

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, April 17, 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 19045](#)** Minutes from the March 19, 2019 and March 20, 2019 study sessions and regular hearing.

3 Take action on the following zoning cases:

- *3-a** **PZ 19046** **ZON18-00929 District 6.** Within the 2800 and 2900 blocks of South Signal Butte Road (west side) and within the 10600 to 10800 block of East Guadalupe Road (south side). Located on the south side of Guadalupe Road and the west side of Signal Butte Road. (4.5 ± acres). Site Plan Modification. This request will allow for the development of a group commercial center. Tina Heinbach, Garrett Development Corporation, Inc., applicant; Walgreen Arizona Drug Co., owner. **(Companion Case to Preliminary Plat “Commercial Site SWC E. Guadalupe Rd & S. Signal Butte Rd”, associated with item *5-a).**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *3-b** **PZ 19033** **ZON18-01014 District 1.** Within the 800 block of North Country Club Drive (east side). Located south of Brown Road on the east side of Country Club Drive. (4.5± acres). Site Plan Modification. This request will allow for the expansion of an existing Child Crisis Arizona facility. Brent Henderson, Henderson Engineering Group, LLC, applicant; Child Crisis Arizona and First Christian Church, Inc. of Mesa, owner. **(Continued from March 20, 2019).**

Planner: Veronica Gonzalez

Staff Recommendation: Approval with conditions

- *3-c** **PZ 19048** **ZON19-00020 District 6.** Within the 9100 block of East Guadalupe Road (south side). Located west of Ellsworth Road on the south side of Guadalupe Road. (1± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Carolina Salgado, Marks Architects, Inc., applicant; USTOR-Eastmark, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *3-d** **PZ 19050** **ZON19-00069 District 6.** Within the 5600 block of South Power Road (east side). Located south of Ray Road on the east side of Power Road. (1.05 ± acres). Site Plan Review. This request will allow for the development of an automobile repair facility. Adam Kogan, SRA360, applicant; Karen Thelander, 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 19051](#) **ZON18-00891 District 3.** 535 West Baseline Road. Located west of Country Club Drive on the south side of Baseline Road. (1.4± acres). Rezone from NC to LI. This request will allow for the development of an industrial use. Matthew Rettig, applicant; PDE Investments, LLC, owner.

Planner: Evan Balmer

Staff Recommendation: Request by applicant to continue to the May 22, 2019 meeting

- *4-b** [PZ 19049](#) **ZON19-00063 District 6.** Within the 10200 and 10300 blocks of East Pecos Road (south side). Located on the south side of Pecos Road east of the Crismon Road alignment. (19± acres). Site Plan Review. This request will allow for the development of an industrial facility. Sean Lake, Pew and Lake, PLC representing Old Dominion, ODFL Mesa, applicant; Williams Gateway Land Inv. LP/GFLP/ET AL, owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *4-c** [PZ 19052](#) **ZON19-00067 District 5.** Within the 400 to 600 blocks of North Ellsworth Road (west side) and within the 9000 to 9200 blocks of East Decatur Road (south side). Located north of University Drive on the west side of Ellsworth Road. (13.1± acres). Rezoning from RS-9 and RS-43 to RM-3-PAD; and Site Plan Review. This request will allow for the development of a multi-residential use. Sean Lake, Pew & Lake, PLC, applicant; Ellsworth-University, LLC, owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a [PZ 19047](#) “Commercial Site SWC E. Guadalupe Rd & S. Signal Butte Rd” District 6.** Within the 2800 and 2900 block of South Signal Butte Road (west side) and within the 10600 to 10800 block of East Guadalupe Road (south side). Located on the south side of Guadalupe Road and the west side of Signal Butte Road. (4.5 ± acres). Preliminary Plat. Tina Heinbach, Garrett Development Corporation Inc., applicant; Walgreen Arizona Drug Co., owner. **(Companion Case to ZON18-00929, associated with item *3-a).**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *5-b [PZ 19028](#) “Eastmark DU 3/4 North (Phase 4) MDR” District 6.** Within the 4700 through 4900 blocks of South Ellsworth Road (east side) and the 9200 through 9500 blocks of East Ray Road (north side). Located south of Warner Road on the east side of Ellsworth Road. (62.4± acres). Preliminary Plat. Eric Tune, Brookfield Development, applicant; DMB Mesa Proving Grounds, LLC, owner. **(ZON18-00992)**

Planner: Ryan McCann

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.