

**Planning and Zoning Board - Public Hearing****Meeting Agenda - Final**

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

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Wednesday, June 20, 2018

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 18074](#)** Minutes from the May 15, 2018 and May 16, 2018 study sessions and regular hearing.

**\*2-b [PZ 18075](#)** Minutes from the May 23, 2018 study session and Special hearing.

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

- \*3-a**     [PZ 18093](#)     **ZON18-00137 District 3.** 1754 West Southern Avenue. Located on the north side of Southern Avenue east of Dobson Road. (0.2± acres). Site Plan Review. This will allow for the development of a restaurant with drive-thru in front of the existing commercial building. Michael Fries, FM Group, Inc., applicant; BW Bowling Properties, LP., owner. **(Continued from May 16, 2018)**

**Planner:** Evan Balmer  
**Withdrawn by Applicant**

- \*3-b**     [PZ 18076](#)     **ZON18-00212 District 5.** The 4700 to 4900 block of East Indigo Street (north side), the 1600 to 1800 block of North 48th Street (east side) and the 4800 block of East Ingram Street (south side). Located west of Higley Road and south of McKellips Road. (5.8± acres). Site Plan Review. This request will allow for the development of a manufacturing facility. McCall and Associates Architects, Inc., applicant; Kratos Development Corporation, owner. **(Companion case to preliminary plat “Piper Plastics”, associated with item \*5-b)**

**Planner:** Ryan McCann  
**Staff Recommendation:** Approval with conditions

- \*3-c**     [PZ 18084](#)     **ZON18-00216 District 6.** The 10000 through 11000 blocks of East Southern Avenue (south side). Located east of Crismon Road on the south side of Southern Avenue. (1.7± acres). Site Plan Modification. This request will allow for the development of multi-tenant commercial use with drive-thru. Adaptive Architects, Inc., applicant; VJ Properties, Inc., owner.

**Planner:** Wahid Alam  
**Staff Recommendation:** Approval with conditions

- \*3-d**     [PZ 18077](#)     **ZON18-00225 District 5.** The 1700 block of North Rosemont (east side). Located south of McKellips Road and west of Higley Road. (2± acres). Site Plan Review. This request will allow for the development of two industrial buildings. C.E.W. Associates, applicant; West Coast Commercial, owner.

**Planner:** Lisa Davis  
**Staff Recommendation:** Approval with conditions

- \*3-e**     **PZ 18078**     **ZON18-00227 District 4.** 730 East Southern Avenue. Located east of Mesa Drive on the north side of Southern Avenue. (3.7± acres). Site Plan Review. This request will allow for the expansion of an existing industrial building. Edward Scheletsky, 648 Architecture, applicant; Nationwide Surplus Holding, LLC, owner.

**Planner:** Cassidy Welch

**Staff Recommendation:** Approval with conditions

- \*3-f**     **PZ 18079**     **ZON18-00231 District 5.** 1608 North Greenfield Road. Located south of McKellips Road on the west side of Greenfield Road. (1± acres). Site Plan Review. This request will allow for the expansion of an existing office building and kennel. TriARC Design, applicant; Payton's Pets, LLC; Paul Marranca, owner.

**Planner:** Lisa Davis

**Staff Recommendation:** Approval with conditions

- \*3-g**     **PZ 18080**     **ZON18-00233 District 6.** The 1800 through 1900 blocks of South Crismon Road (west side). Located north of Baseline Road on the west side of Crismon Road. (2.6± acres). Site Plan Modification. This request will allow for the development of a mini-storage facility. Jason Sanks, Sanks and Associates, applicant; WL Crismon, LLC, owner.

