

## 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, November 16, 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](http://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 16238](#)** Minutes from the October 18, 2016 and October 19, 2016 Study Sessions and Regular Hearing

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

- \*3-a**     **PZ 16230**     **Z16-051 District 5.** 3400 to 3500 block of North Greenfield Road (east side) and 4400 block of East Virginia Street (north side). Located south of Loop 202 on the east side of Greenfield Road. (7.77 ± acres). Site Plan Review. This request will allow an industrial warehouse/manufacturing building. Dustin Chisum, Deutsch Architecture Group, applicant; Scott Jackson, Colebank Family Ltd Partnership & Inter-Coastal Electronics, Inc. (PLN2016-00671)

**Staff Planner:**   Kim Steadman

**Staff Recommendation:**   Approval with Conditions

- \*3-b**     **PZ 16229**     **Z16-052 District 6.** 3700 block of South Power Road (east side). Located south of Elliot Road on the east side of Power Road. (2.55 ± acres). Site Plan Review; Special Use Permit. This request will allow a swim school with outdoor activity area with a swimming pool. David Tait, EVO Swim School, applicant; PEF Trust, owner. (PLN2016-00669)

**Staff Planner:**   Lesley Davis

**Staff Recommendation:**   Approval with Conditions

- \*3-c**     **PZ 16232**     **Z16-053 District 1.** 1353 East McKellips Road. Located east of Stapley Road on the south side of McKellips Road (1.06 ± acres). Site Plan Review; Special Use Permit. This request will allow development of a restaurant with a drive-thru and outdoor eating area. Bill Cantieri, Piazza Restaurant Consulting, applicant; Richard Dobrusin, Dobrusin Investments, LLC., owner. (PLN2016-00677)

**Staff Planner:**   Wahid Alam

**Staff Recommendation:**   Approval with Conditions

- \*3-d**     **PZ 16233**     **Z16-055 District 6.** 6800 block of East Main Street (south side) and 0 to 100 block of South Power Road (east side). Located south of Main Street on the east side of Power Road. (1.0 ± acres). Site Plan Review. This request will allow development of a restaurant with drive-thru. George G. Lance, L2 Architects, applicant; Richard Riordan, Phoenix Dobson LLC, owner. (PLN2016-00576).

**Staff Planner:**   Kim Steadman

**Staff Recommendation:**   Approval with Conditions

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

- \*4-a [PZ 16234](#)** **Z16-054 District 1.** 2200 block of East University Drive (north side). Located east of Gilbert Road on the north side of University Drive. (2.11 ± acres). Rezoning from RS-6 to RM-2-BIZ; Site Plan Review. This request will allow for attached single residence development. Doug Sweeney, Brighton Companies, LLC., applicant; David K. Stephens Trust, owner. (PLN2016-00683)

**Staff Planner:** Tom Ellsworth

**Staff Recommendation:** Approval with Conditions

**5 Discuss and take action on the following preliminary plats:**

- \*5-a [PZ 16235](#)** **"Andy's Frozen Custard". District 1.** 1353 East McKellips Road. Located east of Stapley Road on the south side of McKellips Road (1.06 ± acres). Preliminary Plat. This request will allow development of a restaurant with a drive-thru and outdoor eating area. **(Companion Case to Z16-053) (Associated with Item 3-c.)** (PLN2016-00677).

**Staff Planner:** Wahid Alam

**Staff Recommendation:** Approval with Conditions

- \*5-b [PZ 16236](#)** **"Mission Park". District 1.** 2200 block of East University Drive (north side). Located east of Gilbert Road on the north side of University Drive. (2.11 ± acres). Preliminary Plat. This request will allow for attached single residence development. **(Companion Case to Z16-054) (Associated with Item 4-a)** (PLN2016-00683)

**Staff Planner:** Tom Ellsworth

**Staff Recommendation:** Approval with Conditions

- \*5-c [PZ 16237](#)** **"Trustop Manufacturing". District 5.** 3400 to 3500 block of North Greenfield Road (east side) and 4400 block of East Virginia Street (north side). Located south of Loop 202 on the east side of Greenfield Road. (7.77 ± acres). Preliminary Plat. This request will allow an industrial warehouse/manufacturing building. **(Companion Case to Z16-051) (Associated with Item 3-a)** (PLN2016-00671)

**Staff Planner:** Kim Steadman

**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.**