



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, November 14, 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 18172](#) Minutes from the October 16, 2018 and October 17, 2018 study sessions and regular hearing.**

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

- *3-a** [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. **(Continued from October 17, 2018)**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *3-b** [PZ 18169](#) **ZON18-00710 District 5.** Within the 4800 block of East Jasmine Street (south side), the 4800 block of East Ingram Street (north side) and the 1700 and 1800 blocks of 48th Street (east side). Located south of McKellips Road and west of Higley Road. (8.5± acres). Site Plan Review; and Special Use Permit for a parking reduction. This request will allow for the development of a light industrial facility. Butler Design Group, applicant; Blue Water Group, 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 18162](#) **ZON18-00246 District 4.** Within the 400 and 500 blocks of North Center Street (east side); and within the 400 and 500 blocks of North Pima, North Lewis, and North Serrine (both sides); and within the 500 block of North Pasadena north of 526 North Pasadena (both sides). (32.8± acres). Located east of Center Street north of University Drive. Rezone from RM-2, RM-2-HL, RM-4, DR-2, DR-2-HL, DR-3, DB-1, and LC to ID-2 and ID-2-HL. This request will establish a zoning designation that reflects the historic development pattern of the area. City of Mesa, applicant; multiple owners.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

- *4-b** [PZ 18163](#) **ZON18-00688 District 6.** Within the 2100 to 2400 block of South Signal Butte Road (east side). Located south of Baseline Road on the east side of Signal Butte Road. (7.4 ± acres). Rezoning from RM-2-PAD to RM-2-PAD-PAD; and Site Plan Review. This request will allow for an attached single-residence subdivision. Tim Nielsen, Farnsworth Construction Company, applicant; Sunland Springs Golf Company, LLP, owner. **(Companion Case to preliminary plat "SSV - Olivewood Condos", associated with item #5-a).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *4-c** [PZ 18165](#) **ZON18-00692 District 4.** Within the 1000 block of East University Drive (north side). Located west of Stapley Drive on the north side of University Drive. (1± acres). Rezoning from OC to RM-4. This request will allow for residential development. Kempton Fuller, Arthereal Design, applicant; Wallin Holdings, LLC, owner. **(Companion Case to preliminary plat "1040 E. University Dr.", associated with item *5-b).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *4-d** [PZ 18166](#) **ZON18-00693 District 6.** Within the 2800 and 2900 blocks of South Hawes Road (east side) and the 8400 block of East Guadalupe Road (south side). Located at the southeast corner of Guadalupe Road and Hawes Road. (10± acres). Rezoning from RS-43 to RM-2-PAD-AF; and Site Plan Review. This request will allow for a multi-residential development. Brennan Ray, Burch & Cracchiolo, applicant; Hawes Section Corner, LTD, Partnership, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 18171](#) **"SSV - Olivewood Condos" District 6.** Within the 2100 to 2400 block of South Signal Butte Road (east side). Located south of Baseline Road on the east side of Signal Butte Road. (7.4 ± acres). Preliminary Plat. Tim Nielsen, Farnsworth Construction Company, applicant; Sunland Springs Golf Company, LLP and Sunland Springs Village Homeowners Association, owner. **(Companion Case to ZON18-00688, associated with item *4-b).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *5-b** [PZ 18170](#) **"1040 East University Drive" District 4.** Within the 1000 block of East University Drive (north side). Located west of Stapley Drive on the north side of University Drive. (1± acres). Preliminary Plat. Kempton Fuller, Arthereal Design, applicant; Wallin Holdings, LLC, owner. **(Companion Case to ZON18-00692, associated with item *4-c).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *5-c** [PZ 18168](#) **"Cadence at Gateway - DU-4" District 6.** The 5500 through 6000 blocks of South Crismon Road (east side), the 10000 through 10200 blocks of East Williams Field Road (north side). Located north of Williams Field Road and East of Crismon Road (81± acres). Preliminary Plat. Susan E. Demmitt, Gammage & Burnham, applicant; PPGN-Williams, LLLP, PPGN-Ray, LLLP., owner. **(ZON18-00373)**

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 cases:**

- 6-a** [PZ 18164](#) **ZON18-00689 District 6.** Within the 3200 and 3300 blocks of South Power Road (east side). Located north of Elliot Road on the east side of Power Road. (9± acres). Rezoning from LI-PAD to RM-2-PAD-AF; and Site Plan Review. This request will allow for a multi-residential development. Brennan Ray, Burch & Cracchiolo, applicant; Garage Town, USA, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Denial

- 7** **Other Business.**

- 8** **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.