



Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

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

Wednesday, September 20, 2017

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 17100](#) Minutes from the August 15, 2017 and August 16, 2017 study sessions and regular hearing.

3 Take action on the following zoning cases:

*3-a [PZ 17092](#) **ZON17-00045 District 6.** The 10700 to 10800 blocks of East Southern Avenue (south side) and the 1200 through 1300 blocks of South Signal Butte Road (west side). Located on the south side of Southern Avenue on the west side of SignalButte Road. (9.5± acres). Site Plan Review. This request will allow for development of a commercial center in the LC-PAD zoning district. Stephen Earl, Earl, Curley & Lagarde, P.C., applicant; DD/Mountain Vista, LLC, owner.

Planner: Kim Steadman

Staff Recommendation: Approval with conditions

- *3-b [PZ 17093](#) ZON17-00066 District 5.** 5139 East Indigo Street. Located on the west side of Higley Road south of McKellips Road. (2.1 ± acres). Site Plan Review. This request will allow for an internally accessed self-storage building in the LI zoning district. Nathan Palmer, Intelliguard Self Storage LLC, applicant; Intelliguard Self Storage LLC, owner.

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 17082](#) Z17-035 District 6.** The 2800 to 2900 block of South Signal Butte Road (west side) and the 10600 to 10800 block of East Guadalupe Road (south side). Located south of Guadalupe Road on the west side of Signal Butte Road. (13 ± acres). Rezone from AG to LC; and Site Plan Review. This request will allow the development of a group commercial center. Neil Feaser, RKAA Architects, Inc., applicant; Walgreen Arizona Drug Co., owner. Continued from August 16, 2017. (PLN2017-00304). **(Preliminary Plat “Signal Butte and Guadalupe”, associated with Item *5-a.)**

Planner: Wahid Alam

Staff Recommendation: Continuance to October 18, 2017

- *4-b [PZ 17095](#) ZON17-00040 District 5.** The 100 through 200 blocks of South 70th Street (west side). Located east of Power Road and north of Broadway Road. (5± acres). Council Use Permit to convert a former nursing home to an in-patient detox and substance abuse treatment facility. Rod Jarvis, Earl, Curley & Legarde, PC, applicant; ARHC RHMESAZ01, LLC, owner.

Planner: Tom Ellsworth

Staff Recommendation: Approval with conditions

- *4-c [PZ 17096](#) ZON17-00047 District 5.** The 7200 through 7400 blocks of East Ray Road (north side) Located east of Power Road on the north side of Ray Road. (8.2± acres). Council Use Permit; and Site Plan Review. This request is for a Council Use Permit to allow a single retail user of more than 25,000 square feet in an LI zoning district. This will allow for the development of a large format retail/warehouse building. David Hughes, EPS Group, applicant; PHX-Mesa Gateway Airport 193, LLC, owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plat:

- *5-a [PZ 17086](#)** **“Signal Butte and Guadalupe” District 6.** The 2800 to 2900 block of South Signal Butte Road (west side) and the 10600 to 10800 block of East Guadalupe Road (south side). Located south of Guadalupe Road on the west side of Signal Butte Road. (13 ± acres) Preliminary Plat. Neil Feaser, RKAA Architects, Inc., applicant; Walgreen Arizona Drug Co., owner. **Continued from August 16, 2017. (PLN2017-00304). (Companion Case to Z17-035, associated with Item *4-a.)**

Planner: Wahid Alam

Staff Recommendation: Continuance to October 18, 2017

Items not on the Consent Agenda

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

- 6-a [PZ 17094](#)** **Z17-044 District 3.** The 1300 through 1400 blocks of West Main Street (north side). Located west of Alma School Road on the north side of Main Street (3.3± acres). Modification of the Bonus Intensity Zone Overlay, Council Use Permit; and Site Plan. This request will allow the development of a multi-residence development in the NC zoning district with potential commercial services. Fred Woods, Woods Associates Architects, LLC, applicant; Mesa Main Street, LLC, owner. (PLN2017-00352). (**“Preliminary Plat “West Main Station Village”, associated with Item 7-a.)**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

- 6-b [PZ 17097](#)** **ZON17-00184 District 4.** The 0 to 100 block of South Pomeroy (west side). Located west of Mesa Drive south of Main Street. (1± acres). Rezone from T5MS Transect to T5MSF Transect. This request will allow for the development of a mixed-use project to include residential and commercial land uses with a parking structure. Jeff McVay, City of Mesa, applicant; City of Mesa, owner. (**“Preliminary Plat “The Grid”, associated with Item 7-b.)**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

7 Discuss and take action on the following preliminary plats:

- 7-a [PZ 17098](#)** “West Main Station Village” **District 3.** The 1300 through 1400 blocks of West Main Street (north side). Located west of Alma School Road on the north side of Main Street (3.3± acres). Preliminary Plat. Fred Woods, Woods Associates Architects, LLC, applicant; Mesa Main Street, LLC, owner. (PLN2017-00352). **(Companion Case to Z17-044, associated with Item 6-a.)**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

- 7-b [PZ 17099](#)** “The Grid” **District 4.** The 0 to 100 block of South Pomeroy (west side). Located west of Mesa Drive south of Main Street. (1± acres). Preliminary Plat. Jeff McVay, City of Mesa, applicant; City of Mesa, owner. **(Companion Case to ZON17-00184 , associated with Item 6-b)**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

8 Other Business.

9 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.