



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, May 18, 2016

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 16166](#) Minutes from the April 19, 2016 and April 20, 2016 study sessions and regular hearing.**

Approved (Vote:7-0)

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

- 3-a [PZ 16165](#) **Z15-044 District 5.** The 7100 and 7200 blocks of East McDowell Road (north side) Located east of Power Road on the north side of McDowell Road (14.3± acres). Site Plan Review. This request will allow for the development of a transitional senior living facility (independent living, assisted living, memory care). Ralph Pew, Reese Anderson, Pew and Lake, applicant; JCA Holdings, LLC, owner. (PLN2015-00447) **(Continued from April 20, 2016)**

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 16161](#) **Z16-017 District 2.** 5850 East Still Circle. Located north of Baseline Road and west of Recker Road. (11.44± acres). PAD modification and 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) **(Continued from April 20, 2016)**

Staff Planner: Andrew Spurgin

Staff Recommendation: Continuance to the July 20, 2016 Meeting

Approved (Vote: 7-0)

- 4-b [PZ 16162](#) **Z16-022 District 2.** 2325 East University Drive. Located east of Gilbert Road on the south side of University Drive (2.45± acres). Rezoning from RS-6 to RSL-2.5-BIZ. This request will allow for the development a single residence development. Mark Funk, Funk Family Enterprises, applicant; Robert C. Horne, Elaine Farms, LLC, owner. (PLN2016-00113)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Approved (Vote: 7-0)

- 4-c** [PZ 16163](#) **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 to modify a condition of approval for the PEP zoning by replacing the project narrative associated with zoning case Z08-022 with the project narrative associated with case Z16-023. 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: Continuance to the July 20, 2016 Meeting

Approved (Vote: 7-0)

5 Discuss and take action on the following preliminary plats:

- 5-a** [PZ 16164](#) **"Montero" District 2.** 2325 East University Drive. Located east of Gilbert Road on the south side of University Drive (2.45± acres). Preliminary Plat. Mark Funk, applicant; Elaine Farms Partnership, owner. (PLN2016-00113)
Companion case to Z16-022.

Staff Planner: Lesley Davis

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.