

Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

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

Wednesday, July 20, 2016

4:00 PM

Council Chambers - Upper Level

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

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

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

- *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

- *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

- *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

- *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

- *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

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

- *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

Items not on the Consent Agenda

6 Other Business.

7 Adjournment.

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.