



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, January 16, 2019

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.

PZ 19011 Minutes from the December 13, 2018 special study session and special public hearing and Written Detailed Description.

PZ 19012 Minutes from the December 18, 2018 and December 19, 2018 study sessions and regular public hearing.

3 Take action on the following zoning cases:

- *3-a** [PZ 19002](#) **ZON18-00827 District 1.** Within the 1700 through the 1800 blocks of North Country Club Drive (west side). Located south of McKellips Road on the west side of Country Club Drive. (5± acres). Site Plan Review. This request will allow for the expansion of a self-storage facility. Lori Knudson, Vertical Design, applicant; David Brown, owner.

Planner: Wahid Alam

Staff Recommendation: Continuance to February 20, 2019

- *3-b** [PZ 19003](#) **ZON18-00847 District 4.** Within the 500 block of South Drew Street (east side). Located south of Broadway Road and west of Center Street. (2± acres). Site Plan Review. This request will allow for the expansion of an existing industrial building. John Manross, Design Professionals, LLC, applicant; Drew Street Properties, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *3-c** [PZ 19004](#) **ZON18-00854 District 1.** 534 and 550 West McKellips Road. Located west of Country Club Drive on the north side of McKellips Road. (3± acres). Site Plan Review. This request will allow for the development of industrial and commercial buildings. Michael O'Brien, Pitchfork Partners, LLC, applicant; Kirby and Ann Martin, owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *3-d** [PZ 19005](#) **ZON18-00859 District 5.** Within the 5200 through the 5500 blocks of East Longbow Parkway (south side) and the 3100 block on North Higley Road (east side). Located north of McDowell Road on the east side of Higley Road. (18.6± acres). Site Plan Review. This request will allow for the development of three industrial buildings. Brian Carroll, OPUS Group, applicant; Dover Street, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *3-e** **PZ 19006** **ZON18-00861 District 2.** 2937 East Main Street. Located east of Lindsay Road on the south side of Main Street. (2.4± acres). Site Plan Review. This request will allow for the expansion of an existing warehouse facility. Tom Barker, XACT Construction, applicant; Seat Covers Unlimited, Inc., owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

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

- *4-a** **PZ 19001** **ZON18-00687 District 5.** Within the 1600 through the 1800 blocks of North Higley Road (east side) and 5200 through the 5300 blocks of East McLellan Road (north side). Located south of McKellips Road on the east side of Higley Road. (21± acres). Rezone to modify an existing PAD and to remove conditions of approval. This request will allow amendment to the existing landscaping requirements. Villas at Alta Mesa Property Owner's Association, applicant; Multiple owners.

Planner: Evan Balmer

Staff Recommendation: Continuance to February 20, 2019

- *4-b** **PZ 19007** **ZON18-00840 District 6.** 4207 South Power Road. Located north of Warner Road on the east side of Power Road. (1.5± acres). Rezone (1.1± acres) from LC-AF-PAD to LI-AF-PAD; Site Plan Modification (1.5± acres). This request will allow for industrial uses in an existing building. Zoning Strategies, LLC, applicant; Powergate Investments, LLC, owner.

Planner: Lisa Davis

Staff Recommendation: Tabled by applicant

- *4-c** [PZ 19009](#) **ZON18-00862 District 6.** The 8200 to 8500 blocks of East Baseline Road (north side). Located east of South Channing (Hawes Road) alignment on the north side of Baseline Road. (69± acres). Rezoning 15± acres from AG to RSL-2.5-PAD incorporating the acreage into the approved 54± acre Baseline Mixed-Use PAD (Z14-021, ZON16-004, ZON17-00326, ZON18-00169 and ZON18-00171); 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. Drew Huseth, AICP, Woodside Homes, applicant; NSHE Powell, LLC, owner. **(Companion case to preliminary plat “Heritage Crossing III”, associated with item *5-a).**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 19010](#) **“Heritage Crossing III” District 6.** The 8200 to 8500 blocks of East Baseline Road (north side). Located east of South Channing (Hawes Road) alignment on the north side of Baseline Road. (15± acres). Preliminary Plat. Drew Huseth, AICP, Woodside Homes, applicant; NSHE Powell, LLC, owner. **(Companion case to ZON18-00862, associated with item *4-c).**

Planner: Wahid Alam

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.