

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, October 17, 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 18151](#)** Minutes from the September 18, 2018 and September 19, 2018 study sessions and regular hearing.

3 Take action on the following zoning cases:

- *3-a** [PZ 18155](#) **ZON18-00286 District 6.** The area generally bounded by Warner Road alignment on the north, Ellsworth Road on the west, Ray Road on the south, and Eastmark Parkway on the east. (620± acres). Requesting approval of a modification to Development Unit Plan 3/4 (DUP 3/4) by removing a portion (428± acres) and creating Development Unit Plan 3/4 North (DUP 3/4 N) for the Eastmark Community Plan. DMB Mesa Proving Grounds, LLC, applicant; DMB Mesa Proving Grounds, LLC, owner.

Planner: Tom Ellsworth

Staff Recommendation: Approval with conditions

- *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. (1± 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 September 19, 2018)**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *3-c** [PZ 18152](#) **ZON18-00580 District 5.** Within the 5100 block of East McKellips Road (south side). Located west of Higley Road on the south side of McKellips Road. (1± acres). Site Plan Review. This request will allow for the addition of a restaurant with drive thru. Yash Chaudhry, Arcore Group Inc., applicant; Montanile Properties-McKellips LLC, owner.

Planner: Ryan McCann

Continuance to November 14, 2018

- *3-d** [PZ 18153](#) **ZON18-00590 District 4.** Within the 1100 block of South Gilbert Road (west side). Located on the west side of Gilbert Road north of Southern Avenue. (1± acres). Site Plan Review. This request will allow for the development of a restaurant with drive thru. Danielle Torres, Vertical Design Studios, applicant; Simoncre Highlands IV, LLC, owner.

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *3-e** **PZ 18154** **ZON18-00595 District 6.** Within the 1200 block of South Ellsworth Road (east side) and the 9200 block of East Southern Avenue (south side). Located at the southeast corner of Southern Avenue and Ellsworth Road. (2± acres). Site Plan Review; and Special Use Permit for reduction in parking. This request will allow for the development of a restaurant. Archicon, Architecture & Interiors, L.C., applicant; Frank Lam, owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *3-f** **PZ 18158** **ZON18-00597 District 6.** Within the 2700 block of South Signal Butte Road (east side) and the 10800 block of East Guadalupe Road (north side). Located on the northeast corner of Signal Butte Road and Guadalupe Road. (7± acres). Site Plan Review. This request will allow for a commercial development and restaurants with drive-thrus. Level 4 Studio, LLC, applicant; Mesa Centerpoint Plaza, LLC, owner.

Planner: Lisa Davis

Staff Recommendation: Approval with conditions

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

- *4-a** **PZ 18157** **ZON18-00592 District 6.** Within the 10200 and 10300 blocks of East Hampton Avenue (south side). Located north of US 60 east of Crismon Road. (20± acres). Rezoning from LI and LI-BIZ to LC-PAD; Site Plan Review; Special Use Permits for reduction in parking and for assisted living; and Council Use Permit for multi-residence use in the LC zoning district. This request will allow for the development of a medical, commercial and residential mixed-use campus. Kevin Howard, Kevin B. Howard Architects, Inc., applicant; Ski Properties, LLC, VJ Crismon, LLC, Sterling Hospitality, LLC and Legacy Hospital, LLC, owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plat:

- *5-b** **PZ 18159** **“Power Square” District 6.** 2055 South Power Road (east side). Located south of Baseline Road on the east side of Power Road. (16.51± acres). Preliminary Plat. Michael Mosharrafa, Mutual Development Company, applicant; Infinity Mesa, LLC, owner. **(ZON18-00705)**

Planner: Lesley Davis

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 case:**

- 6-a** **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. **(Continued from September 19, 2018).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- 6-b** **PZ 18156** **ZON18-00576 District 2.** Within the 6700 block of East Albany Street (south side), the 6700 block of East Akron Street (north side) and the 100 block of North Power Road (west side). Located on the west side of Power Road north of Main Street. (1.22± acres). Site Plan Review; and Special Use Permit to allow an assisted living facility and a Special Use Permit for reduction in parking for an assisted living facility. This request will allow for the development of an assisted living facility. Joseph Jurkiewicz, applicant; Olivia Jurkiewicz, owner.

Planner: Veronica Gonzalez

Staff Recommendation: Approval with conditions

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

- 7-a** [PZ 18160](#) **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. Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner. **(Companion Case to ZON18-00067 and preliminary plat “Bella Encanta”, associated with items 7-b and 8-a). (Continued from August 15, 2018).**

Planner: Lisa Davis

Staff Recommendation: Denial

- 7-b** [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. Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner. **(Companion Case to ZON18-00181 and preliminary plat “Bella Encanta”, associated with items 7-a and 8-a). (Continued from August 15, 2018).**

Planner: Lisa Davis

Staff Recommendation: Denial

8 Discuss and take action on the following preliminary plats:

- 8-a** [PZ 18161](#) **“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. Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner. **(Companion Case to ZON18-00181 and ZON18-00067, associated with items 7-a and 7-b). (Continued from August 15, 2018).**

Planner: Lisa Davis

Staff Recommendation: Denial

- 8-b** **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). (Continued from September 19, 2018).**

Planner: Cassidy Welch

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.