



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, March 23, 2016

4:00 PM

Council Chambers - Upper Level

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

[PZ 16147](#) February 16, 2016 Study Session Minutes

[PZ 16148](#) February 17, 2016 Study Session Minutes

[PZ 16149](#) February 17, 2016 Meeting Minutes

[PZ 16150](#) March 1, 2016 Study Session Minutes

[PZ 16151](#) March 1, 2016 Meeting Minutes

3 Take action on the following zoning cases:

- *3-a** [PZ 16145](#) **Z16-011 District 6.** Located on the east side of Crismon Road north of the US-60 Superstition Freeway. (0.82 ± acres). Site Plan Review. This request will allow development of a restaurant with drive-thru. Jeffrey Bennett, HZ Props AZ, LLC, applicant; Global New Millennium Partners LTC, owner. (PLN2015-00562). Continued from February 17, 2016.

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *3-b** [PZ 16141](#) **Z16-014 District 6.** The 4200 through 4400 block of South Signal Butte Road (west side) and the 10300 block through 10800 block of East Point Twenty-Two Boulevard (north side). Located north of Point Twenty-Two Boulevard and west of Signal Butte Road (107± acres). Development Unit Plan. This request will establish a Development Unit Plan for Development Unit 6-South of the Eastmark Community Plan. Jill Hegardt, DMB, applicant; DMB Mesa Proving Grounds, LLC, owner. (PLN2015-00555)

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

- *3-c** [PZ 16136](#) **Z16-016 District 6.** 1300 block of South Crismon Road. Located on the east side of Crismon Road and south of Southern Avenue. (1± acres). Special Use Permit and Site Plan Review. This request will allow development of a car wash. Morgan Retzlaff, Cawley Architects; V J Crismon LLC, owner (PLN2015-00651)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *3-d** [PZ 16138](#) **Z15-037 District 6.** The 10800 through 10900 blocks of East Guadalupe Road (north side) and 2700 block of South Signal Butte Road (east side). Located east of Signal Butte Road and north of Guadalupe Road. (17.86± acres). Site Plan Modification and Preliminary Plat. This request will allow for the development of mini-storage and retail center. Tony Cooper, Cooper Architecture and Design, applicant; Mesa Centerpointe Plaza, LLC, owner. (PLN2014-00564). Continued from October 21, 2015.

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 16129](#) **Z16-004 District 6.** 8200 to 8600 blocks of East Baseline Road (north side). Located west of Loop 202 on the north side of Baseline Road. (52.4± acres). PAD modification (52.4± acres) and Site Plan Review (16± acres). This request will allow for a multi-residence development. Susan E. Demmitt, Gammage & Burnham, applicant; Baseline Mesa, LLC, owner. (PLN2015-00504). Continued from February 17, 2016.

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *4-b** [PZ 16131](#) **Z16-009 District 2.** 1000 block of North Greenfield Road (east side). District 2. Located south of the southeast corner of Greenfield Road and Brown Road. (3.59± acres). Rezoning from AG to RS-15-PAD, Site Plan Review and Preliminary Plat. This request will allow a single residence development. Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant; Pinnacle Ridge Holdings, LLC, owner. (PLN2015-00581). Continued from February 17, 2016.

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions as Contained in Staff Memo Dated March 23, 2016

- *4-c** [PZ 16132](#) **Z16-012 District 4.** 60 South Country Club Drive. Located on the west side of Country Club Drive and south of Main Street. (0.66± acres). Rezoning from DB-1 to GC-BIZ and Site Plan Review. This request will allow for an automobile/vehicle sales and leasing facility and redevelopment of the site consistent with T4NF Transect. Sean Lake, Pew & Lake, PLC, applicant. Carmen C. Coury Trust/Recker C Leonille, owner. (PLN2015-00051). Continued from February 17, 2016.

Staff Planner: Andrew Spurgin

Staff Recommendation: Approval with Conditions

- *4-d** [PZ 16135](#) **Z16-015 District 2.** 6215 East Arbor Avenue. Located south of Main Street and east of Recker Road (1.8± acres). Council Use Permit for a social services facility. This request will allow for a substance abuse detoxification and treatment center. Jennifer O' Hara, Soba Recovery LLC, applicant; Soba Recovery LLC, owner (PLN2015-00644)

Staff Planner: Mia Lozano

Staff Recommendation: Approval with Conditions

- *4-e** [PZ 16137](#) **Z16-017 District 2.** 5850 East Still Circle. Located north of Baseline Road and west of Recker Road. (11.44± acres). PAD modification and Site Plan Review. This request will allow for development of an academic building and parking garage. Toby Rogers, Butler Design Group, applicant; Kirksville College of Osteopathic Medicine IN, owner (PLN2015-00585)

Staff Planner: Andrew Spurgin

Staff Recommendation: Approval with Conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 16133](#) **"Estates of Valencia South" District 2.** 1000 block of North Greenfield Road (east side). Located south of the southeast corner of Greenfield Road and Brown Road. (3.59± acres). Preliminary Plat. Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant; Pinnacle Ridge Holdings, LLC, owner. (PLN2015-00581) **Companion Case to Z16-009.**

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions as Contained in Staff Memo Dated March 23, 2016

- *5-b** [PZ 16142](#) **"Eastmark DU 8 & 9 Revised" District 6.** 10200 block through 10800 blocks of East Ray Road (south side). Located west of Signal Butte Road and south of Ray Road. (6.7 ± acres). Preliminary Plat. Michael Cronin, Terrawest Communities, applicant; JEN Arizona 4, LLC, owner

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *5-c** [PZ 16143](#) **"Eastmark DU-6 South Parcels 1 and 2" District 6.** 4200 through 4400 block of South Signal Butte Road (west side). Located north of Point Twenty-Two Blvd and west of Signal Butte Road. (41.6± acres). Preliminary Plat. Jill Hegardt, DMB, applicant; DMB Mesa Proving Grounds, LLC, owner. **Companion case to Z16-014.**

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

- *5-d** [PZ 16144](#) **"Eastmark DU-6 South Parcels 6-7 and 6-8".** District 6. 10300 through 10400 block of East Point Twenty-Two Blvd (north side). Located north of Point Twenty-Two Blvd and west of Signal Butte Road. (48.22± acres). Preliminary Plat. Jill Hegardt, DMB, applicant; DMB Mesa Proving Grounds, LLC, owner. **Companion case to Z16-014.**

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

- *5-e** [PZ 16146](#) **"Mesa Center Pointe" District 6.** The 10800 through 10900 blocks of East Guadalupe Road (north side) and 2700 block of South Signal Butte Road (east side). Located east of Signal Butte Road and north of Guadalupe Road. (17.86± acres). Preliminary Plat. Tony Cooper, Cooper Architecture and Design, applicant; Mesa Centerpointe Plaza, LLC, owner. (PLN2014-00564). **Companion Case to Z15-037.**

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

6 Items not on the Consent Agenda

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.