



Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

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

Wednesday, April 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.

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a [PZ 17025](#)** Minutes from the March 21, 2017 and March 22, 2017 study sessions and regular hearing.

3 Take action on the following zoning cases:

- *3-a** [PZ 17026](#) **Z17-009 District 3.** The 1300 block of East Baseline Road (north side). Located east of Stapley Drive on the north side of Baseline Road (3.4± acres). Site Plan Modification. This request will allow for the expansion of a self-storage facility. Cain Garcia, RCAA Architects, Inc., applicant; Robert McGregor, Life Storage, LP, owner. (PLN2017-00051).

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *3-b** [PZ 17027](#) **Z17-010 District 6.** The 2700 block of South Sossaman Road (west side). Located north of Guadalupe Road on the west side of Sossaman Road (3.4± acres). Site Plan Review. This request will allow for the development of the first phase of a retail center. Richard Reigle, Reigle and Associates, applicant; Eric Parpart, owner. (PLN2017-00044).

Staff Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *3-c** [PZ 17028](#) **Z17-012 District 5.** The 3100 block of North Higley Road (east side). Located north of McDowell Road on the east side of Higley Road (10.32 ± acres). Site Plan Review. This request will allow for the development of a business park. Jack Czerwinski, Opus Development, applicant; Dover Associates, LLC, owner. (PLN2017-00055).

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 17029](#) **Z16-023 District 5.** The 2400 to 2600 blocks of North Greenfield Road (west side). Located south of McDowell Road on the west side of Greenfield Road (69.34± 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. William Jabjiniak, City of Mesa, applicant; City of Mesa, owner. (PLN2016-00217).

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with conditions

- *4-b** [PZ 17030](#) **Z17-011 District 6.** The 5400 block of South Power Road (east side). Located south of Ray Road on the east side of Power Road. (2.43 ± acres). Site Plan Review. This request will allow for the development of a medical marijuana facility. Dixon Oates, Vending Logistics, LLC, applicant; Dwight and Jori Udall, owner. (PLN2017-00047).

Staff Planner: Kim Steadman

Staff Recommendation: Approval with conditions

- *4-c** [PZ 17031](#) **Z17-013 District 6.** The 6800 to 9200 blocks of East Pecos Road (north and south sides). Located east of Power Road and west of Ellsworth Road on the north and south sides. The southern boundary is defined by the current city limit line which runs along the rail road alignment from Power Road to Sossaman Road and then follows Germann Road to the Hawes Road alignment then north to Pecos Road and east to Ellsworth Road. The northern boundary follows the quarter section that is adjacent to the north right of way line of Pecos Road from Power Road to Sossaman Road than north to the southern boundary of Phoenix-Mesa Gateway Airport east to Ellsworth Road (1,030± acres). Rezoning from LC, LI, AG, PS and GI to EO to create the Pecos Road Employment Opportunity Zone. This request will establish zoning to guide future development of employment and industrial uses. Andrew Clegg, City of Mesa, applicant; City of Mesa, owner. (PLN2015-00350)

Planner: Tom Ellsworth

Staff Recommendation: Approval with conditions

- *4-d** [PZ 17032](#) **Z17-014 District 5.** The 8700 to 9000 blocks of East Main Street (south side). Located south of Main Street and west of Ellsworth Road (36.58± acres). Rezone from Maricopa County C-3 and RU-43 to City of Mesa GC and RS-43. This request will establish City zoning on recently annexed property. City of Mesa, applicant; Rodger Overson, owner. (PLN2017-00124).

Planner: Kim Steadman

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 17033](#) **“Mesa Technology Business Park” District 6.** The 9600 block of East Elliot Road and the 3300 - 3600 block of South 96th Street. Located east of the northeast corner of Ellsworth and Elliot Roads (north side) (26.8± acres). Preliminary Plat. Jerry Hunter, Hunter Engineering, applicant; Sunbelt Land Holdings, LP, owner. (PLN2017-00194).

Staff Planner: Lesley Davis

Staff Recommendation: Approval with conditions

- *5-b** [PZ 17034](#) **“Northeast Corner of Main Street and Lindsay Road” District 2.** The 2800-2900 block of East Main Street. Located on the northeast corner of Main Street and Lindsay Road (11.9± acres). Preliminary Plat. David Bohn, Westwood Professional Services, applicant; Tim Dollander, Red Mountain Asset Fund, owner. (PLN2017-00173).

Staff Planner: Lesley Davis

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.