



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, October 19, 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 16228](#)** Minutes from the September 20, 2016 and September 21, 2016 Study Sessions and Regular Hearing

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

- *3-a** **PZ 16222** **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. **(Companion Case to Preliminary Plat "Skyview") (Associated with Item 4-a.)** (PLN2016-00427)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *3-b** **PZ 16223** **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. (11.34± acres). Rezoning from LC-PAD to RM-2-PAD-PAD; and amending Parcel E of the Lehi Crossing DMP to allow multiple-residence development rather than unspecified limited commercial land uses; and Site Plan Review. Brennan Ray, Bruch & Cracchiolo, P.A., applicant; Engel Investments, L.P., owner. (PLN2016-00327).

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *3-c** **PZ 16225** **Z16-049 District 3.** 2400 to 2700 blocks of South Signal Butte Road (west side), 10000 through 10700 blocks of East Guadalupe Road (north side), and 2600 through 2700 blocks of South Crismon Road (east side). Located west of Signal Butte Road, north of Guadalupe Road and east of Crismon Road encompassing the entire Mulberry residential development. Modifying the project narrative associated with the Mulberry PAD (172.5 ± acres). Rezoning from RSL-2.5-PAD and RM-2-PAD to RSL-4.5-PAD on 43.4± acres in the 10000 through 10300 blocks of East Guadalupe Road and 2600 through 2700 blocks of South Crismon Road, known as Mulberry Parcel 5; and Site Plan Review. This request will allow for single residence development. Paul Dugas, applicant; Desert Vista 100, LLC, owner. **(Companion Case to Preliminary Plat "Mulberry Parcel 5") (Associated with Item 4-b.)**(PLN2016-00529)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

4 Discuss and take action on the following preliminary plats:

- *4-a** [PZ 16226](#) **"Skyview"**. 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). **(Companion Case to Z16-044) (Associated with Item 3-a.)** (PLN2016-00427)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *4-b** [PZ 16227](#) **"Mulberry Parcel 5"**. 10000 through 10300 blocks of East Guadalupe Road (north side), and 2600 through 2700 blocks of South Crismon Road (east side). Located north of Guadalupe Road and east of Crismon Road (43.4± acres) **(Companion Case to Z16-049) (Associated with Item 3-c.)** (PLN2016-00529)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Items not on the Consent Agenda

5 Take action on the following zoning cases:

- 5-a** [PZ 16221](#) **Z16-050 District 5**. 3100 to 3200 block of North Recker Road (west side) and 5700 to 5900 block of Longbow Parkway (north side). District 5. Located south of Loop 202 and west of Recker Road. (11.3± acres). Site Plan Review. This request will allow development of a commercial retail center. Stephen C. Earl, Earl, Curley and Lagarde, applicant; Bob McNichols, Dover Associates, LLC, owner. (PLN2016-00670).

Staff Planner: Andrew Spurgin

Staff Recommendation: Approval with Conditions

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

- 6-a** **PZ 16224** **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). District 3. 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 a Smart Growth Community Plan including a Preliminary Development Plan. This request will allow development of a transit-oriented neighborhood 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. Neil Calfee, Miravista Holdings, applicant; Sycamore Station Fund LLC, owner. (PLN2016-00372)

Staff Planner: Andrew Spurgin

Staff Recommendation: Approval with Conditions

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.