

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

Wednesday, October 18, 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 17101](#) Minutes from the September 19, 2017 and September 20, 2017 study sessions and regular hearing.

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

- *3-a** [PZ 17102](#) **ZON17-00163 District 6.** 6447 East Southern Avenue. Located west of Power Road on the south side of Southern Avenue. (2.17+/- acres). Site Plan Modification and Special Use Permit for Auto Rentals in the LC District. Dustin Chisum, Deutsch Architecture Group, applicant; Timothy Fascetta, owner.

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

- *3-b** [PZ 17103](#) **ZON17-00170 District 6.** The 1300 block of South Power Road (east side). Located south of Southern Avenue on the east side of Power Road. (1.33 +/- acres). Site Plan Review for the development of a pad site in a previously approved commercial center. This request will allow the development of a retail pad building with a drive-thru in the LC-PAD District. Andrew Merchant, Merchant Design Group, applicant; Curt Taylor, Winco Foods, LLC, owner.

Planner: Veronica Gonzalez

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 17104](#) **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). **Continued from September 20, 2017.**

Planner: Wahid Alam

Staff Recommendation: Table for re-notification

- *4-b** [PZ 17105](#) **ZON17-00158 District 5.** The 3700 block of East McKellips Road (south side). Located east of Val Vista on the south side of McKellips Road. (11.48+/- acres). Rezone from RS-35 to RS-35-PAD; and Site Plan Review for the development of an 11-lot single residence subdivision. Paul Dugas, Blandford Homes, applicant; Paul Dugas, Blandford Homes, owner. (**"Preliminary Plat "Armistead Citrus", associated with Item *5-a.)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 17111](#) **“Armistead Citrus” District 5.** The 3700 block of East McKellips Road (south side). Located east of Val Vista on the south side of McKellips Road. (11.48+/- acres). Preliminary Plat. Paul Dugas, Blandford Homes, applicant; Paul Dugas, Blandford Homes, owner. **(Companion Case to ZON17-00158, associated with Item *4-b.)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *5-b** [PZ 17109](#) **“Clearview Business Park” District 6.** 1529 South Clearview Avenue. Located east of the northeast corner of Power Road and US60 on the east side of Clearview Avenue. (1.9 ± acres). Preliminary Plat. Anthony Zaugg, Allen Consulting Engineers, applicant; FAE Holdings 416754R, LLC, owner. (ZON17-00376)

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

- *5-c** [PZ 17110](#) **“Thelander Acres” District 6.** The 5600 block of South Power Road (east side). Located south of Galveston Street on the east side of Power Road. (2.06 acres). Preliminary Plat. Ryan D. Gilbert, Gilbert Land Surveying, PLC, applicant; Daniel Thelander and Douglas Zimmerman, owner. (ZON17-00327)

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

Items not on Consent

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

- 6-a** [PZ 17106](#) **Z17-044 District 3.** The 1300 through 1400 blocks of West Main Street (north side). Located west of Alma School Road on the north side of Main Street (3.3± acres). Modification of the Bonus Intensity Zone Overlay, Council Use Permit; and Site Plan. This request will allow the development of a multi-residence development in the NC zoning district with potential commercial services. Fred Woods, Woods Associates Architects, LLC, applicant; Mesa Main Street, LLC, owner. (PLN2017-00352). **Continued from September 20, 2017**
(“Preliminary Plat “West Main Station Village”, associated with Item 7-a)

Planner: Lesley Davis

Staff Recommendation: Continuance to November 15, 2017

7 Discuss and take action on the following preliminary plat:

- 7-a [PZ 17108](#) “West Main Station Village“ District 3.** The 1300 through 1400 blocks of West Main Street (north side). Located west of Alma School Road on the north side of Main Street (3.3± acres). Preliminary Plat. Fred Woods, Woods Associates Architects, LLC, applicant; Mesa Main Street, LLC, owner. (PLN2017-00352). **Continued from September 20, 2017 (Companion Case to Z17-044, Associated with Item 6-a.)**

Planner: Lesley Davis

Staff Recommendation: Continuance to November 15, 2017

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.