

Meeting Minutes

Planning and Zoning Board - Public Hearing

Chair Michael Clement
Vice Chair Michelle Dahlke
Boardmember Dane Astle
Boardmember Jessica Sarkissian
Boardmember Jennifer Duff
Boardmember Tim Boyle
Boardmember Shelly Allen

Wednesday, July 19, 2017

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.

Vice Chair Dahlke called the meeting to order at 4:02 pm.

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

Items on the Consent Agenda

- 2 Approval of minutes from previous meetings.**

- 2-a [PZ 17070](#) Minutes from the June 20, 2017 and June 21, 2017 study sessions and regular hearing.**

Approved (Vote: 6-0; Chair Clement, absent)

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

- 3-a** **PZ 17062** **Z17-030 District 2.** The 1400 block of South Higley Road (west side). Located north of US 60 Superstition Freeway on the west side of Higley Road, specifically the southwest corner of Hampton Avenue and Higley Road. (1± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Michael Hreha, Larson Engineering, applicant; Dan Biswas, SimonCRE Carp, LLC, owner. (PLN2017-00177).

Staff Planner: Wahid Alam

Staff Recommendation: Approval with conditions

Approved with conditions (Vote: 6-0; Chair Clement, absent)

- 3-b** **PZ 17064** **Z17-032 District 6.** The 7400 through 7500 blocks of East Ray Road (south side). Located approximately one mile east of Power Road on the south side of Ray Road. (10± acres). Site Plan Review. This request will allow for the development of an industrial building. Wes Balmer, Balmer Architectural Group, applicant; Phoenix Mesa Gateway Airport, 193, LLC, c/o Orsett Properties, Ltd., owner. (PLN2017-00253).

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

Approved with conditions (Vote: 6-0; Chair Clement, absent)

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

- 4-a** **PZ 17065** **Z17-029 District 4.** Westside Clark Historic District Overlay. Consider rezoning for the West Side-Clark Historic District to add the Historic District Overlay. This area is generally bounded by lots on the north side of West 2nd Place on the north, lots on the south side of West Pepper Place on the south, North Date on the west, and North Country Club Drive on the east. This request will create a local Historic District. Christine Close and other property owners of West Side-Clark Historic District, Applicant; Property Owners of West Side-Clark Historic District, owners. (PLN2017-00212)

Staff Planner: Wahid Alam

Staff Recommendation: Approval

Approved with conditions (Vote: 6-0; Chair Clement, absent)

- 4-b [PZ 17067](#) **Z17-036 District 2.** The 2900 through 3000 blocks of East Southern Avenue (north side) and the 1000 through 1200 blocks of South Los Alamos Road (west side). Located east of Lindsay Road on the north side of Southern Avenue (27± acres). Rezone from AG to RSL-4.5. This request will allow the development of a single-residence subdivision. Sean B. Lake, Pew and Lake, applicant; Allred Family Ltd, Partnership, owner. (PLN2017-00260)

Planner: Lesley Davis

Staff Recommendation: Continuance to August 16, 2017 to re-advertise

Approved (Vote: 6-0; Chair Clement, absent)

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

- 5-a [PZ 17068](#) **“Allred Ranch” District 2.** The 2900 through 3000 blocks of East Southern Avenue (north side) and the 1000 through 1200 blocks of South Los Alamos Road (west side). Located east of Lindsay Road on the north side of Southern Avenue (27± acres). Preliminary Plat. Sean B. Lake, Pew and Lake, applicant; Allred Family Ltd, Partnership, owner. (PLN2017-00260). **(Companion Case to Z17-036)**
(Associated with Item *4-c.)

Staff Planner: Lesley Davis

Staff Recommendation: Continuance to August 16, 2017 to re-advertise

Approved (Vote: 6-0; Chair Clement, absent)

- 5-b [PZ 17072](#) **“McDowell Citrus” District 5.** The 4100 to 4200 blocks of East McDowell Road (south side) Located west of Greenfield Road on the south side of McDowell Road (20± acres). Preliminary Plat. Paul Dugas, applicant; McDowell Citrus 100, LLC, owner. (PLN2017-00256).

Staff Planner: Lesley Davis

Staff Recommendation: Approval with conditions

Approved with conditions (Vote: 6-0; Chair Clement, 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 17069** Proposed zoning ordinance amendment to Section 11-67-4.E regarding conditions requiring mandatory supermajority vote by City Council.

Planner: John Wesley

Staff Recommendation: Approval

Approved (Vote: 6-0; Chair Clement, absent)

Items not on the Consent Agenda

7 Take action on the following zoning case:

- 7-a **PZ 17063** **Z17-031 District 3.** 1705 South Stapley Drive (eastside). Located south of US 60 Superstition Freeway on the east side of Stapley Drive. (2± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Matt Bartholomew, Whataburger Real Estate, applicant; Vestar Arizona XV11, LLC, owner. (PLN2017-00139)

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

A motion was made by Boardmember Allen to approve case Z17-031 with staff's conditions of approval except modifying condition #4b to include provision if documentation is received from Mesa Grand shopping center that the shade structure is not allowed it will not be required and adding condition #4j Transportation Department review of the traffic circulation pattern. The motion was seconded by Boardmember Duff.

Approved (Vote: 5-1; Chair Clement, absent; Boardmember Boyle, naye)

8 Discuss and make a recommendation to the City Council on the following zoning case:

- 8-a** **PZ 17066** **Z17-033 District 5.** The 5600 through 5900 blocks of East Longbow Parkway (north side) and the 3100 through 3200 blocks of North Recker Road (west side). Located south of the Loop 202 Red Mountain Freeway. Council Use Permit. This request will allow installation of two multi-tenant Freeway Landmark Monument signs within a commercial center. Stephen C. Earl, Earl, Curley & Lagarde, P.C., applicant; Dover Associates, LLC & Longbow CAS, LLC, owner. (PLN2017-00244).

Planner: Tom Ellsworth

Staff Recommendation: Approval with conditions

A motion was made by Boardmember Allen to approve case Z17-033 with conditions of approval. The motion was seconded by Boardmember Astle.

Approval with conditions (Vote: 6-0; Chair Clement, absent)

9 Other Business.

10 Adjournment.

A motion was made by Boardmember Allen to adjourn the meeting at 5:25 pm. The motion was seconded by Boardmember Astle.

Approved (Vote: 6-0; Chair Clement, 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. Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.