



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, March 21, 2018

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 18030](#) Minutes from the February 20, 2018 and February 21, 2018 study sessions and regular hearing.

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

- *3-a** [PZ 18025](#) **ZON17-00597 District 2.** 1961 South Val Vista Drive. Located on the northeast corner of Val Vista Drive and Baseline Road. (1± acres). Site Plan Modification. This request will allow a multi-tenant commercial building with a drive-thru restaurant and tenant space for retail use in the LC zoning district. Mark Rykovich, Thomas English Real Estate, LLC, applicant; Circle K Stores, Inc., owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *3-b** [PZ 18019](#) **ZON18-00069 District 5.** 3309 North Reseda Circle. Located east of Greenfield Road south of the 202 Red Mountain Freeway. (14.9± acres). Site Plan Review and Special Use Permit. This request will allow the expansion of an existing warehouse building and reduction in employee parking in the LI zoning district. Leo Marin, Deutsch Architecture Group, applicant; ATK Gun Systems Company, LLC, owner.

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 18031](#) **ZON17-00324 District 2.** The 1800 block of South Recker Road (east side). Located north of Baseline Road on the east side of Recker Road. (3.80± acres). Rezoning from AG to RS-43-BIZ; and Site Plan Review. This request will allow the land to be divided for the development of detached single residence housing. Shane Urry, applicant; Lynn M. Urry, Scott W. Urry and Peggy A. Urry, owners. **(Continued from February 21, 2018)**

Planner: Veronica Gonzalez

Staff Recommendation: Approval with conditions

- *4-b** [PZ 18032](#) **ZON17-00335 District 5.** The 1300 to 1400 blocks of North Power Road (east side). Located on the east side of Power Road and the north side and south side of Halifax Drive. (2.3± acres). Rezoning from OC to ID-1; and Site Plan Review. This request will allow for the development of a mini-storage facility. Sean Lake, Pew and Lake, PLC, applicant; David Darling, LLC, owner. **(Continued from February 21, 2018)**

Planner: Kim Steadman

Staff Recommendation: Continuance to May 16, 2018

- *4-c** **PZ 18010** **ZON17-00507 District 5** The 1200 block of North Ellsworth Road (west side) and the 9100 block of East Glencove Avenue (south side). Located north of Brown Road on the west side of Ellsworth Road. (1.8± acres). Site Plan Modification. This request will allow for the development of an enclosed RV storage facility in the LC zoning district. Dorothy Shupe, Sketch Architecture Company, applicant; Lavigna Investments Corporation, owner.

Planner: Cassidy Welch

Staff Recommendation: Continuance to April 18, 2018

- *4-d** **PZ 18020** **ZON17-00532 District 3.** The 1600 through 2000 blocks of West Southern Avenue and the 1200 through 1400 blocks of South Dobson Road. Located on the southeast corner of Southern Avenue and Dobson Road, (The Mesa Community College Campus). (135± acres). Rezoning from PS to GC-PAD. This request will allow for private development within the Mesa Community College campus. W. Ralph Pew, Pew and Lake, PLC, applicant; Maricopa County Community College District, owner.

Planner: Lesley Davis

Staff Recommendation: Continuance to April 18, 2018 to re-advertise

- *4-e** **PZ 18021** **ZON17-00580 District 5.** The 8700 through 8800 blocks of East Broadway Road (south side). Located on the south side of Broadway Road, west of the 202 Red Mountain Freeway. (3.2± acres). Rezoning from RM-3-PAD to LC-BIZ; and Site Plan Review. This request will allow for the development of a self-storage facility. George Pasquel, Withey Morris PLC, applicant; Broadway and 202, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-f** **PZ 18022** **ZON17-00585 District 3.** The 700 block of West Baseline Road (south side). Located on the south side of Baseline Road west of Country Club Drive. (1.9± acres). Site Plan Modification. This request will allow for the development of a medical office in the NC zoning district. Andrew Greybar, LGE Design Group, applicant; Mesa GI Holdings, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-g** [PZ 18023](#) **ZON17-00591 District 1.** The 800 block of North Gilbert Road (east side). Located on the east side of Gilbert Road south of Brown Road (1.7± acres). Rezoning from OC to LC; and Special Use Permit and Site Plan Review. This request will allow for the development of a building materials and services facility with accessory outdoor display. Boyd Thacker, Brock Craig & Thacker Architects, applicant; Highplains Land, LLC, owner.

