



**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, August 17, 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

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

**Items on the Consent Agenda**

- 2 Approval of minutes from previous meetings.**

- \*2-a** [\*\*PZ 16203\*\*](#) Minutes from the July 19, 2016 and July 20, 2016 Study Sessions and Regular Hearing  
Approved (Vote:7-0)

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

- \*3-a**    **PZ 16193**    **Z16-037 District 1.** 2810 North Val Vista Drive and 3558 East McDowell Road. Located at the northwest corner of McDowell Road and Val Vista Drive. (1.69± acres). Site Plan Review. This request will allow development of an assisted living facility. (PLN2016-00379).

**Staff Planner:** Jennifer Gniffke

**Staff Recommendation:** Continuance to the September 21, 2016 Meeting

Approved (Vote:7-0)

- \*3-b**    **PZ 16194**    **Z16-038 District 1.** 1310 through 1322 East McKellips Road. Located east of Stapley Drive on the north side of McKellips Road. (2.16 ± acres). Site Plan Review. This request will allow development of a medical facility. (PLN2016-00321).

**Staff Planner:** Kaelee Wilson

**Staff Recommendation:** Approval with Conditions

Approved (Vote:7-0)

- \*3-c**    **PZ 16195**    **Z16-040 District 6.** The 600 block of South Signal Butte Road (west side). Located south of Broadway Road on the west side of Signal Butte Road. (3.1± acres). Rezoning from RS-43 to RSL-3.0 PAD and Site Plan Review. This request will allow for the development of a single-residential subdivision (PLN2016-00377).

**Staff Planner:** Tom Ellsworth

**Staff Recommendation:** Continuance to the September 21, 2016 Meeting

Approved (Vote:7-0)

- \*3-d**    **PZ 16196**    **Z16-041 District 5.** The 3200 through 3400 block of North Higley Road (west side). Located south of the Loop 202 Red Mountain Freeway on the west side of Higley Road. (9 ± acres). Site Plan Review. This request will allow for a light industrial development and associated storage yards. (PLN2016-00327).

**Staff Planner:** Tom Ellsworth

**Staff Recommendation:** Approval with Conditions

Approved (Vote:6-0)

- \*3-e**    [PZ 16197](#)    **Z16-042 District 6.** The 9600 to 10400 blocks of East Elliot Road (south side). Located on the south side of Elliot Road and east of Ellsworth Road. (365± acres). Development Unit Plan Review. This request will establish a Development Unit Plan for Development Unit 5 North of the Eastmark (Mesa Proving Grounds) Community Plan. (PLN2016-00504).

**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 16189](#)    **Z16-035 District 4.** 500 block of South Pasadena (east side), between 521 and 551 South Pasadena excluding 525, 531, 537, but including the property behind (east of) those three addresses. Located south of Broadway Road and west of Mesa Drive. (1.67 ± acres). Rezoning from RM-2 and RM-3-PAD to RM-2-BIZ and Site Plan Review. This request will allow development of attached single residences within a multi-residential district (PLN2016-00278).

**Staff Planner:** Andrew Spurgin

**Staff Recommendation:** Approval with Conditions

Approved (Vote:6-0)

- \*4-b**    [PZ 16190](#)    **Z16-034 District 6.** 3117 South Signal Butte Road with a connection south of East Pampa Avenue to the future extension of South Willow Wood. Located south of Guadalupe Road and east of Signal Butte Road. (15 ± acres). Rezoning from RS-6-PAD to RM-2-PAD-PAD and Site Plan Review. This request will allow development of a multi-residential project. (PLN2015-00306).

**Staff Planner:** Lesley Davis

**Staff Recommendation:** Approval with Conditions

Approved (Vote:7-0)

**\*4-c**    [PZ 16191](#)

**Z16-036 District 1.** 2626 East University Drive. Located west of Lindsay Road on the north side of University Drive. (1.16± acres). Rezoning from OC-PAD to NC-PAD, PAD Modification and Site Plan Review. This request will allow repurposing of the existing building to an outpatient surgical facility. (PLN2016-00486).

