



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*

Wednesday, November 18, 2015

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.

Chair Johnson called the 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 15589](#)** Minutes from the October 20 and October 21, 2015 study sessions and regular hearing.

Approved (Vote: 5-0; Boardmember Dahlke and Boardmember Astle, absent)

3 Take action on the following zoning case:

- *3-a [PZ 15590](#)** **Z15-042 District 1** 1003 North Dobson Road. Located on the east side of Dobson Road and south of Loop 202 Freeway (3.0 ± acres). Site Plan Modification. This request will allow for the development of a multi-tenant shell retail building with a drive-thru. Chris Lindholm, Architecture Design Collaborative, applicant; Andrew Gracey, KIMCO Realty, owner. (PLN2015-00304)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Approved (Vote: 5-0; Boardmember Dahlke and Boardmember Astle, absent)

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

- *4-a [PZ 15591](#)** **Z15-033 District 3.** 2210 West Southern Avenue. Located west of Dobson Road on the north side of Southern Avenue. (1± acre). Rezone from OC to LC and site plan review. The request will allow the development of a restaurant with a drive-thru. Neil Feaser, RKAA Architects, Inc., applicant; Jeffrey D. Garrett, President, GDC San Jose and Southern, LLC, owner. (PLN2015-00347) **Continued from October 21, 2015**

Staff Planner: Kim Steadman

Staff Recommendation: Continuance to December 16, 2015

Approved (Vote: 5-0; Boardmember Dahlke and Boardmember Astle, absent)

- *4-b [PZ 15592](#)** **Z15-034 District 4.** 412 North Macdonald. Located north of University Drive on the west side of Macdonald. (0.5± acre). Rezone from DR-1-HD to DR-1-HD-HL. This request will allow for historic landmark designation. Heather Scantlebury, applicant and owner. (PLN 2015-00276)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Approved (Vote: 5-0; Boardmember Dahlke and Boardmember Astle, absent)

***4-c PZ 15593**

Z15-038 District 3. 1126 West Medina Avenue and 2345 and 2355 South Alma School Road. Located south of Baseline Road on the east side of Alma School Road (5.4± acres). Rezoning from OC to RSL-4.0 PAD and OC-PAD with Site Plan Modification. This request will allow for the development of a small lot single-residence subdivision. Mike Hare, Ashland Properties, applicant; Munter GST EX Family TR/Munter Non-ex Mar TR II, Desert Schools Federal Credit Union, Terradyne, LLC, owners. (PLN2015-00392)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Approved (Vote: 5-0; Boardmember Dahlke and Boardmember Astle, absent)

***4-d PZ 15594**

Z15-039 District 3. 2200 through 2300 blocks of East Jacinto Avenue (south side). Located north of Baseline Road and east of Gilbert Road (5.4± acres). Rezoning from LC to RM-3-PAD and Site Plan Review. This request will allow for the development of a multi-residence project. Jeff Welker, Welker Development Resources, applicant; Genica Arizona, LLC, owner. (PLN2015-00386)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Approved (Vote: 5-0; Boardmember Dahlke and Boardmember Astle, absent)

***4-e PZ 15595**

Z15-040 District 1 205 East McKellips Road. Located on the south side of McKellips Road and west of Mesa Drive (5.1± acres). Rezoning from LC to ID-2 and Site Plan Review. This request will allow for the development of a large vehicle rental facility, mini-storage facility and outdoor RV and boat storage. Ralph Pew, Pew & Lake, PLC, applicant; Paul and Douglas Stecker Trustees; Margaret Mulhern Revocable Trust, owner. (PLN2015-00394)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Approved (Vote: 5-0; Boardmember Dahlke and Boardmember Astle, absent)

***4-f PZ 15596**

Z15-041 District 2. 2600 East Southern Avenue. Located on the north side of Southern Avenue and west of Lindsay Road (1.43± acres). Rezoning from RS-43 to OC and Site Plan Review. This request will allow for the development of a banquet and conference center. Reese L. Anderson, Pew & Lake, PLC, applicant; Shelley and Michael McKown, owner. (PLN2015-00388)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

A motion was made by Boardmember Allen to continue case Z15-041 until the December 16, 2014 Planning and Zoning Hearing. The motion was seconded by Boardmember Hudson.

(Vote: 5-0; Boardmember Dahlke and Boardmember Astle, absent)

5 Discuss and take action on the following preliminary plats:

- *5-a [PZ 15599](#)** **"Medina Court" District 3.** 1126 West Medina Avenue and 2345 and 2355 South Alma School Road. Located south of Baseline Road on the east side of Alma School Road (5.4± acres). Preliminary Plat. This request will allow for the development of a 14 lot subdivision. Mike Hare, Ashland Properties, applicant; Munter GST EX Family TR/Munter Non-ex Mar TR II, Desert Schools Federal Credit Union, Terradyne, LLC, owners. (PLN2015-00392) **Companion case to #Z15-038**

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Approved (Vote: 5-0; Boardmember Dahlke and Boardmember Astle, absent)

- *5-c [PZ 15597](#)** **"Sunland Springs Village Unit Nine" District 6.** The 11400 through 11500 blocks of East Guadalupe Road (south side). Located at the southwest corner of Meridian Road and Guadalupe Road. Preliminary Plat. This request will allow for the subdivision of approximately 23 acres. Jeff Giles, Clouse Engineering, Inc., applicant; Craig Ahlstrom, Springs Nine Development, Inc., owner. (PLN 2015-00454)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Approved (Vote: 5-0; Boardmember Dahlke and Boardmember Astle, absent)

- *5-b [PZ 15598](#)** **"Jacinto Lofts" District 3.** 2200 through 2300 blocks of East Jacinto Avenue (south side). Located north of Baseline Road and east of Gilbert Road (5.4± acres). Preliminary Plat. This request will allow for the subdivision of approximately 5.4 acres. Jeff Welker, Welker Development Resources, applicant; Genica Arizona, LLC, owner. (PLN2015-00386) **Companion case to #Z15-039**

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Approved (Vote: 5-0; Boardmember Dahlke and Boardmember Astle, absent)

6 Other Business.

7 Adjournment.

Approved (Vote: 5-0; Boardmember Dahlke and Boardmember Astle,
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.