST Arizona Stations, Inc., owner. (PLN2015-00050)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Continuance to May 20, 2015**

**5 Other Business.**

**6 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.***