



## Planning and Zoning Board - Public Hearing

### Meeting Agenda - Final

*Chair Michael Clement  
Vice Chair Michelle Dahlke  
Boardmember Dane Astle  
Boardmember Jessica Sarkissian  
Boardmember Jennifer Duff  
Boardmember Tim Boyle  
Boardmember Shelly Allen*

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Wednesday, August 16, 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 17073](#)** Minutes from the July 18, 2017 and July 19, 2017 study sessions and regular hearing.

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

- \*3-a**     [PZ 17074](#)     **Z17-037 District 5.** The 6700 block of East McKellips Road (south side). Located west of Power Road on the south side of McKellips Road. (2± acres). Site Plan Review. This request will allow the development of a restaurant with a drive-thru. Ryan Robinson, 4G Development, applicant; Alan L. Tom, Toms-Holding, LLC, owner. (PLN2017-00306).

**Planner: Lisa Davis**

**Staff Recommendation: Approval with conditions**

- \*3-b**     [PZ 17075](#)     **Z17-039 District 4.** The 1200 block of South Gilbert Road (west side). Located on the west side of Gilbert Road south of Southern Avenue. (1 ± acre). Site Plan Review. This request will allow the development of a restaurant with a drive-thru. J. Clint Jameson, CenterPointe Development, applicant; Mesa South, LLC, owner. (PLN2017-00320).

**Planner: Wahid Alam**

**Staff Recommendation: Approval with conditions**

- \*3-c**     [PZ 17076](#)     **Z17-040 District 6.** The 5600 block of South Power Road (east side). Located south of Galveston Street on the east side of Power Road. (1.1 ± acres). Site Plan Review and Special Use Permit. This request will allow the development of a car wash. Joseph R. Walters, Identity Mutual, LLC, applicant; Dan Thelander, owner. (PLN2017-00328).

**Planner: Kim Steadman**

**Staff Recommendation: Approval with conditions**

- \*3-d**     [PZ 17077](#)     **Z17-041 District 1.** 1052 East McKellips Road. Located west of Stapley Drive on the north side of McKellips Road. (3 ± acres). Site Plan Review. This request will allow the development of a medical office. Sterling Schmitz, GP West, Inc., applicant; Gary D. Philips, GPW Arrowhead, LLC, owner. (PLN2017-00325).

**Planner: Wahid Alam**

**Staff Recommendation: Approval with conditions**

- \*3-e**     [PZ 17078](#)     **Z17-042 District 5.** 3633 and 3655 North 55th Place. Located north of Thomas Road and east of Higley Road. (2 ± acres). Site Plan Review. This request will allow the development of an office/warehouse. John Manross, Design Professionals, LLC, applicant; Larry Potthoff, owner. (PLN2017-00332).

**Planner: Wahid Alam**

**Staff Recommendation: Approval with conditions**

- \*3-f**     **PZ 17079**     **Z17-043 District 3.** The 1900 block of South Mesa Drive (east side) and the 400 block of East Baseline Road (north side). District 3. Located north of Baseline Road on the east side of Mesa Drive. (3 ± acres). Site Plan Review and Special Use Permit. This request will allow the development of a convenience store with gas canopy. Charles Huellmantel, Huellmantel and Affiliates, applicant; QuikTrip Corporation, owner. (PLN2017-00334).

**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 17080**     **Z17-034 District 6.** The 6000 through 6300 blocks of South Power Road. Located south of Williams Field Road between the northbound and southbound lanes of Power Road. (11 ± acres). Rezone from AG to RM-4-BIZ, LC-BIZ with a Council Use Permit to allow for residential uses in a commercial district; and Site Plan Review. This request will allow the development of a multi-residential development with commercial and retail services. Lance Baker, AIA, Synectic Design, applicant; Power One, LLC, owner. (PLN2017-00281). **(Companion Case to Preliminary Plat “South of the SWC Williamsfield Rd & Power Rd“, associated with Item \*5-a.)**

**Planner: Lesley Davis**

**Staff Recommendation: Approval with conditions**

- \*4-b**     **PZ 17082**     **Z17-035 District 6.** The 2800 to 2900 block of South Signal Butte Road (west side) and the 10600 to 10800 block of East Guadalupe Road (south side). Located south of Guadalupe Road on the west side of Signal Butte Road. (13 ± acres). Rezone from AG to LC and Site Plan Review. This request will allow the development of a group commercial center. Neil Feaser, RKAA Architects, Inc., applicant; Walgreen Arizona Drug Co., owner. (PLN2017-00304). **(Preliminary Plat “Signal Butte and Guadalupe“, associated with Item \*5-b.)**

**Planner: Wahid Alam**

**Staff Recommendation: Continuance to September 20, 2017**

- \*4-c**     [PZ 17083](#)     **Z17-036 District 2.** The 2900 through 3000 blocks of East Southern Avenue (north side) and the 1000 through 1200 blocks of South Los Alamos Road (west side). Located east of Lindsay Road on the north side of Southern Avenue (27± acres). Rezone from AG to RSL-4.5-PAD; and Site Plan Review. This request will allow the development of a single-residence subdivision. Sean B. Lake, Pew and Lake, applicant; Allred Family Ltd, Partnership, owner. (PLN2017-00260). **Continued from July 19, 2017. (Companion Case to Preliminary Plat “Allred Ranch“, associated with Item \*5-c.)**

