



# City of Mesa

Council Chambers  
57 E. First Street

## Meeting Minutes Planning and Zoning Board - Public Hearing

*Chair Suzanne Johnson  
Vice Chair Michael Clement  
Boardmember Lisa Hudson  
Boardmember Shelly Allen  
Boardmember Michelle Dahike  
Boardmember Steve Ikeda  
Boardmember Dane Astle*

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Wednesday, August 19, 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 Johnson called meeting to order at 4:00 PM*

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

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

- 2 Approval of minutes from previous meetings.**

- 2-a [PZ 15556](#)** Minutes from the July 14 and July 15, 2015 study sessions and regular hearing.

*Approved (5-0-2; Board members Hudson and Dahlke, absent)*

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

- 3-a [PZ 15562](#) **Z15-020 District 6** The 6400 block of East Test Drive. Located west of Power Road and south of the Superstition Freeway (32± acres). Site Plan Review and Modification of an existing PAD overlay in an LI zoning district. This request will allow for the development of auto sales on the site. (PLN2015-00076) **Continued from July 15, 2015**

**Staff Planner:** Lisa Davis

**Staff Recommendation:** Continuance to October 21, 2015

Approved (5-0-2; Board members Hudson and Dahlke, absent)

- 3-b [PZ 15559](#) **Z15-027 District 6.** The 10900 block of East Pecos Road (north side). Located east of the Signal Butte Road alignment on the north side of Pecos Road (4.58± acres). Site Plan Modification and Special Use Permit for fueling pumps. This request will allow for the development of a commercial propane facility. Mike Hall, Michael A. Hall Architect, LLC, applicant; Martin Dawson, owner.

**Staff Planner:** Wahid Alam

**Staff Recommendation:** Continuance to September 16, 2015

Approved (5-0-2; Board members Hudson and Dahlke, absent)

- 7-a [PZ 15558](#) **Z15-028 District 2.** The 5300 block of East Main Street (south side). Located east of Higley Road on the south side of Main Street (4.5± acres). Site Plan Review. This request will allow for the development of a commercial center. Corey Smith, DCSJ, LLC, applicant; Corey Smith, DCSJ, LLC, owner.

**Staff Planner:** Tom Ellsworth

**Staff Recommendation:** Approval with Conditions

Approved (4-1-2; Board member Allen, naye; Board members Hudson and Dahlke, absent)

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

- 4-a [PZ 15557](#) **Z15-025 District 2.** The 1600 through 1900 blocks of South Val Vista Drive (west side). Located north of Baseline Road on the west side of Val Vista Drive (60± acres). Site Plan Modification and Rezoning from LC-BIZ-PAD to LC-BIZ-PAD-CUP. This request will allow the addition of residential, retail, office, hotel and theater buildings to the existing commercial center. George Melara, Nelsen Partners, applicant; Whitestone Reit, owner.

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

Approved (5-0-2; Board members Hudson and Dahlke, absent)

- 4-b [PZ 15560](#) **Z15-026 District 5.** The 7400 through 7600 blocks of East Southern Avenue (north side). Located at the northwest corner of Sossaman and Southern Avenues (11.57± acres). Rezone from LC-PAD-PAD to RSL-2.5-PAD-PAD and Site Plan Review. This request will allow for the development of a single residence subdivision. Sean B. Lake, Pew & Lake, PLC, applicant; Terrence R. Wall, The Arizona Real Estate Fund II, LLC, owner.

**Staff Planner: Lesley Davis**

**Staff Recommendation: Continuance to September 16, 2015**

Approved (5-0-2; Board members Hudson and Dahlke, absent)

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

- 5-a [PZ 15561](#) **"Southern and Sossaman". District 5** The 7400 through 7600 blocks of East Southern Avenue (north side). Located at the northwest corner of Sossaman and Southern Avenues (11.57± acres). This request will allow for the development of a single residence subdivision. Sean B. Lake, Pew & Lake, PLC, applicant; Terrence R. Wall, The Arizona Real Estate Fund II, LLC, owner. **Companion case to Z15-026**

**Staff Planner: Lesley Davis**

**Staff Recommendation: Continuance to September 16, 2015**

Approved (5-0-2; Board members Hudson and Dahlke, absent)

- 5-b [PZ 15564](#) **"54th Street Business Park". District 2** The 5300 block of East Main Street (south side). Located east of Higley Road on the south side of Main Street (4.5± acres). This request will allow for the development of a commercial center. Corey Smith, DCSJ, LLC, applicant; Corey Smith, DCSJ, LLC, owner. **Companion case to Z15-028**

**Staff Planner: Tom Ellsworth**

**Staff Recommendation: Approval**

Approved (4-1-2; Board member Allen, naye; Board members Hudson and Dahlke, absent)

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

- 6-a [PZ 15563](#) Recommend proposed zoning ordinance amendments to Section 11-7-2 regarding permitted land uses to allow banquet and conference centers in industrial and employment districts.

Approved (5-0-2; Board members Hudson and Dahlke, absent)

- 7 **Take action on the following zoning case:**

**Items not on the Consent Agenda**

- 8 **Other Business.**

- 9 **Adjournment.**

Approved (5-0-2; Board members Hudson and Dahlke, absent)

***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.***