

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, December 11, 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 19137](#) Minutes from the November 13, 2019 study session and regular public hearing.**

3 Take action on the following zoning cases:

- *3-a** **PZ 19138** **ZON19-00644 District 6.** Within the 5400 through 5500 blocks of South Power Road (east side). Located south of Ray Road on the east side of Power Road. (0.9± acres). Site Plan Review. This request will allow for the development of a restaurant. Jeff Looker, Looker & Cappello Architects, Inc., applicant; Avalon Power, LLC, owner.

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

- *3-b** **PZ 19139** **ZON19-00684 District 5.** Within the 5800 through 5900 blocks of East Longbow Parkway (north side). Located north of McDowell Road and west of Recker Road. (1.9± acres). Site Plan Review. This request will allow for the development of a restaurant. Jeff Looker, Looker & Cappello Architects, Inc., applicant; Longbow CAS, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *3-c** **PZ 19140** **ZON19-00691 District 5.** Within the 400 block of North Ellsworth Road (east side) and the 9200 block of East University Drive (north side). Located on the northeast corner of Ellsworth Road and University Drive (3.9± acres). Site Plan Review; and Special Use Permit. This request will allow for the development of a service station with associated convenience store. Will Goff, Land Development Consultants, LLC, applicant; Circle K Stores, Inc., owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 19141](#) **ZON19-00706 District 5.** Within the 2400 block of North Val Vista Drive (east side). Located south of McDowell Road on the east side of Val Vista Drive. (4.6± acres). Rezoning from RS-35 to RS-35 PAD; and Site Plan Review. This request will allow for the development of a single residence subdivision. Joe Burke, Allen Consulting Engineers, applicant; NuSash Investments, owner.

Planner: Kellie Rorex

Staff Recommendation: Continue to January 8, 2020

- *4-b** [PZ 19143](#) **ZON19-00710 District 6.** Within the 7000 to 7600 blocks of East Guadalupe Road (south side) and within the 2800 through 3100 blocks of South Sossaman Road (west side). Located south of Guadalupe Road and west of Sossaman Road. Rezone from NC-PAD to RS-6-PAD (6.7± acres); and modification of an existing PAD (213.7± acres). This request will allow for the development of a single-residence subdivision. Sean B. Lake, Pew & Lake, PLC, applicant; B & K Land & Investment Co., owner. **(Companion case to preliminary plat “Desert Place at Morrison Ranch”, associated with item *5-a).**

Planner: Evan Balmer

Staff Recommendation: Continue to January 8, 2020

5 Discuss and take action on the following preliminary plat:

- *5-a** [PZ 19142](#) **“Desert Place at Morrison Ranch” District 6.** Within the 7000 to 7600 blocks of East Guadalupe Road (south side) and within the 2800 through 3100 blocks of South Sossaman Road (west side). Located south of Guadalupe Road and west of Sossaman Road. Preliminary Plat. (6.7± acres). Sean B. Lake, Pew & Lake, PLC, applicant; B & K Land & Investment Co., owner. **(Companion case to ZON19-00710, associated with item *4-b).**

Planner: Evan Balmer

Staff Recommendation: Continue to January 8, 2020

6 Review, discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa Zoning Ordinance:

- *6-a** **PZ 19144** Amendments to Mesa City Code Title 11, the Zoning Ordinance, by adding Chapter 15: Leisure and Recreation Zone District to Article 2: Base Zone; and by adding the Leisure and Recreation Base Zone to Chapter 3: Designation of Zoning Districts, Zoning Map, and Boundaries to Article 1: Introductory Provisions. District. **(Citywide). Continued from November 13, 2019.**

Planner: Rachel Prelog

Staff Recommendation: Approval

Items not on the Consent Agenda

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.