



# City of Mesa

Council Chambers  
57 E. First Street

## Meeting Minutes Planning and Zoning Board - Public Hearing

*Chair Vince DiBella*  
*Vice Chair Suzanne Johnson*  
*Boardmember Lisa Hudson*  
*Boardmember Michael Clement*  
*Boardmember Shelly Allen*  
*Boardmember Michelle Dahlke*  
*Boardmember Steve Ikeda*

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Wednesday, March 25, 2015

4:00 PM

Council Chambers - Upper Level

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**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](http://www.mesaaz.gov) to find the agenda on which the item(s) will be placed.**

**Call meeting to order.**

*Chair DiBella called meeting to order at 4:00 PM. Boardmembers Clement and Hudson, absent.*

- 1 Take action on all consent agenda items.**

### **Items on the Consent Agenda**

- 2 Approval of minutes from previous meetings.**

- 2-a [PZ 15528](#)** Minutes from the regular hearing and minutes from the February 17 and February 18, 2015 study sessions and hearing.

*Approved (Vote: 5-0-2; Boardmembers Clement and Hudson absent)*

**3 Take action on the following zoning case:**

- 3-a**     **PZ 15527**     **Z15-006 (District 6)** 1800 Block South Crismon Road. Located north of Baseline Road on the east side of Crismon Road (3.84± acres). Site Plan Review. This request will allow the development of a retail center. Dane Astle, Architekton, applicant; Richard Richmond, owner. (PLN2015-00004)

**Staff Planner:** Lisa Davis

**Staff Recommendation:** Approval with conditions

Approved (Vote: 5-0-2: Boardmember Clement and Hudson absent)

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

- 4-a**     **PZ 15523**     **Z15-010 (District 5)** 7135, 7156, and 7159 East Hannibal Circle. Located north of Brown Road and east of Power Road (3.34± acres). Rezone from RS-35 to RS-15 and Site Plan Review. This request will allow the development of a single-residence subdivision. Reese L. Anderson, Pew and Lake, PLC, applicant; Prestige International, LLC, owner. (PLN2015-00005)

**Staff Planner:** Kaelee Wilson

**Staff Recommendation:** Approval with conditions

Approved (Vote: 4-1-2: Boardmember Clement and Hudson absent)

**5 Discuss and take action on the following preliminary plats:**

- 5-a**     **PZ 15524**     **"Sunset Cove Estates" (District 5)** 7135, 7156, and 7159 East Hannibal Circle. Located north of Brown Road and east of Power Road (3.34± acres). Rezone from RS-35 to RS-15 and Site Plan Review. This request will allow the development of a single-residence subdivision. Reese L. Anderson, Pew and Lake, PLC, applicant; Prestige International, LLC, owner. (PLN2015-00005) **Companion case to Z15-010.**

**Staff Planner:** Kaelee Wilson

**Staff Recommendation:** Approval with Conditions

Approved (Vote: 4-1-2: Boardmember Clement and Hudson absent)

- 5-b [PZ 15525](#) **"Gateway Plaza" (District 6)** The 5300 block of South Power Road (east side). Located south of Ray Road on the East side of Power Road. (5.54± acres). This request will allow the subdivision of property approved for retail and office. Steve Nevala, Cawley Architects, Inc., applicant; KW Property Investments, LLC, owner. (PLN2014-00661)

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

Approved (Vote: 5-0-2: Boardmember Clement and Hudson absent)

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

- 6-a [PZ 15526](#) Amending Section 11-32-3, the Regulations for Parking Spaces Required by revising Section 11-32-3(C) to increase the maximum parking space ratio for some office developments. The proposed amendments would increase the number of allowed parking spaces for some types of office developments.

**Staff Planner: Angelica Guevara**

**Staff Recommendation: Approval as Written**

Approved (Vote: 5-0-2: Boardmember Clement and Hudson absent)

**Items not on the Consent Agenda**

- 7 **Adjournment.**

Meeting was adjourned at 4:56 PM

***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) 644-333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.***