

## 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*

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Wednesday, May 17, 2017

4:00 PM

Council Chambers - Upper Level

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**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 17035](#)** Minutes from the April 17, 2017 and April 18, 2017 study sessions and regular hearing.

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

- \*3-a**     [PZ 17037](#)     **Z17-015 District 2.** The 400 block of South Higley Road (east side). Located on the east side of Higley Road south of Broadway Road (2.5 ± acres). Site Plan Review. This request will allow for development of a self-storage facility. Philip Gollon, ARC Services, Inc., applicant; Nathan Palmer, Intelliguard Self Storage, LLC, owner. (PLN2017-00109).

**Planner:** Kim Steadman

**Staff Recommendation:** Continuance to June 21, 2017

- \*3-b**     [PZ 17038](#)     **Z17-016 District 3.** 1343 South Gilbert Road (east side). Located on the east side of Gilbert Road north of Hampton Avenue (1.23 ± acres). Site Plan Modification. This request will allow for development of a restaurant with a drive-thru. Cody Bowman, ID Studio 4, applicant; Amin Dhanani, owner. (PLN2017-00113).

**Planner:** Wahid Alam

**Staff Recommendation:** Approval with conditions

- \*3-c**     [PZ 17043](#)     **Z17-019 District 6.** The 10000 to 10800 block of East Point Twenty-Two Boulevard (north side) and the 9600 to 10400 block of East Elliot Road (south side). Located between Point Twenty-Two Boulevard and Elliot Road and between the Eastmark Parkway alignment and Signal Butte Road. (738± acres). Development Unit Plan. This request will approve Development Unit Plan 5/6 within the Eastmark Community Plan. Jill Hegardt, DMB, Inc., applicant; DMB Mesa Proving Grounds, owner. (PLN2017-00083).  
**(Companion Case to Preliminary Plat "DU 5/6s") (Associated with Item \*5-a.)**

**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 17039](#)     **Z16-023 District 5.** The 2400 to 2600 blocks of North Greenfield Road (west side). Located south of McDowell Road on the west side of Greenfield Road (69.34± acres). Rezone from PEP-PAD (formerly DMP) and PS-PAD to PEP-PAD (63.59± acres) and PS-PAD (5.75± acres) (removing conditions of approval) and modifying the development master plan (project narrative) for zoning case Z08-022. This request will allow development of a business park. William Jabjiniak, City of Mesa, applicant; City of Mesa, owner. (PLN2016-00217). **Continued from April 18, 2017**

**Staff Planner:** Tom Ellsworth

**Staff Recommendation:** Approval with conditions

- \*4-b**     [PZ 17040](#)     **Z17-014 District 5.** The 8700 to 9000 blocks of East Main Street (south side). Located south of Main Street and west of Ellsworth Road (36.58± acres). Rezone from Maricopa County C-3 and RU-43 to City of Mesa GC and RS-43. This request will establish City zoning on recently annexed property. City of Mesa, applicant; Rodger Overson, owner. (PLN2017-00124). **Continued from April 19, 2017**

**Planner: Kim Steadman**

**Staff Recommendation: Approval with conditions**

- \*4-c**     [PZ 17041](#)     **Z17-017 District 5.** The 1100 block of North Ellsworth Road (west side). Located on the west side of Ellsworth Road south of Brown Road (4.84 ± acres). Rezone from RS-43 to LC-BIZ and Site Plan Review. This request will allow a self-storage facility. Adam Baugh, Withey Morris, PLC, applicant; Magic Gifts, LLC, owner. (PLN2017-00121).

**Planner: Wahid Alam**

**Staff Recommendation: Approval with conditions**

- \*4-d**     [PZ 17042](#)     **Z17-018 District 4.** The 400 block of South Bellview (east side). Located south of Broadway Road and east of Mesa Drive (.5± acres). Rezone from NC to RSL-4.5. This will allow for the development of 3 single residential lots. Kim Fallbeck, City of Mesa, applicant; City of Mesa, owner. (PLN2017-00243).

**Planner: Lesley Davis**

**Staff Recommendation: Approval with conditions**

- \*4-e**     [PZ 17044](#)     **Z17-020 District 1.** The 2400 to 2800 block of East Thomas Road (north side). Located north of Thomas Road and west of Lindsay Road alignment. (13.3 ± acres). Rezone from Maricopa County RU-43 to City of Mesa RS-43. This request will establish City zoning on recently annexed property. City of Mesa, applicant; City of Mesa, owner. (PLN2017-00162).

**Planner: Kim Steadman**

**Staff Recommendation: Approval with conditions**

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

- \*5-a**     [PZ 17045](#)     “DU 5/6” District 6. The 10000 to 10800 block of East Point Twenty-Two Boulevard (north side) and the 9600 to 10400 block of East Elliot Road (south side). Located between Point Twenty-Two Boulevard and Elliot Road and between the Eastmark Parkway alignment and Signal Butte Road. (252.4± acres). Preliminary Plat. Jill Hegardt, DMB, Inc., applicant; DMB Mesa Proving Grounds, owner. **(Companion Case to Z17-019) (Associated with Item \*3-d.)** (PLN2015-00450).

**Staff Planner:** Tom Ellsworth

**Staff Recommendation:** Approval with conditions

**6 Review, discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa Zoning Ordinance:**

- \*6-a**     [PZ 17046](#)     Proposed zoning ordinance amendment to Section 11-31-34 regarding medical marijuana facilities, including dispensaries, cultivation facilities, and infusion facilities.

**Items not on the Consent Agenda**

**7 Take action on the following zoning case:**

- 7-a**     [PZ 17036](#)     **Z17-004 District 1.** The 700 block of North Country Club Drive (east side). Located on the east side of Country Club Drive north of University Drive (3.4± acres). Site Plan Review. This request will allow a multi-residential development. Peter Swingle, Athena Studio, LLC, applicant; Country Club 72, LLC, owner. (PLN2016-00932).

**Planner:** Wahid Alam

**Staff Recommendation:** Approval with conditions

**8 Other Business.**

- 8-a**     Receive a presentation and discuss the draft update to the City of Mesa Sign Ordinance.

**9 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.**