

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, February 15, 2017

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 17015](#)** Minutes from the January 17, 2017 and January 18, 2017 study sessions and regular hearing.

3 Take action on the following zoning case:

- *3-a** [PZ 17007](#) **Z17-003. District 1.** The 2400 block of North Center Street (west side). Located north of the Loop 202 Red Mountain Freeway on the west side of Center Street. (3.2 ± acres). Site Plan Review. This request will allow for the development of a City Household Hazardous Waste Facility. John P. Cahoon, Architekton, applicant; City of Mesa, owner. (PLN2016-00883).

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

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

- *4-a** [PZ 17008](#) **Z17-001 District 5.** The 1600 through 2000 blocks of North Ellsworth Road (east side) and the 9200 block of East McKellips Road (south side). Located on the east side of Ellsworth Road south of McKellips Road (30.46± acres) Rezone from RS-35-PAD to RS-15-PAD-PAD; and Site Plan Review. This request will allow the development of a single residence subdivision. Paul R. Dugas, Pinnacle Ridge Holdings, applicant; Phoenix Land Division, LLC, owner. **(Companion Case to Preliminary Plat "Canyon Preserve") (Associated with Item 5-a.)** (PLN2016-00882).

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *4-b** [PZ 17009](#) **Z17-002 District 6.** The 6400 through 6600 blocks of South Mountain Road (west side) and the 6400 through 6600 blocks of the South Signal Butte Road alignment (east side). Located west of Mountain Road and north of Pecos Road. (50.12± acres). Rezone from AG to HI-PAD AF (20± acres); and rezone from GI-CUP AF to HI-PAD AF (24.3± acres); and rezone HI-AF to HI-PAD AF (5.82± acres); and Site Plan Review. This request will allow for the expansion of an existing industrial facility. Reese Anderson, Pew and Lake, applicant; Signal Butte 20, LLC, owner. **(Companion Case to Preliminary Plat "Fuji Expansion") (Associated with Item 5-b.)** (PLN2016-00885).

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** **PZ 17010** **"Canyon Preserve" District 5.** The 1600 through 2000 blocks of North Ellsworth Road (east side) and the 9200 block of East McKellips Road (south side). Located on the east side of Ellsworth Road south of McKellips Road (30.46± acres). Preliminary Plat. This request will allow the development of a single residence subdivision. Paul R. Dugas, Pinnacle Ridge Holdings, applicant; Phoenix Land Division, LLC, owner. **(Companion Case to Z17-001) (Associated with Item 4-b.)** (PLN2016-00882).

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *5-b** **PZ 17011** **"Fuji Expansion" District 6.** The 6400 through 6600 blocks of South Mountain Road (west side) and the 6400 through 6600 blocks of the South Signal Butte Road alignment (east side). Located west of Mountain Road and north of Pecos Road. (50.12± acres). Preliminary Plat. Reese Anderson, Pew and Lake, applicant; Signal Butte 20, LLC, owner. **(Companion Case to Z17-002) (Associated with Item 4-c.)** (PLN2016-00885).

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Items not on the Consent Agenda

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

- 6-a** **PZ 17013** **Z16-056 District 6.** The 11500 block of East Warner Road (south side). District 6. Located at the southwest corner of Warner Road and Meridian Road. (8 ± acres) Rezone from LC to RSL-2.5; and Site Plan Review. This request will allow the development of a single residence subdivision. Jeff Giles, Clouse Engineering, applicant; 56th MD, Inc., owner. **(Companion Case to Preliminary Plat "Warner Enclave") (Associated with Item 7-a.)** (PLN2015-00450). **Continued from January 18, 2017**

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

7 Discuss and take action on the following preliminary plats:

- 7-a** **PZ 17016** **“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. Jeff Giles, Clouse Engineering, applicant; 56th MD, Inc., owner. **(Companion Case to Z16-056) (Associated with Item 6-a.)** (PLN2015-00450). **Continued from January 18, 2017**

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- 7-b** **PZ 17012** **“BB Living at Eastmark” District 6.** The 9800 through 10000 blocks of east Ray Road (north side). Located east of Ellsworth Road on the north side of Ray Road (11.27 ± acres). Preliminary Plat. Branden Lombardi, BB Living Residential, applicant; DMB Mesa Proving Grounds, Inc., owner. (PLN2016-00886).

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

8 **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.