



**Meeting Minutes**  
**Planning and Zoning Board - Public Hearing**

*Chair Michael Clement*  
*Vice Chair Michelle Dahlke*  
*Boardmember Dane Astle*  
*Boardmember Steve Ikeda*  
*Boardmember Jessica Sarkissian*  
*Boardmember Jennifer Duff*  
*Boardmember Tim Boyle*

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Wednesday, July 20, 2016

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 Clement 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 16186](#) Minutes from the June 14, 2016 and June 15, 2016 Study Sessions and Regular Hearing**

**Approved (Vote:7-0)**

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

- 3-a**     **PZ 16177**     **Z16-029 District 6.** 5329 South Power Road. Located south of Ray Road on the east side of Power Road. (1.2 ± acres). Site Plan Review. This request will allow development of a drive-thru restaurant. Cody Bowman, idstudio4, applicant; Amin Dhanani, HZ Props RE Ltd, owner. (PLN2016-00284).

**Staff Planner:** Kim Steadman

**Staff Recommendation:** Approval with Conditions

Approved (Vote:7-0)

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

- 4-a**     **PZ 16178**     **Z16-017 District 2.** 5850 through 5959 East Still Circle. Located north of Baseline Road and west of South Recker Road. (11.44± acres). PAD Modification; Site Plan Review. This request will allow for development of an academic building and parking garage. Toby Rogers, Butler Design Group, applicant; Kirksville College of Osteopathic Medicine IN, owner. (PLN2015-00585).

**Staff Planner:** Andrew Spurgin

**Staff Recommendation:** Approval with Conditions

Approved (Vote:7-0)

- 4-b**     **PZ 16181**     **Z16-023 District 5.** 2400 to 2600 blocks of North Greenfield Road (west side). Located south of McDowell Road on the west side of Greenfield Road (63.59± acres). Amending ordinance 4839 in order to modify a condition of approval for the PEP zoning and to modify the project narrative associated with zoning case Z08-022. This request will allow development of a business park. City of Mesa, applicant; City of Mesa, owner. (PLN2016-00217)

**Staff Planner:** Andrew Spurgin

**Staff Recommendation:** Table

Approved (Vote:7-0)

- 4-c**     **PZ 16179**     **Z16-030 District 5.** 5500 block of East McKellips Road (south side). Located east of Higley Road and south of McKellips Road. (4.5± acres). Rezoning from RM-2-BIZ-PAD to RSL-2.5-PAD-PAD; Site Plan Review. This request will allow the development of a single-residential subdivision. Sandra Welty, SW Land Services, LLC, applicant; AMM Investments, owner. (PLN2016-00282)

**Staff Planner:** Tom Ellsworth

**Staff Recommendation:** Approval with Conditions

Approved (Vote:7-0)

- 4-d**     **PZ 16182**     **Z16-031 District 3.** 1919 West Main Street. Located at the southeast corner of Main Street and Dobson Road. (5.65 ± acres). Council Use Permit to allow Large Format Retail within the LI district. David Kim, Corbel Architects, Inc., applicant; Ilyeon Kwon, owner. (PLN2016-00395)

**Staff Planner:** Lisa Davis

**Staff Recommendation:** Approval with Conditions

Approved (Vote:7-0)

- 4-e**     **PZ 16183**     **Z16-032 District 5.** 9700 block of East Brown Road (south side) and 1100 block of North 98th Street (west side). Located east of Ellsworth Road on the south side of Brown Road. (2.03± acres). Rezone from Maricopa County Rural-43 to City of Mesa RS-43. This request will establish City of Mesa zoning on recently annexed property. City of Mesa, applicant; Cole Builders, Inc., owner. (PLN2013-00289)

**Staff Planner:** Kim Steadman

**Staff Recommendation:** Approval with Conditions

Approved (Vote:7-0)

- 4-f**     **PZ 16180**     **Z16-033 District 1.** 406 North Val Vista Drive. Located at the northwest corner of Val Vista Drive and University Drive. (2.21± acres). Rezoning from RS-9 to NC, and Site Plan Review. This request will allow for development of a retail commercial center. Reese Anderson, Pew & Lake; applicant; David A. Johnson, owner. (PLN2015-00650)

**Staff Planner:** Kim Steadman

**Staff Recommendation:** Approval with Conditions

Approved (Vote:7-0)

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

- 5-a**     **PZ 16184**     **"Sunland Springs Village Unit 10". District 6.** The 11400 through 11500 blocks of East Ocaso Ave (south side). Jeff Giles, applicant; Springs Nine Development, owner. (PLN2016-00366).

**Staff Planner:** Lesley Davis

**Staff Recommendation:** Approval with Conditions

Approved (Vote:7-0)

- 5-b**     **PZ 16185**     **"Sanctuary at Alta Mesa". District 5.** 5500 block of East McKellips Road (south side). Located east of Higley Road and south of McKellips Road. Sandra Welty, SW Land Services, LLC, applicant; AMM Investments, owner. (PLN2016-00282). **Companion case to Z16-030.**

**Staff Planner:** Tom Ellsworth

**Staff Recommendation:** Approval with Conditions

Approved (Vote:7-0)

**Items not on the Consent Agenda**

**6**     **Other Business.**

**7**     **Adjournment.**

Approved (Vote:7-0)

**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.**