

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, February 20, 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.

***2-a [PZ 19026](#)** Minutes from the January 15, and January 16, 2019 study sessions and regular hearing.

3 Take action on the following zoning cases:

- *3-a** **PZ 19014** **ZON18-00773 District 6.** Within the 10700 block of East Hampton Avenue (north side). Located south of Southern Avenue and west of Signal Butte Road. (1.1± acres). Site Plan Modification; and Special Use Permit. This request will allow for the development of a car wash. Michael Clark, Identity Mutual, LLC, applicant; DD/Mountain Vista, LLC, owner.

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *3-b** **PZ 19015** **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. **(Continued from January 16, 2019)**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *3-c** **PZ 19016** **ZON18-00925 District 2.** Within the 4400 block of East University Drive (north side). Located east of Greenfield Road on the north side of University Drive. (1± acres). Site Plan Modification. This request will allow for the development of a multi-tenant building. Nicole Posten-Thompson, On Point Architecture, LLC, applicant; LFLP Greenfield, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *3-d** **PZ 19017** **ZON18-00928 District 5.** Within the 4600 and 4700 blocks of East Ingram Street (north side). Located east of Greenfield Road south of McKellips Road. (2± acres). Site Plan Review. This request will allow for the development of an industrial building. John Manross, Design Professionals, LLC, applicant; Nesbitt Properties, LLC, owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

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

- *4-a [PZ 19018](#) 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. **(Continued from January 16, 2019)**

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

- *4-b [PZ 19019](#) ZON18-00775 District 6.** Within the 4900 to 5200 blocks of South Power Road (east side). Located south of 202 San Tan Freeway on the east side of Power Road and north of Ray Road. (58± acres). Rezone from AG to LC-AF-PAD; Council Use Permit to allow multi-residential, commercial entertainment, hotel, and college and commercial trade school uses in the AOA1 and AOA2 and LC District; and Site Plan Review. This request will allow for a mixed-use development. Vivo Partners, LLC, applicant; Arizona State Land Group, owner. **(Companion Case to Preliminary Plat "Gallery Park", associated with item *5-a).**

Planner: Lisa Davis

Staff Recommendation: Continuance to March 20, 2019

- *4-c [PZ 19020](#) ZON18-00902 District 3.** Within the 1600 block of South Alma School Road (east side). Located at the south east corner of Alma School Road and US 60 Superstition Freeway. (9.6± acres). Site Plan Modification. This request will allow for the development of a self-storage facility. Neil Feaser, RKAA Architects, applicant; PV Alma School Road, LLC, owner.

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *4-d** **PZ 19021** **ZON18-00931 District 3.** Within the 1800 block of West Broadway Road (north side). Located east of Dobson Road on the north side of Broadway Road. (1.6± acres). Rezone from LI to LI-BIZ; and Site Plan Review. This request will allow for the development of an automobile sales. Andrew Boubel, applicant; CJRJ Group, LLC, owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

- *4-e** **PZ 19022** **ZON18-00933 District 6.** Within the 10800 to 11600 blocks of East Williams Field Road (south side), the 6000 to 6300 blocks of South Signal Butte Road (east side), the 6000 to 6300 blocks of Mountain Road (west side) the 6000 to 6500 blocks of South Mountain Road (east side) and the 6000 to 6300 blocks of South Meridian Road (west side). Located south of Williams Field Road east of Signal Butte Road. (79± acres). Rezone to modify an existing PAD; and Site Plan Review. This request will allow for the modification of the PAD for single residential development. Sean Lake, Pew & Lake, PLC, applicant; Groh Revocable Trust, Demuro Properties, SB CLB 18, LLC, Tres Points, LLC, owner. **(Companion Case to Preliminary Plat “Destination at Gateway”, associated with item *5-a).**

Planner: Cassidy Welch

Staff Recommendation: Continuance to March 20, 2019 for re-advertising

- *4-f** **PZ 19023** **ZON18-00958 District 5.** Within the 8400 block of East Broadway Road (north side) and the 200 and 300 blocks of South Hawes Road (east side). Located at the northeast corner of Broadway Road and Hawes Road. (9± acres). Rezoning from RM-4 to RM-4-PAD; and Site Plan Review. This request will allow for the development of a multi-residential use. Brent Fike, Todd and Associates, applicant; David McHenry, NSHE Porterville, LLC, owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *4-g** [PZ 19013](#) **ZON19-00040 District 5.** 4558 East Virginia Street. Located east of Greenfield Road and south of the 202 Red Mountain Freeway. (20.2± acres). Rezoning from HI-CUP to HI-PAD-CUP; and Site Plan Modification. This request will allow for the expansion of an existing industrial development. Bobby Magness, Weiss/Magness Architects, applicant; Daicel Safety Systems America Arizona, Inc., owner.

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 19024](#) **“Gallery Park” District 6.** Within the 4900 to 5200 blocks of South Power Road (east side). Located south of 202 San Tan Freeway on the east side of Power Road and north of Ray Road. (58± acres). Preliminary Plat. Vivo Partners, LLC, applicant; Arizona State Land Group, owner. **(Companion Case to ZON18-00775, associated with item *4-b).**

Planner: Lisa Davis

Staff Recommendation: Continuance to March 20, 2019

- *5-b** [PZ 19025](#) **“Destination at Gateway” District 6.** Within the 10800 to 1100 blocks of East Williams Field Road (south side), the 6000 to 6300 blocks of South Signal Butte Road (east side), the 6000 to 6300 blocks of South Mountain Road (west side), the 6000 to 6500 blocks of South Mountain road (east side) and the 6000 to 6300 blocks of South Meridian Road (west side). Located south of Williams Field Road and east of Signal Butte Road. (198± acres). Preliminary Plat. Sean Lake, Pew & Lake, PLC, applicant; Groh Revocable Trust, Demuro Properties, SB CLB 18, LLC, Tres Points, LLC, owner. **(Companion Case to ZON18-00933, associated with item *4-e).**

Planner: Cassidy Welch

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.