**Staff Planner:** Andrew Spurgin

**Staff Recommendation:** Approval with Conditions

Approved (Vote:7-0)

**\*4-d**    [PZ 16192](#)

**Z16-039 District 6.** 7800 block of East Baseline Road (north side). Located east of Sossaman Road on the north side of Baseline Road. (2.7 ± acres). Rezone from RS-6 and OC to RM-3-PAD and Site Plan Review. This request will allow a multi-residential development. (PLN2016-00376).

**Staff Planners:** Andrew Spurgin and Lesley Davis

**Staff Recommendation:** Approval with Conditions

Approved (Vote:6-0)

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

- \*5-a [PZ 16198](#)** **"Sunland Springs Village". District 6.** 3117 South Signal Butte Road with a connection south of East Pampa Avenue to the future extension of South Willow Wood. Located south of Guadalupe Road and east of Signal Butte Road. (17 ± acres). Preliminary Plat. Tim R. Nielsen, Farnsworth Construction Co., applicant; RAF Investments, LLC, Guadalupe/Signal Butte 36 Investments LLLP, Sunland Springs Apts LL, Meridian Prop, ETAL, owners. (PLN2015-00306).

**Companion case to Z16-034**

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

Approved (Vote:7-0)

- \*5-b [PZ 16199](#)** **"Pasadena Estates". District 4.** 500 block of South Pasadena (east side), between 521 and 551 South Pasadena excluding 525, 531, 537, but including the property behind (east of) those three addresses. Located south of Broadway Road and west of Mesa Drive. (1.67 ± acres). Preliminary Plat. Bruce Tulley, Trapezium Consulting Group, applicant; Kevin Zirk, CFZ Development LLC, owner. (PLN2016-00278). **Companion case to Z16-035**

**Staff Planner: Andrew Spurgin**

**Staff Recommendation: Approval with Conditions**

Approved (Vote:6-0)

- \*5-c [PZ 16200](#)** **"Villa Rialto II". District 6.** 7800 block of East Baseline Road (north side). Located east of Sossaman Road on the north side of Baseline Road. (2.7 ± acres). Preliminary Plat. Reese L. Anderson, Pew and Lake, PLC, applicant; Light in the Desert Baptist Church and Baseline Road Southern Baptist Church, owners. (PLN2016-00376).

**Companion case to Z16-039**

**Staff Planner: Andrew Spurgin and Lesley Davis**

**Staff Recommendation: Continuance to the September 21, 2016**

**Meeting**

Approved (Vote:6-0)

- \*5-d**    [PZ 16202](#)    **"Diamond Court". District 6.** The 600 block of South Signal Butte Road (west side). Located south of Broadway Road on the west side of Signal Butte Road. (3.1± acres). Preliminary Plat. Sean Lake, Pew and Lake, PLC, applicant; Leon Rick's, Ricks Investments, owner. (PLN2016-00377). **Companion case to Z16-040**

**Staff Planner:** Tom Ellsworth

**Staff Recommendation:** Continuance to the September 21, 2016 Meeting

Approved (Vote:7-0)

- \*5-e**    [PZ 16201](#)    **"Red Mountain Business Park". District 5** The 3200 through 3400 block of North Higley Road (west side). Located south of the Loop 202 Red Mountain Freeway on the west side of Higley Road. (9 ± acres). Preliminary Plat. Corey Smith, DCSJ, LLC, applicant; Higley Land Investments, owner. (PLN2016-00327). **Companion case to Z16-041**

**Staff Planner:** Tom Ellsworth

**Staff Recommendation:** Approval with Conditions

Approved (Vote:6-0)

**6        Other Business.**

**7        Adjournment.**

Approved (Vote:6-0)

**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.**