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

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

- \*5-a**     [PZ 17085](#)     **“South of the SWC Williamsfield Rd & Power Rd“ District 6.** The 6000 through 6300 blocks of South Power Road. District 6. Located south of Williams Field Road between the northbound and southbound lanes of Power Road. (11 ± acres). Lance Baker, AIA, Synectic Design, applicant; Power One, LLC, owner. (PLN2017-00260). **(Companion Case to Z17-034, associated with Item \*4-a.)**

**Staff Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

- \*5-b**     [PZ 17086](#)     **“Signal Butte and Guadalupe“ District 6.** The 2800 to 2900 block of South Signal Butte Road (west side) and the 10600 to 10800 block of East Guadalupe Road (south side). Located south of Guadalupe Road on the west side of Signal Butte Road. (13 ± acres) Preliminary Plat. Neil Feaser, RKAA Architects, Inc., applicant; Walgreen Arizona Drug Co., owner. (PLN2017-00304). **(Companion Case to Z17-035, associated with Item \*4-b.)**

**Planner:** Wahid Alam

**Staff Recommendation:** Continuance to September 20, 2017

- \*5-c**     [PZ 17087](#)     **“Allred Ranch“ District 2.** The 2900 through 3000 blocks of East Southern Avenue (north side) and the 1000 through 1200 blocks of South Los Alamos Road (west side). Located east of Lindsay Road on the north side of Southern Avenue (27± acres). Preliminary Plat. Sean B. Lake, Pew and Lake, applicant; Allred Family Ltd, Partnership, owner. (PLN2017-00260). **Continued from July 19, 2017 (Companion Case to Z17-036, associated with Item \*4-c.)**

**Staff Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

- \*5-d**     [PZ 17089](#)     **“Superstition Springs Condominium“ District 6.** 6755 East Superstition Springs Boulevard. Located west of the southwest corner of Superstition Springs Boulevard and Power Road. (2.34± acres). Preliminary Plat. Brian Bartishell, Standarge and Associates, applicant; R. Brinks Austin, Dental and Medical Specialties at Superstition Springs, LLC, owner. (PLN2017-00330).

**Staff Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

- \*5-e**     [PZ 17090](#)     **“Mesa Senior Living“ District 5.** The 6500 block of East Brown Road (north side). Located west of Power Road on the north side of Brown Road. (8.0 ± acres). Preliminary Plat. Tyler Wilson, Ryan Companies US, Inc., applicant; Brown Road Baptist Church, owner. (PLN2017-00182).

**Staff Planner:** Wahid Alam

**Staff Recommendation:** Approval with conditions

### **Items not on the Consent Agenda**

- 6**     **Discuss and make recommendation to City Council on the following General Plan amendment and associated Rezone and Preliminary Plat:**

- 6-a**     [PZ 17091](#)     **GPMInor17-001 District 2.** The 4700 through 4800 block of East Baseline Road (north side). Located east of Greenfield Road on the north side of Baseline Road. (21.8± acres). Minor General Plan amendment to change Character Type from Employment to Mixed Use Activity District. The request will allow for the development of a multi-residential complex. Stephen C. Earl, Earl, Curley & Lagarde, applicant; R.O.I. Properties, LLC; Baseline 2005, LLC; Crisko Baseline, LLC; Dale and Janice Gray Trust, owner. (PLN2017-00322) **(Companion Case to Z17-038, and Preliminary Plat "Mark-Taylor", associated with Items 6-b and 6-c).**

**Staff Planner:** Kim Steadman

**Staff Recommendation:** Adoption

- 6-b**      [PZ 17084](#)      **Z17-038 District 2.**The 4700 through 4800 block of East Baseline Road (north side). Located east of Greenfield Road on the north side of Baseline Road. (21.8± acres). Rezone from AG, LI, and PEP-PAD to RM-3-PAD, and Site Plan Review. This request will allow the development of a multi-residential development. Stephen C. Earl, Earl, Curley & Lagarde, applicant; R.O.I. Properties, LLC; Baseline 2005, LLC; Crisko Baseline, LLC; Dale and Janice Gray Trust, owner. (PLN2017-00322). **(Companion Case to GPMInor17-001 and Preliminary Plat "Mark-Taylor", associated with Items 6-a and 6-c).**

**Planner:** Kim Steadman

**Staff Recommendation:** Approval with conditions

- 6-c**      [PZ 17088](#)      **"Mark Taylor Apartment" District 2.**The 4700 through 4800 block of East Baseline Road (north side). Located east of Greenfield Road on the north side of Baseline Road. (21.8± acres). Preliminary Plat. Stephen C. Earl, Earl, Curley & Lagarde, applicant; R.O.I. Properties, LLC; Baseline 2005, LLC; Crisko Baseline, LLC; Dale and Janice Gray Trust, owner. (PLN2017-00322). **(Companion Cases Z17-038, GPMInor17-001, associated with Item 6-a and 6-b.)**

**Planner:** Kim Steadman

**Staff Recommendation:** Approval with conditions

- 7**      **Consider and make recommendation to City Council on the Southwest Area Development Plan:**

- 7-a**      [PZ 17081](#)      **Southwest Redevelopment Area Plan** Consider and make recommendation to the Mesa City Council for approval of a proposed Southwest Redevelopment Area Plan.

**Planner:** Tom Ellsworth

**Staff Recommendation:** Approval

- 8**      **Other Business.**

- 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.**