



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, December 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 16247](#) Minutes from the November 15, 2016 and November 16, 2016 Study Sessions and Regular Hearing**

3 Take action on the following zoning cases:

- *3-a** **PZ 16239** **Z16-060 District 4.** 200 block of South Alma School Road (east side). Located north of Broadway Road on the east side of Alma School Road. (0.3 ± acres). Site Plan Review. This request will allow development of automobile sales facility. Pedram Kadkhodaian, applicant; Kadkhoda, LLC, owner. (PLN2016-00626).

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

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

- *4-a** **PZ 16240** **Z16-056 District 6.** 11500 block of East Warner Road. Located at the southwest corner of Warner Rd and Meridian Dr. (8 ± acres) Rezoning from LC to RSL-4.0; Site Plan Review. This request will allow single residence development. Jeff Giles, Clouse Engineering, applicant; 56th MD, Inc., owner. **(Companion Case to Preliminary Plat "Warner Enclave") (Associated with Item 5-a.)** (PLN2015-00450).

Staff Planner: Lesley Davis

Staff Recommendation: Continue to January 18, 2017

- *4-b** **PZ 16241** **Z16-057 District 5.** 3200 to 3300 block of Red Mountain Drive (west side). Located east of Power Road and north of Loop 202. (13 ± acres). Rezoning from RS-90 to RS-9-PAD; Site Plan Review. Paul Dugas, Blandford Homes, applicant; Desert Vista 100, owner. **(Companion Case to Preliminary Plat "Sanctuary at Las Sendas") (Associated with Item 5-b.)** (PLN2016-00572).

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *4-c** **PZ 16242** **Z16-058 District 6.** 6442 East Test Drive. Located west of Power Road and south of US Highway 60. (1 ± acres). Site Plan Review. This request will allow development of an office building. Paul E. Gilbert, Beus Gilbert PLLC, applicant; FCA Realty, LLC, owner. (PLN2016-00754).

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *4-d** [PZ 16243](#) **Z16-059 District 6.** 4200 block of South Power Road (east side). Located north of Warner Road on the east side of Power Road. (2.3 ± acres). Rezoning from LC-AF-PAD to LI-AF-PAD; Site Plan Modification; and Council Use Permit to allow retail uses within the LI zoning district. This request will allow development of office with light manufacturing and car wash. Trudy Licano, applicant; Powergate Investments LLC & GBSP LLC, owner. (PLN2016-00757).

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 16244](#) **“Warner Enclave” District 6.** 11500 block of East Warner Road. Located at the southwest corner of Warner Rd and Meridian Dr. (8 ± acres). Preliminary Plat. Rezoning from LC to RSL-4.0; Site Plan Review. This request will allow single residence development. Jeff Giles, Clouse Engineering, applicant; 56th MD, Inc., owner. **(Companion Case to Z16-056) (Associated with Item 4-a.)** (PLN2015-00450).

Staff Planner: Lesley Davis

Staff Recommendation: Continue to January 18, 2017

- *5-b** [PZ 16245](#) **“Sanctuary at Las Sendas” District 5.** 3200 to 3300 block of Red Mountain Drive (west side). Located east of Power Road and north of Loop 202. (13 ± acres). Preliminary Plat. Rezoning from RS-90 to RS-9-PAD; Site Plan Review. **(Companion Case to Z16-057) (Associated with Item 4-b.)** (PLN2016-00572).

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *5-c** **PZ 16246** **"SEC First & Macdonald". District 4.** The 40 to 100 block of West 1st Avenue (south side) and 100 to 200 block of south Macdonald (east side). Located on the southeast corner of 1st Avenue and Macdonald. (1.949 ± acres). Preliminary Plat. This request will allow the subdivision of property approved for a multi-residential development. Charles Huellmantel, Huellmantel & Affiliates, applicant; Urban Development Partners for Mesa Housing Associates II, owner. (PLN2016-00903).

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Items not on the Consent Agenda

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.