



## 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*

---

Wednesday, August 15, 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](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 18113](#)     Minutes from the July 17, 2018 and July 18, 2018 study sessions and regular hearing.

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

- \*3-a**     [PZ 18114](#)     **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. Thomas English Real Estate, LLC, applicant; Circle K Stores, Inc., owner.

**Planner: Wahid Alam**

**Continuance to September 19, 2018 per applicant**

- \*3-b**     [PZ 18115](#)     **ZON18-00442 District 6.** The 10700 block of East Southern Avenue (south side) and the 1200 block of South Signal Butte Road (west side). Located on the southwest corner of Southern Avenue and Signal Butte Road. (1.0± acres). Site Plan Review. This request will allow for the development of a medical office. Violet Thornton, Kitchell Development Company, applicant; Kitchell Development Company, owner.

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

- \*3-c**     [PZ 18116](#)     **ZON18-00449 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. (4.6± acres). Site Plan Review; and Special Use Permit for reduction in parking. This request will allow for the development of two industrial buildings. Robert Winton, Winton Architects, applicant; Phoenix-Gateway Airport 193, LLC, owner.

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

- \*3-d**     [PZ 18117](#)     **ZON18-00454 District 3.** The 1200 block of South Country Club Drive (west side). Located on the west side of Country Club Drive south of Southern Avenue. (11.8 ± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Trish Flower, Vertical Design Studios, applicant; 1250 Country Club Dr, LP, owner.

**Planner: Ryan McCann**

**Continuance to September 19, 2018**

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

- \*4-a**     [PZ 18118](#)     **ZON17-00384 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 on the south side of Guadalupe Road and the west side of Signal Butte Road. (4.5± acres). Rezone from AG to LC; and Site Plan Review. This request will allow for the development of a group commercial center. Dennis Newcombe, Beus Gilbert PLLC and Cain Garcia, RKAA Architects, Inc., applicant; Walgreen Arizona Drug Company, owner.

**Planner:** Wahid Alam

**Staff Recommendation:** Approval with conditions

- \*4-b**     [PZ 18119](#)     **ZON18-00361 District 4.** 244 North Extension Road. Located east of Alma School Road south of University Drive. (3± acres). Council Use Permit for social service facility; and Special Use Permit for a parking reduction for a substance abuse social service facility. This request will allow an in-patient substance abuse treatment facility. Lindsay C. Schube, Gammage & Burnham, applicant; Crossroads, Inc., owner.

**Planner:** Ryan McCann

**Staff Recommendation:** Approval with conditions

- \*4-c**     [PZ 18120](#)     **ZON18-00451 District 2.** 1700 block of South Pierpont (west side). Located north of Baseline Road west of Higley Road. (22.2± acres). Rezoning from LI-PAD to LI; Site Plan Review; and Special Use Permit for parking reduction for a hospital. This request will allow for the development of a rehabilitation hospital as part of a future medical complex. Andrew Whisler, Kimley-Horn, applicant; Banner Health, owner.

**Planner:** Evan Balmer

**Staff Recommendation:** Approval with conditions

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

- \*5-a     [PZ 18122](#)     ZON18-00067 District 6.** The 9500 to 9800 blocks of East Hampton Avenue (south side). Located north of the US-60 Superstition Freeway and west of Crismon Road. (33± acres). Rezoning from NC-BIZ, NC-PAD 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; Crimsmon BFC, LLC, owner. **(Companion Case to ZON18-00181 and preliminary plat “Bella Encanta”, associated with items \*5-a and \*6-a).**  
**Planner: Lisa Davis**  
**Continuance requested by applicant to October 17, 2018**
- \*5-b     [PZ 18121](#)     ZON18-00181 District 6.** The 9500 to 9800 blocks of East Hampton Avenue (south side). Located north of the US-60 Superstition Freeway and west of Crismon Road. (33± 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; Crimsmon BFC, LLC, owner. **(Companion Case to ZON18-00067 and preliminary plat “Bella Encanta”, associated with items \*5-a and \*6-a).**

**Planner: Lisa Davis**

**Continuance requested by applicant to October 17, 2018**

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

- \*6-a     [PZ 18125](#)     “Bella Encanta” District 6.** The 9500 to 9800 blocks of East Hampton Avenue (south side). Located north of the US-60 Superstition Freeway and west of Crismon Road. (33± acres). Preliminary Plat. Reese Anderson, Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner. **(Companion Case to ZON18-00181 and ZON18-00067, associated with items \*5a and \*5-b).**  
**Planner: Lisa Davis**  
**Continuance requested by applicant to October 17, 2018**
- \*6-b     [PZ 18127](#)     “Mesa Technology Park” District 6.** District 6. The 3200 to 3400 block of South Ellsworth Road (west side). Located north of Elliot Road on the west side of Ellsworth Road. (64.3 ± acres). Preliminary Plat. Jeffrey Blilie, Beus Gilbert, applicant; Sunbelt Land Holdings, LP, owner. (ZON18-00542)

**Planner: Lesley Davis**

**Staff Recommendation: Approval with conditions**

**Items not on the Consent Agenda**

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

- 7-a**     [PZ 18123](#)     **ZON18-00489 District 1.** The 3100 to 3200 blocks of East Thomas Road (north side). Located on the north side of Thomas Road and west of Val Vista Drive. (4.6± acres). Rezoning from Maricopa County RU-43 to City of Mesa RS-43. This request will establish city zoning on recently annexed property. City of Mesa, applicant; Arthur and Anita Freeman, owner.

**Planner: Evan Balmer**

**Withdrawn**

- 7-b**     [PZ 18124](#)     **ZON18-00214 District 1.** The 3100 to 3300 blocks of East Thomas Road (north side). Located on the north side of Thomas Road and west of Val Vista Drive. (7.5± acres). Rezoning from AG and RS-43 to RM-2-PAD; and Site Plan Review. This request will allow for the development of an attached single-residence subdivision. Blake McKee, Sky Bridge Companies, applicant; Arthur L. Freeman Family Trust, Kaser Citrus, Inc., John Babiarz, owners.

**(Companion Case to preliminary plat “Lehi Cove”, associated with item 8-a).**

**Planner: Evan Balmer**

**Staff Recommendation: Approval with conditions**

**8 Discuss and take action on the following preliminary plat:**

- 8-a**     [PZ 18126](#)     **“Lehi Cove” District 1.** The 3100 to 3300 blocks of East Thomas Road (north side). Located on the north side of Thomas Road and west of Val Vista Drive. (7.5± acres). Rezoning from AG and RS-43 to RM-2-PAD; and Site Plan Review. This request will allow for the development of an attached single-residence subdivision. Blake McKee, Sky Bridge Companies, applicant; Arthur L. Freeman Family Trust, Kaser Citrus, Inc., John Babiarz, owners.

**(Companion Case to ZON18-00214, associated with item 7-b).**

**Planner: Evan Balmer**

**Staff Recommendation: Approval with conditions**

**9 Other Business.**

**10 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.**