**Planner:** Cassidy Welch

**Staff Recommendation:** Approval with conditions

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

- \*4-a**     **PZ 18081**     **ZON18-00121 District 6.** The 3600 to 5200 blocks of South Ellsworth Road (east side), the 9200 to 10800 blocks of East Elliot Road (south side), and the 3600 to 6000 blocks of the South Signal Butte Road alignment (west side). Located south of Elliot Road between Ellsworth Road and Signal Butte Road (3200± acres). Major Amendment to the Eastmark Community Plan. This request will make changes that impact Development Units ("DUs") 1, 2, 3, and 4 related to Land Use Groups, the Land Use Budget, refinements to the DU character descriptions, and corresponding modifications to various sections of the Community Plan. DMB Mesa Proving Grounds, LLC, applicant; DMB Mesa Proving Grounds, LLC, owner. (**Continued from May 16, 2018**)

**Planner:** Tom Ellsworth

**Continuance to July 18, 2018**

- \*4-b**     **PZ 18082**     **ZON18-00149 District 6.** The 9800 through 9900 blocks of East Hampton Avenue (south side) and the 1400 block of South Crismon Road (west side). Located at the northwest corner of US-60 and Crismon Road. (15± acres). Rezoning from PEP-PAD-CUP to PEP-PAD. This request will allow for an office and commercial development. Gilmore Planning and Landscape Architecture, applicant; Crismon Superstition Partners, owner.

**Planner:** Lisa Davis

**Staff Recommendation:** Approval with conditions

- \*4-c**     **PZ 18083**     **ZON18-00171 District 6.** The 8200 to 8400 blocks of East Baseline Road (north side). Located west of Hawes Road alignment on the north side of Baseline Road. (2± acres). Rezoning from AG to RSL-2.5-PAD; and Site Plan Review. This request will allow for the development of a single residence subdivision. Woodside Homes, applicant; McDowell Mountain Road, formerly NSHE POWELL LLC, owner. **(Companion case to preliminary plat “Heritage Crossing”, associated with item \*5-a)**

**Planner:** Wahid Alam

**Continuance to July 18, 2018 to re-advertise**

- \*4-d**     **PZ 18085**     **ZON18-00221 District 1.** The 1100 block of North Miller Street (east side) and the 900 block of East Brown Road (south side). Located on the south side of Brown Road and west of Stapley Drive. (0.2± acres). Rezoning from OC to RS-9-BIZ; and Site Plan Review. This request will allow for the development of a single-family residence. Richard Corrow, applicant; NICHA, LLC, owner.

**Planner:** Evan Balmer

**Staff Recommendation:** Approval with conditions

- \*4-e**     **PZ 18086**     **ZON18-00375 District 4.** The 0 block of South Mesa Drive (east side), the 400 block of East Main Street (south side), the 0 block of South Udall (both sides) and the 0 block of South LeSueur (west side). Located at the southeast corner of Main Street and Mesa Drive. (6± acres). Rezone 4± acres from T5MS and T4NF to T5MSF; and 2± acres from T4NF-HD and T4N-HD to T5MSF-HD. This request will allow for a mixed-use development. City Creek Reserve, Inc, applicant; Land Equity Investors LLC and Presiding Bishop of the Church of LDS, owner. **(Companion case to preliminary plat “Mesa Temple Redevelopment”, associated with item \*5-c)**

**Planner:** Tom Ellsworth

**Staff Recommendation:** Approval with conditions

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

- \*5-a**     [PZ 18087](#)     **“Heritage Crossing II” 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. (2± acres). Preliminary Plat. Woodside Homes, applicant; McDowell Mountain Road, formerly NSHE POWELL LLC, owner. **(Companion case to ZON18-00171, associated with item \*4-c)**

**Planner:** Wahid Alam

**Continuance to July 18, 2018 to re-advertise**

- \*5-b**     [PZ 18088](#)     **“Piper Plastics” District 5.** The 4700 to 4900 block of East Indigo Street (north side), the 1600 to 1800 block of North 48th Street (east side) and the 4800 block of East Ingram Street (south side). Located west of Higley Road south of McKellips Road. (5.8± acres). Preliminary Plat. Jeff McCall, McCall and Associates Architects, Inc., applicant; Kratos Development Corporation, owner. **(Companion case to ZON18-00212, associated with item \*3-b)**

