

Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

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

Wednesday, September 19, 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 18128](#) Minutes from the August 14, 2018 and August 15, 2018 study sessions and regular hearing.

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

- *3-a** [PZ 18129](#) **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. **(Continued from August 15, 2018)**

Planner: Wahid Alam

Request by applicant to Table

- *3-b** [PZ 18130](#) **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. **(Continued from August 15, 2018)**

Planner: Ryan McCann

Continuance to October 17, 2018

- *3-c** [PZ 18131](#) **ZON18-00362 District 6.** Within the 6400 and 6500 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 a Special Use Permit for parking reduction. This request will allow for the expansion of an existing industrial facility. Bobby Magness, Weiss., Magness Architects, applicant; Fuji Electronic Materials, USA, Inc., owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *3-d** [PZ 18132](#) **ZON18-00441 District 6.** Within the 3800 block of South Sossaman Road (east side). Located south of Elliot Road on the east side of Sossaman Road. (16± acres). Site Plan Review. This request will allow for the development of a RV and boat storage facility. Winton Architects, applicant; Timothy Quigley, owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *3-e** [PZ 18133](#) **ZON18-00469 District 2.** 6758 East University Drive. Located on the northwest corner of University Drive and Power Road. (1± acres). Site Plan Modification. This request will allow for the development of a restaurant with a drive-thru. Eric Gerster, Sustainability Engineering Group, applicant; University 6758, LLC, owner.

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *3-f** [PZ 18134](#) **ZON18-00508 District 5.** The 5800 block of East Longbow Parkway (north side). Located north of McDowell Road and west of Recker Road. (10.3± acres). Site Plan Review. This request will allow for the development of an indoor commercial recreation facility. Drew Yarnell, TK Architects International, applicant; Dover Associates, LLC, owner. **(Companion case to preliminary plat "Longbow Marketplace Phase II", associated with item *5-a).**

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 18141](#) **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. **(Continued from August 15, 2018)**

Planner: Ryan McCann

Request by applicant for continuance to October 17, 2018

- *4-b** [PZ 18149](#) **ZON18-00446 District 4.** Within the 600 block of West Pepper Place (south and north sides) and 0 block of North Date (west side north of Pepper Place). Located north of Main Street and west of Country Club Drive. (3.5± acres). Rezoning from RM-2 to RM-3-PAD; and Site Plan Review. This request will allow for the development of an attached single-residence subdivision. Perlman Architects of AZ, applicant; Nuevas Vistas on Main, LLC, owner. **(Companion case to preliminary plat "Mesa Royale", associated with item *5-b).**

Planner: Lisa Davis

Staff Recommendation: Approval with conditions

- *4-c** [PZ 18136](#) **ZON18-00470 District 6.** The 200 block of North Signal Butte Road (east side) and the 10800 block of East Mercury Drive (south side). Located south of University Drive on the east side of Signal Butte Road. (5± acres). Rezoning from RS-9 to RSL-2.5-PAD; and Site Plan Review. This request will allow for the development of a single-residence subdivision. Mark Funk, Funk Family Enterprises, applicant; Funk Family Enterprises, owner. **(Companion case to preliminary plat “Montelucia”, associated with item *5-c).**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-d** [PZ 18145](#) **ZON18-00510 District 6.** Within the 1700 and 1800 blocks of South Crismon Road (west side). Located west of Crismon Road north of Baseline Road. (8.5± acres). Rezoning to amend existing conditions of approval; Site Plan Modification; and a Special Use Permit for assisted living. This request will allow for the development of a continuum care facility. Overland Development, applicant; West of 3rd, LLC and OPC Unit Owners Association, owner. **(Companion case to preliminary plat “Three Fountains Senior Living Facility”, associated with item *5-d).**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 18138](#) **“Longbow Marketplace Phase II” District 5.** The 5800 block of East Longbow Parkway (north side). Located north of McDowell Road and west of Recker Road. (10.3± acres). Preliminary Plat. D. Yarnell, TK Architects International, applicant; Dover Associates, LLC, owner. **(Companion case to ZON18-00508, associated with item *3-f).**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

- *5-b** [PZ 18148](#) **“Mesa Royale” District 4.** Within the 600 block of West Pepper Place (south and north sides) and 0 block of North Date (west side north of Pepper Place). Located north of Main Street and west of Country Club Drive. (3.5± acres). Preliminary Plat. Perlman Architects of AZ, applicant; Chicanos Por La Causa, LLC, owner. **(Companion case to ZON18-00446, associated with item *4-b).**

Planner: Lisa Davis

Staff Recommendation: Approval with conditions

- *5-c** [PZ 18139](#) **“Montelucia” District 6.** The 200 block of North Signal Butte Road (east side) and the 10800 block of East Mercury Drive (south side). Located south of University Drive on the east side of Signal Butte Road. (5± acres). Preliminary Plat. Mark Funk, Funk Family Enterprises, applicant; Funk Family Enterprises, owner. **(Companion case to ZON18-00470, associated with item *4-c).**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *5-d** [PZ 18150](#) **“Three Fountains Senior Living Facility” District 6.** Within the 1700 and 1800 blocks of South Crismon Road (west side). Located west of Crismon Road north of Baseline Road. (8.5± acres). Preliminary Plat. Overland Development, applicant; West of 3rd, LLC and OPC Unit Owners Association, owner. **(Companion case to ZON18-00510, associated with item *4-d).**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *5-e** [PZ 18140](#) **“Mesa Fiesta” District 3.** 1337 through 1361 South Alma School Road (east side). Located south of Southern Avenue on the east side of Alma School Road (16.51± acres). Preliminary Plat. Nick Johnson, Sunrise Engineering, applicant; HV & Canal, LLC, owner. (ZON18-00604).

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *5-f** [PZ 18146](#) **“Mesa Germann Business Park” District 6.** The 7200 through the 7600 blocks of South Ellsworth Road (west side). Located south of Pecos Road and north of Germann Road on the west side of Ellsworth Road. (79± acres). Preliminary Plat. Jeffrey Blilie, Beus Gilbert, PLLC, applicant; Sunbelt Land Holdings, LP, owner. (ZON18-00555)

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

Items not on the Consent Agenda

- 6** **Review, discuss and make a recommendation to the City Council on the following Mesa West Redevelopment Plan and the Mesa East Redevelopment Plan:**

- 6-a [PZ 18137](#) **Mesa East Redevelopment Area Plan** Consider and make recommendations to the Mesa City Council for approval on the proposed East Redevelopment Area Plan.

Planner: Tom Ellsworth

Staff Recommendation: Approval

- 6-b [PZ 18143](#) **Mesa West Redevelopment Area Plan** Consider and make recommendations to the Mesa City Council for approval on the proposed Mesa West Redevelopment Area Plan.

Planner: Tom Ellsworth

Staff Recommendation: Approval

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

- 7-a [PZ 18142](#) **ZON18-00509 District 1.** 860 North Center Street. Located east of Country Club Drive south of Brown Road. (1.7± acres). Council Use Permit for social service facility; and a Special Use Permit for parking reduction. This request will allow for an in-patient substance abuse detoxification and treatment center. Sam Bohannon, Ingram Civil Engineering, applicant; Summit BHC Mesa, LLC, owner.

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- 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.