



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

Wednesday, May 20, 2015

4:00 PM

Council Chambers - Upper Level

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 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 15539](#)** Minutes from the April 14 and April 15, 2015 study sessions and regular hearing.

3 Take action on the following zoning cases:

- *3-a** [PZ 15540](#) **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)
Continued from April 15, 2015

Staff Planner: Kim Steadman

Staff Recommendation: Continue to June 17, 2015

- *3-b** [PZ 15538](#) **Z15-016 (District 3)** 2930 South Alma School Road. Located south of Guadalupe Road on the west side of Alma School Road. Site Plan Review. This request will allow for the development of an automotive repair facility. (PLN2015-00042)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

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

- *4-a** [PZ 15542](#) **Z15-015 (District 1)** 2305 North Harris Drive. Located north of McKellips Road and west of Gilbert Road (4.8 +/- acres). Rezone from RS-43 to RS-35-PAD and Site Plan Review. This request will allow the development of a single-residence subdivision. (PLN2015-00069) **Companion Preliminary Plat**

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *4-b** [PZ 15537](#) **Z15-014 (District 6)** 10950 East Elliot Road. Located northeast corner of Signal Butte Road and Elliot Road (108.45± acres). Site Plan Review. This request will allow the expansion of an existing City of Mesa Water Treatment Plant. (PLN2015-00070)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

5 Discuss and take action on the following preliminary plats:

- *5-a [PZ 15541](#)** "Harris Crossing II" (District 1) 2305 North Harris Drive. Located north of McKellips Road and west of Gilbert Road (4.8 +/- acres). Rezone from RS-43 to RS-35-PAD and Site Plan Review. This request will allow the development of a single-residence subdivision. (PLN2015-00069)
Companion case to Z15-015.

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Items not on the Consent Agenda

6 Take action on the following case:

- 6-a [PZ 15536](#)** **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 gas station with a convenience store. Jesse Macias, PM Design Group, applicant; CST Arizona Stations, Inc., owner. (PLN2015-00050)
Continued from April 15, 2015

Staff Planner: Wahid Alam

Staff Recommendation: Continue to June 17, 2015

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.