**Planner:** Ryan McCann

**Staff Recommendation:** Approval with conditions

- \*5-c**     [PZ 18089](#)     **“Mesa Temple Redevelopment” District 4.** The 0 block of South Mesa Drive (east side), the 400 block of East Main Street (south side), the 0 block of South Udall (both sides) and the 0 block of South LeSueur (west side). Located at the southeast corner of Main Street and Mesa Drive. (6± acres). City Creek Reserve, Inc, applicant; Land Equity Investors LLC and Presiding Bishop of the Church of LDS, owner. **(Companion case to ZON18-00375, associated with item \*4-e)**

**Planner:** Tom Ellsworth

**Staff Recommendation:** Approval with conditions

- \*5-d**     [PZ 18090](#)     **“Eastmark DU5 Parcels 5-1 and 5-2”.** (District 6). The 3800 to 4000 blocks of South Everton Terrace (west side) and the 3800 to 4000 blocks of South Eastmark Parkway (east side). Located south of Elliot Road and west of Signal Butte Road. (52± acres). Preliminary Plat. Eric Tune, Brookfield DMB, applicant; DMB Mesa Proving Grounds, LLC, and MECP 1 MESA 1, LLC, owners. **(ZON18-00436)**

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

- \*5-e**     [PZ 18091](#)     **“Eastmark Commercial”** (District 6) The 9200 to 9700 blocks of East Ray Road (north side) and the 4900 to 5100 blocks of South Ellsworth Road (east side). Located on the northeast corner of Ellsworth and Ray Roads. (130± acres). Preliminary Plat. Eric Tune, Brookfield DMB, applicant; DMB Mesa Proving Grounds, LLC, Queen Creek Unified School District, Eastmark Multi-Family, LLC, and Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, owners. **(ZON18-00435)**

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

- \*5-f**     [PZ 18092](#)     **“Metro East Valley Commerce Center II”** District 3. The 1700 to 1800 blocks of South Horne (west side), and the 600 to 700 blocks of East Auto Center Drive (south side) and the 1700 to 1800 blocks of South Hobson (east side). Located north of Baseline Road and east of Mesa Drive. (22.3± acres). Preliminary Plat. Jeff McCall, McCall and Associates Architects, Inc., applicant; Puppyfeathers Limited Partnership, owner. **(ZON18-00476)**

**Planner:** Cassidy Welch

**Staff Recommendation:** Approval with conditions

- \*5-g**     [PZ 18067](#)     **“Bella Encanta” District 6.** The 9500 to 9800 block of East Hampton Avenue (south side). Located north of the US-60 at the west side of Crismon Road. (32.2± acres). Preliminary Plat. Reese Anderson, Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner. **(Companion Case to ZON18-00181 and ZON18-00067, associated with items 6-a and 6-b) (Continued from May 16, 2018)**

**Planner:** Lisa Davis

Tabled to re-advertise

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

- \*6-a     PZ 18053     ZON18-00181 District 6.** The 9500 to 9800 block of East Hampton Avenue (south side). Located north of the US-60 at the west side of Crismon Road. (32.2± acres). Minor General Plan amendment to change the Character Type from Employment to Neighborhood. This request will allow for a small-lot single-residence subdivision and multi-residence development. Reese Anderson, Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner.  
**(Companion Case to ZON18-00067 and Preliminary Plat “Bella Encanta”, associated with items 6-b and 5-g) (Continued from May 16, 2018)**

**Staff Planner: Lisa Davis**  
**Tabled to re-advertise**

- \*6-b     PZ 18066     ZON18-00067 District 6.** The 9500 to 9800 block of East Hampton Avenue (south side). Located north of the US-60 at the west side of Crismon Road. (32.2± acres). Rezoning from NC-BIZ and PEP-PAD-CUP to RSL-2.5-PAD and RM-3-PAD; and Site Plan Review. This request will allow for a small-lot single-residence subdivision and multi-residence development. Reese Anderson, Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner.  
**(Companion Case to ZON18-00181 and Preliminary Plat “Bella Encanta”, associated with items 6-a and 5-g) (Continued from May 16, 2018)**

**Planner: Lisa Davis**  
**Tabled to re-advertise**

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

**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.**