



City of Mesa

Council Chambers
57 E. First Street

Meeting Agenda - Final

Planning and Zoning Board - Public Hearing

*Chair Suzanne Johnson
Vice Chair Michael Clement
Boardmember Lisa Hudson
Boardmember Michelle Dahlke
Boardmember Steve Ikeda
Boardmember Dane Astle*

Wednesday, June 15, 2016

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 16174](#)** Minutes from the May 17 and May 18, 2016 Study Sessions and Regular Hearing

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

- *3-a** [PZ 16167](#) **Z16-028 District 4.** 1131 South Stapley Drive Located north of Southern Avenue and east of Stapley Drive. (1.26 ± acres). Site Plan Review. This request will allow development of a drive-thru restaurant. Jeff Looker, Looker and Capello Architects Inc., applicant; Stapley and Southern Partners, LLC, owner. (PLN2016-00221).

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *3-b** [PZ 16168](#) **Z16-025 District 6.** 6400 to 6500 blocks of South Mountain Road. Located north of Pecos Road and west of Mountain Road. (3.49± acres). Site Plan Review. This request will allow development of a parking area and outside storage associated with the existing Fujifilm Electronic Materials facility at 6550 South Mountain Road. Brian Johns, Associated Architects, applicant; Fujifilm Electronic Materials, owner. (PLN2016-00264)

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 16169](#) **Z16-024 District 6.** 5253 South Saranac. Located south of Ray Road and east of Power Road. (3.26 ± acres). Rezoning from LI and LC to LI-AF-BIZ overlay and site plan review. This request will allow for development of an office building. John C. Manross, Design Professionals, LLC, applicant; Granite Field Investments, LLC, owner. (PLN2016-00227).

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *4-b** [PZ 16170](#) **Z16-026 District 6.** 6400 to 6500 blocks of South Mountain Road. Located north of Pecos Road and west of Mountain Road. (5.82± acres). Rezoning from GI-AF-CUP to HI-AF. This request will allow hazardous material usage on this portion of the property associated with the existing Fujifilm Electronic Materials facility at 6550 South Mountain Road site. Brian Johns, Associated Architects, applicant; Fujifilm Electronic Materials, owner. (PLN2016-00225)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *4-c** [PZ 16171](#) **Z16-027 District 5.** 9000 block of East Brown Road (north side). Located west of Ellsworth Road on the north side of Brown Road. (9.5± acres). Rezoning from LC (6± acres) and RS-43 (3.5± acres) to RM-2-PAD, Site Plan Review, and a Special Use Permit. This request will allow development of a transitional senior living facility. Wendy Riddell, Esq., Berry Riddell LLC, applicant; Ben Fatto, LLC, owner. (PLN2016-00229).

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 16173](#) **"Spectrum Retirement Development" District 5.** 9000 block of East Brown Road (north side). Located west of Ellsworth Road on the north side of Brown Road. (9.5± acres). Preliminary Plat. Wendy Riddell, Esq., Berry Riddell LLC, applicant; Ben Fatto, LLC, owner. (PLN2016-00229). **Companion case to Z16-027.**

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

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

- *6-a** [PZ 16172](#) Amendments to Mesa City Code, Title 11, the Zoning Ordinance to add a new zoning district, entitled EO - Employment Opportunity District, and amend sections of the Mesa Zoning Ordinance related to enabling the use and administration of the EO zoning district.

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

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.