

Planning and Zoning Board - Public Hearing**Meeting Agenda - Final**

*Chair Michael Clement
Vice Chair Michelle Dahlke
Boardmember Dane Astle
Boardmember Steve Ikeda
Boardmember Jessica Sarkissian
Boardmember Jennifer Duff
Boardmember Tim Boyle*

Wednesday, September 21, 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 16217](#)** Minutes from the August 16, 2016 and August 17, 2016 Study Sessions and Regular Hearing

3 Take action on the following zoning cases:

- *3-a** [PZ 16204](#) **Z16-037 District 5.** 2810 North Val Vista Drive and 3558 East McDowell Road. Located at the northwest corner of McDowell Road and Val Vista Drive. (1.69± acres). Site Plan Review. This request will allow development of an assisted living facility. (PLN2016-00379). Jennifer Tonna, applicant; Jennifer Tonna, owner. **(Continued from August 17, 2016)**

Staff Planner: Jennifer Gniffke

Staff Recommendation: Approval with Conditions

- *3-b** [PZ 16205](#) **Z16-047 District 6.** The 4200 through 4400 blocks of South Signal Butte Road (west side) and the 10300 through 10800 blocks of East Point Twenty-Two Boulevard (north side). Located north of Point Twenty-Two Boulevard and west of Signal Butte Road (116± acres). Development Unit Plan. This request amends the Development Unit Plan for Development Unit 6-South of the Eastmark Community Plan. Jill Hegardt, DMB Mesa Proving Grounds, LLC, applicant; DMB Mesa Proving Grounds, LLC, owner. (PLN2016-00602)

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

- *3-c** [PZ 16206](#) **Z16-048 District 6.** 4425 South Mountain Road. District 6. Located at the southeast corner of Warner Road and Mountain Road. (3.9± acres). Site Plan Review. This request will allow for the development of a shell commercial building. Lesley L. Partch, Functional Formation Architecture, applicant; Mountain Warner, LLC, owner. (PLN2016-00581)

Staff Planner: Mia Lozano

Staff Recommendation: Approval with Conditions

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

- *4-a** [PZ 16207](#) **Z16-040 District 6.** The 600 block of South Signal Butte Road (west side). Located south of Broadway Road on the west side of Signal Butte Road. (3.1± acres). Rezoning from RS-43 to RSL-3.0 PAD; and Site Plan Review. This request will allow for the development of a single-residential subdivision. Sean Lake, Pew & Lake, PLC, applicant; Leon Ricks, Ricks Investments, owner. (PLN2016-00377). **(Continued from August 17, 2016)**

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

- *4-b [PZ 16208](#) Z16-043 District 2.** 4500 block of East Southern Avenue (north side) and 4500 Block East Flower Circle (west of the termination of the cul-de-sac). Located east of Greenfield Road on the north side of Southern Avenue. (7.33± acres). Rezone from RS-6-PAD to LC, (2.78± acres); and Site Plan Modification (7.33± acres). This request will allow expansion of a mini-storage facility and reconfiguration of existing RV and boat storage. Jeff D Welker, Welker Development Resources, LLC, applicant; Beth Coons, RFN Investment, owner. (PLN2016-00489)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *4-c [PZ 16209](#) Z16-044 District 5.** Located east of the 200 to 400 blocks of North Power Road and south of the 6800 to 7000 blocks of East University Drive. Located east of Power Road and south of University Drive. (15.8± acres). Rezoning from LC to RSL-2.5-PAD; and Site Plan Review. This request will allow for development of a single-residence subdivision. Mark Pugmire, Highland Communities, LLC applicant; Highland Communities, LLC, owner. (PLN2016-00427)

Staff Planner: Lesley Davis

Staff Recommendation: Continue to October 19, 2016

- *4-d [PZ 16216](#) Z16-045 District 1.** 3400 to 3500 block of East Thomas Road (south side). Located west of Val Vista Drive on the south side of Thomas Road. (10.6± acres). Rezoning from LC-PAD to RM-2-PAD; and Site Plan Review. This request will allow a multiple-residence development. Brennan Ray, Bruch & Cracchiolo, P.A., applicant; Engel Investments, L.P., owner. (PLN2016-00327).

Staff Planner: Kim Steadman

Staff Recommendation: Continue to October 19, 2016

- *4-e **PZ 16210** **Z16-046 District 3.** 1800 block of West Main Street (north side), 100 Block of North Dobson Road (east side) and 100 block of North Sycamore (west side). Located east of Dobson Road, north of Main Street and west of Sycamore. (20.59± acres). Approval of rezoning from ID-2, GC-BIZ, LC-BIZ and LC to T4N, T4NF, T5N, T5MSF, and T5MS and the adoption of the Preliminary Development Plan of the Smart Growth Community Plan. This request will allow development of a Transit Oriented neighborhood to including but not limited to uses such as multi-residences, townhomes, parking garages, commercial retail and services, senior living facilities, extended care facilities, and education facilities. (PLN2016-00372)

Staff Planner: Andrew Spurgin

Staff Recommendation: Continue to October 19, 2016

5 Discuss and take action on the following preliminary plats:

- *5-a [PZ 16211](#) "Eastmark DU 3/4 East Parcels 3/4-6 through 3/4-8". District 6.** The 9600 through 9700 blocks of East Point Twenty-Two Boulevard (south side) and the 4900 blocks of South Inspirian Parkway. Located east of Ellsworth Road and north of Ray Road. (32.9± acres). Preliminary Plat. Jill Hegardt, DMB Mesa Proving Grounds, LLC, applicant; DMB Mesa Proving Grounds, LLC, owner. (PLN2016-00585).

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *5-b [PZ 16212](#) "Diamond Court". District 6.** The 600 block of South Signal Butte Road (west side). Located south of Broadway Road on the west side of Signal Butte Road. (3.1± acres). Preliminary Plat. Sean Lake, Pew & Lake, PLC, applicant; Leon Ricks, Ricks Investments, owner. **Continued from the August 17th Meeting.** (PLN2016-00377). **Companion Case to Z16-040.**

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

- *5-c [PZ 16214](#) "Skyview". District 5.** Located east of the 200 to 400 blocks of North Power Road and south of the 6800 to 7000 blocks of East University Drive. (15.8± acres). Preliminary Plat. Located east of Power Road and south of University Drive. Mark Pugmire, Highland Communities, LLC applicant; Highland Communities, LLC, owner. (PLN2016-00427). **Companion case to Z16-044.**

Staff Planner: Lesley Davis

Staff Recommendation: Continue to October 19, 2016

- *5-d [PZ 16215](#) "Tri-City Pavillions II". District 3.** 1870, 1932, 1960 and 1984 West Main Street and 67 North Dobson Road. Located on the northeast corner of Main Street and Dobson Road. (12.63± acres). Preliminary Plat. Gary B. Fox, Superior Surveying Services, Inc., applicant; Tri-City Retail, LLC, owner. (PLN2016-00471).

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

6 Other Business.

7 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.