

## Planning and Zoning Board - Public Hearing

### Meeting Agenda - Final

*Vice Chair Michelle Dahlke  
Boardmember Dane Astle  
Boardmember Jessica Sarkissian  
Boardmember Tim Boyle  
Boardmember Shelly Allen  
Boardmember Jeffrey Crockett  
Boardmember Deanna Villanueva-Saucedo*

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Wednesday, July 18, 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 18094](#)** Minutes from the June 19, 2018 and June 20, 2018 study sessions and regular hearing.

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

- \*3-a**     [PZ 18095](#)     **ZON18-00344 District 6.** The 7100 to 7300 blocks of East Ray Road (north side). Located east of Power Road on the north side of Ray Road. (3.2± acres). Site Plan Review. This request will allow for the development of an indoor commercial recreation facility with retail uses. Dat Tran, SEVEN4 Studios, LLC, applicant; Phx-Gateway Airport 193, LLC, owner.

**Planner:** Evan Balmer

**Staff Recommendation:** Approval with conditions

- \*3-b**     [PZ 18096](#)     **ZON18-00351 District 3.** 1150 West Southern Avenue. Located north of Southern Avenue on the east side of Alma School Road. (1± acres). Site Plan Modification. This request will allow for the remodeling of an existing building. RKAA Architects, applicant; HH Poca Fiesta, LLC, owner.

**Planner:** Wahid Alam

**Staff Recommendation:** Approval with conditions

- \*3-c**     [PZ 18097](#)     **ZON18-00353 District 5.** The 1800 block of North Higley Road (west side) and the 5100 block of East Ingram Street (north side). Located south of McKellips Road and west of Higley Road. (5.3± acres). Site Plan Review. This request will allow for the development of an office/warehouse building. Jack Czerwinski, applicant; Dale and Dawn Zeitlin, owner.

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

- \*3-d**     [PZ 18098](#)     **ZON18-00355 District 6.** The 4200 to 4400 blocks of South Signal Butte Road (west side) and 10600 to 10800 blocks of East Point Twenty-Two Boulevard (north side). Located at the northwest corner of Signal Butte Road and Point Twenty-Two Boulevard. (15± acres). Site Plan Review. This request will allow for the development of a retail/commercial center. Evergreen Devco, applicant; Evergreen Devco; DMB Mesa Proving Grounds, LLC, owner.

**Planner:** Lisa Davis

**Staff Recommendation:** Approval with conditions

- \*3-e**     [PZ 18099](#)     **ZON18-00358 District 6.** The 6100 to 6200 blocks of East Auto Park Drive (south and east sides). Located west of Superstition Springs Boulevard north of US 60 Superstition Freeway. (5± acres). Site Plan Review. This request will allow the development of a new auto dealership. Mahoney Architect, LLC, applicant; Earnhardt Arizona Properties, LLC, owner.

**Planner:** Lisa Davis

**Staff Recommendation:** Approval with conditions

- \*3-f**      **PZ 18100**      **ZON18-00362 District 6.** The 6400 through 6600 blocks of South Mountain Road (west side). Located on the west side of Mountain Road and north of Pecos Road. (51± acres). Site Plan Modification and Special Use Permit for parking reduction. This request will allow for the expansion of an existing industrial facility. Weiss Magness Architects, applicant; Fuji Electronic Materials, USA, Inc., owner.

**Planner: Wahid Alam**

**Withdrawn by applicant**

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

- \*4-a**      **PZ 18101**      **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 May 16, 2018)**

**Planner: Kim Steadman**

**Table**

- \*4-b**      **PZ 18110**      **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 including the removal of the requirement for a non-potable water master plan. DMB Mesa Proving Grounds, LLC, applicant; DMB Mesa Proving Grounds, LLC, owner. **(Continued from June 20, 2018)**

**Planner: Tom Ellsworth**

**Staff Recommendation: Approval with conditions**

- \*4-c**     [PZ 18102](#)     **ZON18-00171 District 6.** The 8200 to 8400 blocks of East Baseline Road (north side). Located west of South Channing (Hawes Road) alignment on the north side of Baseline Road. (54± acres). Rezoning 1.6± acres from RM-4 to RSL-2.5-PAD incorporating the acreage into the approved 52.4± acre Baseline Mixed-Use PAD (Z14-021 and ZON18-00169); and Site Plan Review. This request will allow for the incorporation of additional acreage into an existing PAD to allow for the development of a residential small-lot subdivision. Woodside Homes, applicant; Baseline Mesa, LLC, and NSHE POWELL LLC, owner. **(Companion case to preliminary plat “Heritage Crossing II”, associated with item \*5-a) (Continued from June 20, 2018)**

**Planner:** Wahid Alam

**Staff Recommendation:** Approval with conditions

- \*4-d**     [PZ 18104](#)     **ZON18-00310 District 3.** The 1700 to 1800 blocks of South Horne (west side), the 1700 to 1800 blocks of South Hobson (east side) and the 600 to 700 blocks of Auto Center Drive (south side). Located north of Baseline Road and east of Mesa Drive. (22± acres). Rezoning from LI and LI-PAD to LI-PAD; and Site Plan Review. This request will allow for the development of an industrial park. Jeff McCall, McCall and Associates Architects, Inc., applicant; Puppyfeathers Limited Partnership, owner.

