



# 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, May 20, 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.**

Chair DiBella called meeting to order at 4:00 PM. Boardmember Hudson, absent

**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 15539](#) Minutes from the April 14 and April 15, 2015 study sessions and regular hearing.**

Approved (Vote: 6-0-1; Boardmember Hudson, absent)

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

- 3-a [PZ 15540](#) Z15-011 (District 2)** 4418 East University Drive. Located east of the northeast corner of University Drive and Greenfield Road (0.38± acres). Site Plan Review. This request will allow for the development of a two-tenant retail building. Nicole Posten-Thompson, Associated Architects, applicant; LFLP Greenfield, LLC, owner. (PLN2015-00046)  
**Continued from April 15, 2015**

**Staff Planner: Kim Steadman**

**Staff Recommendation: Continue to June 17, 2015**

Approved (Vote: 6-0-1; Boardmember Hudson, absent)

- 4-b [PZ 15537](#) Z15-014 (District 6)** 10950 East Elliot Road. Located northeast corner of Signal Butte Road and Elliot Road (108.45± acres). Site Plan Review. This request will allow the expansion of an existing City of Mesa Water Treatment Plant. (PLN2015-00070)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Approval with Conditions**

Approved (Vote: 6-0-1; Boardmember Hudson, absent)

- 3-b [PZ 15538](#) Z15-016 (District 3)** 2930 South Alma School Road. Located south of Guadalupe Road on the west side of Alma School Road. Site Plan Review. This request will allow for the development of an automotive repair facility. (PLN2015-00042)

**Staff Planner: Kaelee Wilson**

**Staff Recommendation: Approval with Conditions**

Approved (Vote: 6-0-1; Boardmember Hudson, absent)

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

**4-a**     **PZ 15542**

**Z15-015 (District 1)** 2305 North Harris Drive. Located north of McKellips Road and west of Gilbert Road (4.8 +/- acres). Rezone from RS-43 to RS-35-PAD and Site Plan Review. This request will allow the development of a single-residence subdivision. (PLN2015-00069)  
**Companion Preliminary Plat**

**Staff Planner:** Kim Steadman

**Staff Recommendation:** Approval with Conditions

Approved (Vote: 6-0-1; Boardmember Hudson, absent)

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

- 5-a [PZ 15541](#)** "Harris Crossing II" (District 1) 2305 North Harris Drive. Located north of McKellips Road and west of Gilbert Road (4.8 +/- acres). Rezone from RS-43 to RS-35-PAD and Site Plan Review. This request will allow the development of a single-residence subdivision. (PLN2015-00069) **Companion case to Z15-015.**

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

Approved (Vote: 6-0-1; Boardmember Hudson, absent)

**Items not on the Consent Agenda**

**6 Take action on the following case:**

- 6-a [PZ 15536](#)** **Z15-012 (District 1)** 809 North Dobson Road. Located south of the Loop 202 on the east side of Dobson Road (2.44± acres). Site Plan Review and Special Use Permit. This request will allow for the development of a gas station with a convenience store. Jesse Macias, PM Design Group, applicant; CST Arizona Stations, Inc., owner. (PLN2015-00050) **Continued from April 15, 2015**

**Staff Planner: Wahid Alam**

**Staff Recommendation: Continue to June 17, 2015**

Denial with a continuance of the Special Use Permit to the July, 2015 Planning & Zoning Hearing. (6-0-1: Boardmember Hudson, absent)

**7 Other Business.**

**8 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.***