



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, August 14, 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 19088](#) Minutes from the July 10, 2019 study session and regular public hearing.**

3 Take action on the following zoning cases:

- *3-a** [PZ 19089](#) **ZON19-00308 District 4.** Within the 200 through 300 blocks of South Extension Road (west side). Located east of Alma School Road and north of Broadway Road (5.3± acres) Site Plan Modification. This request will allow for the expansion of an existing industrial development. Greg Foutz, Addictive Desert Design, applicant; Hare Holdings LLC, owner.

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *3-b** [PZ 19090](#) **ZON19-00345 District 6.** Within the 7200 block of South Ellsworth Road (west side) and the 9100 block of East Pecos Road (south side). Located at the southwest corner of Pecos Road and Ellsworth Road. (2.4± acres). Site Plan Review; and Special Use Permit. This request will allow for the development of a convenience store with associated fuel station. Michael Buschbach, Hunter Engineering, applicant; Sunbelt Land Holdings, LP, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *3-c** [PZ 19091](#) **ZON19-00406 District 1.** Within the 2000 block of West Riverview Auto Drive (west side) and within the 2000 block of West Cubs Way (north side). Located south of the 202 Red Mountain Freeway and west of Dobson Road. (8.6± acres). Site Plan Review. This request will allow for the development of an office building and parking structure. Buck Yee, The Davis Experience, applicant; City of Mesa, owner.

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 19092](#) **ZON19-00304 District 6.** Within the 6000 through 6300 blocks of South Power Road. Located south of Williams Field Road between the northbound and southbound lanes of Power Road. (11± acres). Rezone from RM-4-BIZ and LC-BIZ-CUP to RM-4-PAD; and Site Plan Review. This request will allow for a multiple residence development. Sean Lake, Pew and Lake, PLC, applicant; Power Road Gateway, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-b** [PZ 19093](#) **ZON19-00322 District 3.** Within the 1600 through 1700 blocks of South Dobson Road (west side) and within the 2000 block of West Isabella Avenue (north side). Located west of Dobson Road and south of US 60. (10± acres). Rezone from LC-PAD to RM-4-PAD; and Site Plan Review. This request will allow for the development of a multiple residence development. Brennan Ray, Burch & Cracchiolo, PA, applicant; TIC Dobson Ranch, LLC Etal, owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

- *4-c** [PZ 19094](#) **ZON19-00357 District 5.** Within the 8000 through 8100 blocks of East McKellips Road (south side). Located west of Hawes Road on the south side of McKellips Road. (40± acres). Rezone from RS-35 to RS-15-PAD; and Site Plan Review. This request will allow for the development of a single-residence subdivision. Alex Caraveo, Coe & Van Loo Consultants, applicant; Desert Vista 100, LLC, owner. **(Companion case to Preliminary Plat “Monteluna”, associated with item *5-a).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *4-d** [PZ 19095](#) **ZON19-00403 District 5.** Within the 5600 block of East Longbow Parkway (south side). Located north of McDowell Road and west of Recker Road. (3.2± acres). A Council Use Permit (CUP) to allow a hotel use in the Airport Overflight Area-2 (AOA-2); a Bonus Intensity Zone Overlay (BIZ) to allow modifications to the Light Industrial (LI) development standards; and Site Plan Review. Matthew Kosednar, Allen + Philp Partners, applicant; Longbow Hotel Associates I, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plat:

- *5-a** [PZ 19096](#) **“Monteluna” District 5.** Within the 8000 through 8100 blocks of East McKellips Road (south side). Located west of Hawes Road on the south side of McKellips Road. (40± acres). Preliminary Plat. **(Companion case to ZON19-00357, associated with associated with item *4-c).**

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.