



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, April 18, 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 18035](#)** Minutes from the March 20, 2018 and March 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. **(Continued from March 21, 2018)**

Planner: Wahid Alam

Staff Recommendation: Table

- *3-b** **PZ 18036** **ZON18-00135 District 6.** The 7600 through 7800 blocks of East Ray Road (south side). Located east of Sossaman Road on the south side of Ray Road. (21± acres). Site Plan Review. This request will allow for the development of six industrial buildings. Eric Zitny, Ware Malcomb, applicant; David Martens, Marwest Enterprises, LLC/Santan 74 LLLP, owner. **(Companion to preliminary plat “The Landing”, associated with item *5-a)**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *3-c** **PZ 18037** **ZON17-00410 District 6.** The 8300 block of East Guadalupe Road (south side) and the 2800 block of South Hawes Road (west side). (1.3± acres). Located at the southwest corner of Hawes Road and Guadalupe Road. Site Plan Modification. This request will allow for the development of a restaurant with drive-thru in the LC-PAD district. Doug Cox, One Architecture, applicant; BBVA Compass, owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 18039](#) **ZON17-00532 District 3.** The 1600 through 2000 blocks of West Southern Avenue (south side) and the 1200 through 1500 blocks of South Dobson Road (east side) and the 1400 through 1500 blocks of South Longmore (west side). Located on the southeast corner of Southern Avenue and Dobson Road, (The Mesa Community College Campus). (145± acres). Rezoning from PS, LC and GC 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. **(Continued from March 21, 2018 to re-advertise)**

Planner: Lesley Davis

Staff Recommendation: Continuance to May 16, 2018

- *4-b** [PZ 18040](#) **ZON18-00056 District 2.** The 4300 through 4400 blocks of East Florian Avenue (north side). (1.2± acres). Located north of Southern Avenue and west of Greenfield Road. Modification of an existing PAD; and Site Plan Review. This request will allow for the development of an office building. Michael A. Hall, Michael A. Hall Architect, LLC; Steven Frost, Red Mountain Gaming, LLC, owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *4-c** [PZ 18041](#) **ZON18-00061 District 6.** The 7600 block of East Baseline Road (south side) and the 2000 block of South Sossaman Road (east side). Located at the southeast corner of Sossaman Road and Baseline Road. (1.1± acres). Rezoning from LC to LC-BIZ; and Site Plan Review. This request will allow for the development of a medical clinic. Alex Buettner, Orcutt Winslow, applicant; Goldfield Medical Clinics, LLC, Trust, owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

- *4-d** [PZ 18042](#) **ZON18-00066 District 3.** The 1000 through 1100 blocks of South Alma School Road (west side) and the 1200 through 1300 blocks of West Southern Avenue (north side). Located at the northwest corner of Alma School Road and Southern Avenue. (16± acres). Rezoning from LC to RM-5 PAD for 10.5± acres, Rezoning from LC to LC-PAD for 5.5± acres; and Site Plan Review for 16± acres. This request will allow for development of multi-residential and commercial uses. Stan Thompson, Todd & Associates, Inc., applicant; WM Grace Development Co., ETAL, owner.

Planner: Lesley Davis

Staff Recommendation: Continuance to May 16, 2018

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 18044](#) **“The Landing” District 6.** The 7600 through 7800 blocks of East Ray Road (south side). Located east of Sossaman Road on the south side of Ray Road. (21± acres). Preliminary Plat. Eric Zitny, Ware Malcomb, applicant; David Martens, Marwest Enterprises, LLC/Santan 74 LLLP, owner. **(Companion to ZON18-00135, associated with item *3-b) (ZON18-00135)**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *5-b** [PZ 18045](#) **“Mountain Vista Marketplace Phase 1” District 6.** The 10700 to 10800 blocks of East Southern Avenue (south side) and the 1200 through 1300 blocks of South Signal Butte Road (west side). Located on the south side of Southern Avenue on the west side of Signal Butte Road. (9.5± acres). Preliminary Plat. Patrick Lowry, Slater Hanifan Group applicant; Kitchell Development Company, owner. (ZON18-00117)

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *5-c** [PZ 18046](#) **“Longbow Marketplace” District 5.** The 5900 block of East Longbow Parkway (north side) and the 3100 through 3200 blocks of North Recker Road (west side). Located south of the Loop 202 Red Mountain Freeway on the west side of Recker Road. (9.1± acres). Preliminary Plat. Patrick Lowry, Slater Hanifan Group, applicant; Kitchell Development Company, owner. **(ZON18-00144)**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

Items not on the Consent Agenda

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

- 6-a [PZ 18038](#) **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). Rezoning (modification of Zoning Stipulation) and 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; Broc Hiatt, owner. **(Continued from March 21, 2018)**

Planner: Cassidy Welch

Staff Recommendation: Continuance to May 16, 2018

- 6-b [PZ 18043](#) **ZON18-00169 District 6.**** The 8200 to 8400 blocks of East Baseline Road (north side). Located west of Hawes Road on the north side of Baseline Road. (32.6± acres). Modification of an existing PAD. This request will allow for the reduction of interior garage dimensions. Drew Huseth, Woodside Homes, applicant; Baseline Mesa LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Denial

7 Other Business.

Receive a presentation and discuss Sign Code update.

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.