

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, March 22, 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 17017](#) Minutes from the February 14, 2017 and February 15, 2017 study sessions and regular hearing.

3 Take action on the following zoning cases:

- *3-a** **PZ 17018** **Z17-006 District 6.** The 5500 block of South Power Road (east side). Located south of Ray Road on the east side of Power Road. (1± acre). Site Plan Review and Special Use Permit. This request will allow for the development of a car wash. Lance Meinhold, Larson Associates, applicant; Mark McDowell, owner. (PLN2016-00942).

Planner: Kim Steadman

Staff Recommendation: Approval with conditions

- *3-b** **PZ 17021** **Z17-007 District 1.** The 2300 block of East McKellips Road (north side). Located east of Gilbert Road on the north side of McKellips Road. (1.3± acres). Rezone from AG to RM-2-BIZ; and Site Plan Review. This request will allow for a multi-residential development. Porter Kyle, LLC, applicant; Parry Investments, LLC, owner. (PLN2016-00951).

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *3-c** **PZ 17019** **Z17-008 District 3.** The 1800 through 1900 blocks of East Baseline Road (north side). Located west of Gilbert Road on the north side of Baseline Road. (1.2± acres). Site Plan Review. This request will allow for the development of retail multi-tenant building with a drive-thru. Neil Feaser, RKA Architects, Inc., applicant; David Sneider, Sneider Living Trust, UTA and Weil Ernst Trust UTA, owner. (PLN2016-00949).

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Items not on the Consent Agenda

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

- 4-a [PZ 17020](#) **Z16-056 District 6.** The 11500 through 11600 blocks of East Warner Road (south side). Located at the southwest corner of Warner Road and Meridian Road. (8 ± acres) Rezone from LC to RSL-3.0; 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 5-a.)** (PLN2015-00450). **Continued from February 15, 2017**

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- 4-b [PZ 17022](#) **Z17-005 District 6.** The 9700 through 9800 blocks of East Southern Avenue (south side) and the 9700 through 9800 blocks of East Hampton Avenue (north side). Located west of Crismon Road and south of Southern Avenue. (19.4± acres). Rezone from RS-43 to PEP and RM-2-PAD; and Site Plan Review. This request will allow for a multi-residential development and a future office development. Brennan Ray, Burch and Cracchiolo, applicant; Montgomery 320, LLC, owner. (PLN2016-00943).

Planner: Kim Steadman

Staff Recommendation: Denial

5 Discuss and take action on the following preliminary plat:

- 5-a [PZ 17023](#) **"Warner Enclave" District 6.** The 11500 through 11600 blocks of East Warner Road (south side). 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 4-a.)** (PLN2015-00450). **Continued from February 15, 2017**

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.