



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*

Wednesday, August 19, 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 15556](#)** Minutes from the July 14 and July 15, 2015 study sessions and regular hearing.

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

- *3-a** [PZ 15562](#) **Z15-020 District 6** The 6400 block of East Test Drive. Located west of Power Road and south of the Superstition Freeway (32± acres). Site Plan Review and Modification of an existing PAD overlay in an LI zoning district. This request will allow for the development of auto sales on the site. (PLN2015-00076) **Continued from July 15, 2015**

Staff Planner: Lisa Davis

Staff Recommendation: Continuance to October 21, 2015

- *3-b** [PZ 15559](#) **Z15-027 District 6.** The 10900 block of East Pecos Road (north side). Located east of the Signal Butte Road alignment on the north side of Pecos Road (4.58± acres). Site Plan Modification and Special Use Permit for fueling pumps. This request will allow for the development of a commercial propane facility. Mike Hall, Michael A. Hall Architect, LLC, applicant; Martin Dawson, owner.

Staff Planner: Wahid Alam

Staff Recommendation: Continuance to September 16, 2015

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

- *4-a** [PZ 15557](#) **Z15-025 District 2.** The 1600 through 1900 blocks of South Val Vista Drive (west side). Located north of Baseline Road on the west side of Val Vista Drive (60± acres). Site Plan Modification and Rezoning from LC-BIZ-PAD to LC-BIZ-PAD-CUP. This request will allow the addition of residential, retail, office, hotel and theater buildings to the existing commercial center. George Melara, Nelsen Partners, applicant; Whitestone Reit, owner.

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *4-b** [PZ 15560](#) **Z15-026 District 5.** The 7400 through 7600 blocks of East Southern Avenue (north side). Located at the northwest corner of Sossaman and Southern Avenues (11.57± acres). Rezone from LC-PAD-PAD to RSL-2.5-PAD-PAD and Site Plan Review. This request will allow for the development of a single residence subdivision. Sean B. Lake, Pew & Lake, PLC, applicant; Terrence R. Wall, The Arizona Real Estate Fund II, LLC, owner.

Staff Planner: Lesley Davis

Staff Recommendation: Continuance to September 16, 2015

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 15561](#) **"Southern and Sossaman". District 5** The 7400 through 7600 blocks of East Southern Avenue (north side). Located at the northwest corner of Sossaman and Southern Avenues (11.57± acres). This request will allow for the development of a single residence subdivision. Sean B. Lake, Pew & Lake, PLC, applicant; Terrence R. Wall, The Arizona Real Estate Fund II, LLC, owner. **Companion case to Z15-026**

Staff Planner: Lesley Davis

Staff Recommendation: Continuance to September 16, 2015

- *5-b** [PZ 15564](#) **"54th Street Business Park". District 2** The 5300 block of East Main Street (south side). Located east of Higley Road on the south side of Main Street (4.5± acres). This request will allow for the development of a commercial center. Corey Smith, DCSJ, LLC, applicant; Corey Smith, DCSJ, LLC, owner. **Companion case to Z15-028**

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval

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

- *6-a** [PZ 15563](#) Recommend proposed zoning ordinance amendments to Section 11-7-2 regarding permitted land uses to allow banquet and conference centers in industrial and employment districts.

Items not on the Consent Agenda

7 Take action on the following zoning case:

- 7-a** [PZ 15558](#) **Z15-028 District 2.** The 5300 block of East Main Street (south side). Located east of Higley Road on the south side of Main Street (4.5± acres). Site Plan Review. This request will allow for the development of a commercial center. Corey Smith, DCSJ, LLC, applicant; Corey Smith, DCSJ, LLC, owner.

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

8 Other Business.

9 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.