**Planner:** Cassidy Welch

**Staff Recommendation:** Approval with conditions

- \*4-e**     [PZ 18105](#)     **ZON18-00335 District 5.** 6606 East McKellips Road. Located west of Power Road on the north side of McKellips Road. (1± acres). Rezoning (removal of condition of approval); and Site Plan Modification. This request will remove condition #10 from the original zoning approval to allow restaurant uses; and modification of the approved site plan to add a drive-thru. Alfred Patterson, Bar Napkin Productions, applicant; Travis Hackett, Rielly Red Mountain LLC/H J Red Mountain, ETAL, owner.

**Planner:** Ryan McCann

**Staff Recommendation:** Approval with conditions

- \*4-f**     [PZ 18106](#)     **ZON18-00359 District 4.** The 1100 block of South Stapley Drive (east side). Located east of Stapley Drive and north of Southern Avenue. (1.6± acres). Rezoning from LC to RM-2-PAD; and Site Plan Review. This request will allow for the development of an attached single-residence development. Dane Astle, Edifice Architecture, applicant; Stapley & Southern Partners, LLC, owner. **(Companion case to preliminary plat "Stapley & Southern Townhomes", associated with item \*5-b)**

**Planner:** Cassidy Welch

**Staff Recommendation:** Approval with conditions

- \*4-g**     [PZ 18107](#)     **ZON18-00360 District 2.** The 3100 block of East Broadway Road (south side). Located east of Lindsay Road on the south side of Broadway Road. (3.1± acres). Rezoning from RS-9 to RM-2-PAD; and Site Plan Review. This request will allow for the development of an attached single-residence development. Dane Astle, Edifice Architect, applicant; David and Carla Weaver, owner. **(Companion case to preliminary plat "Broadway & 32nd Townhomes", associated with item \*5-c)**

**Planner:** Cassidy Welch

**Staff Recommendation:** Approval with conditions

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

- \*5-a**     [PZ 18103](#)     **"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; Baseline Mesa, LLC, and NSHE POWELL LLC, owner. **(Companion case to ZON18-00171, associated with item \*4-c) (Continued from June 20, 2018)**

**Planner:** Wahid Alam

**Staff Recommendation:** Approval with conditions

- \*5-b**     [PZ 18111](#)     **"Stapley & Southern Townhomes" District 4.** The 1100 block of South Stapley Drive (east side). Located east of Stapley Drive and north of Southern Avenue. (1.6± acres). Preliminary Plat. Dane Astle, applicant; Stapley & Southern Partners, LLC, owner. **(Companion case to ZON18-00359, associated with item \*4-f)**

**Planner:** Cassidy Welch

**Staff Recommendation:** Approval with conditions

- \*5-c**     **PZ 18112**     **“Broadway & 32nd Townhomes” District 2.** The 3100 block of East Broadway Road (south side). Located east of Lindsay Road on the south side of Broadway Road. (3.1± acres). Preliminary Plat. Dane Astle, applicant; David and Carla Weaver, owner. **(Companion case to ZON18-00360, associated with item \*4-g)**

**Planner:** Cassidy Welch

**Staff Recommendation:** Approval with conditions

- \*5-d**     **PZ 18108**     **“Eastmark DU 3/4 North Phase 1 & 2” District 6.** The 9500 to 9900 blocks of East Point Twenty-Two (north side), the 4500 to 4800 blocks of South Inspirian Parkway (west side), the 4300 to 4800 blocks of South Inspirian Parkway (east side), the 4200 to 4700 blocks of South Eastmark Parkway (west side) and the 9400 to 9700 blocks of the future East Warner Road (south side). Located on the north of Ray Road and East of Ellsworth Road. (184± acres). Preliminary Plat. Eric Tune, Brookfield Residential, applicant; DMB Mesa Proving Grounds, LLC, owner. **(ZON18-00347)**

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

- \*5-e**     **PZ 18109**     **“Cadence at Gateway Phase 2&3 - DU2” District 6.** The 5600 to 6000 blocks of South Crismon Road (west side), the 9800 to 10000 blocks of East Williams Field Road (north side), the 5600 block of South Cortland (both sides), the 9600 block of South Drexel (both sides), the 9800 block of south Cadence Parkway (both sides), the 9800 block of East Toledo (south side), and the 5600 block of South Caisson Way (both sides). Located on the south of Ray Road and East of Ellsworth Road. (136± acres). Preliminary Plat. Susan E. Demmitt, Gammage & Burnham, applicant; PPGN-Williams, LLLP, PPGN-Core, LLLP, owner. **(ZON18-00372)**

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

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

**6**     **Other Business.**

**7**     **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.**