



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, May 22, 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 19063](#) Minutes from the May 8, 2019 study session and regular public hearing.**

3 Take action on the following zoning cases:

- *3-a** [PZ 19059](#) **ZON19-00123 District 5.** Within the 5900 block of East Longbow Parkway (north side). Located south of the Loop 202 Red Mountain Freeway and west of Recker Road. (1.22± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Violet Thornton, Kitchell Development Company, applicant; Longbow CAS, LLC, owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

- *3-b** [PZ 19060](#) **ZON19-00125 District 3.** 1855 South Stapley Drive. Located north of Baseline Road on the east side of Stapley Drive. (2.3 ± acres). Site Plan Modification. This request will allow for the redevelopment of an existing restaurant building for a multi-tenant building with a drive-thru. Hunter Marcuson, MBA DWS Commercial, applicant; DSW Mesa Grand/Spectrum, LLC, owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *3-c** [PZ 19061](#) **ZON19-00160 District 6.** Within the 3300 and 3400 blocks of South 80th Street (west side) and the 7900 block of East Prairie Avenue. (south side). Located north of Elliot Road and east of Sossaman Road. (3.24 ± acres). Site Plan Review. This request will allow for an industrial development. Jared Malone, Associated Architects, applicant; Gateway Warner, LLC, owner.

Planner: Ryan McCann

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. **(Continued from April 17, 2019).**

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

- *4-b** [PZ 19057](#) **ZON19-00064 District 2.** Within the 6000 and 6100 blocks of East Baseline Road (north side). Located west of Power Road on the north side of Baseline Road. (6.8 ± acres). Rezoning from RS-43, LC-AF and GC-AF to RM-2-PAD-AF; and Site Plan Review. This request will allow for the development of a multi-residential use. Ralph Pew, Pew and Lake, PLC, applicant; Pacific Rim Group, owner. **(Companion Case to Preliminary Plat “Zen on Baseline”, associated with item *5-a).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 19058](#) **“Zen on Baseline” District 2.** Within the 6000 and 6100 blocks of East Baseline Road (north side). Located west of Power Road on the north side of Baseline Road. (6.8 ± acres). Preliminary Plat. Ralph Pew, Pew and Lake, PLC, applicant; Pacific Rim Group, owner. **(Companion Case to ZON19-00064, associated with item *4-b).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *5-b** [PZ 19062](#) **“Eastmark DU 3/4 North (Phase 5) MDR” District 6.** Within the 9200 through 9400 blocks of East Warner Road (south side); the 4400 through 4700 blocks of South Ellsworth Road (east side); and the 4400 through 4600 blocks of South Inspirian Parkway. Located south of Warner Road on the east side of Ellsworth Road. (78.8± acres). Preliminary Plat. Eric Tune, Brookfield Development, applicant; DMB Mesa Proving Grounds, LLC, owner. **(ZON18-00991)**

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.