Planner: Lisa Davis

Staff Recommendation: Approval with conditions

- *4-h** [PZ 18024](#) **ZON17-00593 District 6.** The 7500 block of East Hampton Avenue (north side). Located south of Southern Avenue and west of Sossaman Road. (2.4± acres). Rezoning from LI-PAD to LC-PAD and Council Use Permit; and Site Plan Review. This request will allow for the development of a plasma center. Paul Gilbert, Beus Gilbert, PLLC, applicant; Hampton Property, LLC, owner.

Planner: Lisa Davis

Staff Recommendation: Approval with conditions

5 Review, discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa Zoning Ordinances:

- *5-a** [PZ 18034](#) Ordinance amending the Mesa City Code, Title 11, Mesa Zoning Ordinance, Chapters 21, 22, 66, 67, 69, 71 and 77. The intent of the amendments include clarifications and technical updates to reduce the need for Zoning Administrator Interpretations. The amendments are to make the Zoning Ordinance requirements clear for request of a modification to approved plans; clarification of expiration of approvals including addition of expiration time of 2 years for a Design Review approval; and request for appeal. **(Citywide) (ZON17-00603)**
(Continued from February 21, 2018)

Planner: Lisa Davis

Staff Recommendation: Table

***5-b PZ 18029 Zoning Code Update - Airfield Overlay District and Land Use Tables for AOA's (ZON18-00182)**

- Replacing Map AF-1 and making miscellaneous amendments to Chapter 19, Airfield Overlay District
- Modifying the use restrictions in Chapters 4, 5, 6, 7, and 10 as they apply to uses allowed in Airport Overflight Areas (AOA) 1 and 2

Planner: John Wesley

Staff Recommendation: Approve

Items not on the Consent Agenda

6 Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning cases:

6-a PZ 18028 ZON18-00142 District 6. The 10600 through 11600 blocks of East Williams Field Road (south side) and the 6000 through 6400 blocks of South Signal Butte (both sides). Located on the south side of Williams Field Road from approximately one-quarter mile west of Signal Butte Road to Meridian Road; and located on the east and west sides of Signal Butte Road approximately one-half mile south of Williams Field Road. (251± acres). Minor General Plan amendment to change the Character Type from Employment to Neighborhood. This request will allow for the development of a master planned community. Sean Lake, Pew & Lake, PLC, applicant; Demuro Properties, owner.

Planner: Wahid Alam

Staff Recommendation: Adoption

6-b PZ 18026 ZON18-00143 District 6. The 10600 through 10800 blocks of East Williams Field (south side) and the 6000 through 6200 blocks of South Signal Butte Road (west side). Located south of Williams Field Road and west of Signal Butte Road (28± acres). Rezone from Maricopa County RU-43 to City of Mesa AG. This request will establish city zoning on recently annexed property. City of Mesa, applicant; Demuro Properties, owner. **(Companion Case to ZON18-00142 and ZON17-00247, associated with Items 7-a and 7-c).**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- 6-c** **PZ 18027** **ZON17-00247 District 6.** The 10600 through 11600 blocks of East Williams Field Road (south side) and the 6000 through 6400 blocks of South Signal Butte (both sides). Located on the south side of Williams Field Road from a quarter mile west of Signal Butte Road to Meridian Road; and located on the east and west sides of Signal Butte Road to approximately one-half mile south of Williams Field Road. (251± acres). Rezone from AG and GI-CUP to a Planned Area Development (PAD) Overlay with underlying RM-2, RSL- 2.5, RSL-4.5, RS-6, RS-7 and RS-9 for 236± acres and LC for 15± acres. This request will allow for the development of a master planned community. Sean Lake, Pew & Lake, PLC, applicant; Demuro Properties, owner. **(Companion Case to ZON18-00142 and ZON18-00143, associated with Items 7-a and 7-b).**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

7 **Other Business.**

8 **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.