

## 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*

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Wednesday, November 15, 2017

4:00 PM

Council Chambers - Upper Level

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**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](http://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 17122](#)** Minutes from the October 17, 2017 and October 18, 2017 study sessions and regular hearing.

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

- \*3-a**     [PZ 17112](#)     **ZON17-00241 District 3.** 2816 South Country Club Drive. District 3. Located south of Guadalupe Road on the west side of Country Club Drive. (2.5 +/- acres). Site Plan Review for the development of a pad site in a previously approved commercial center. This request will allow the development of a retail pad building with a drive-thru in the LC district. Joshua Oehler, Arc One Associates, LLC, applicant; Boss Real Estate Holdings, LLC, owner.

**Planner: Wahid Alam**

**Staff Recommendation: Approval with conditions**

- \*3-b**     [PZ 17113](#)     **ZON17-00269 District 6.** The 9000 to 9100 blocks of East Guadalupe Road (south side) and the 9000 to 9100 blocks of East Onza Avenue (north side). Located west of Ellsworth Road on the south side of Guadalupe Road. (9.9 +/- acres). Site Plan Modification and Special Use Permit. This request will allow for the development of a mini-storage with a caretaker's residence in the LC-PAD district. John Meissner, Threaded Studios, applicant; Dunn-Edwards Corporation, owner.

**Planner: Veronica Gonzalez**

**Staff Recommendation: Approval with conditions**

- \*3-c**     [PZ 17114](#)     **ZON17-00249 District 3.** The 400 block of West Guadalupe Road (north side). Located west of Country Club Drive on the north side of Guadalupe Road. (1.47 +/- acres). Site Plan Review. This request will allow the development of a childcare center in the LC district. Scott Boduch, Rogue Architecture, applicant; CAI Investments, owner.

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

- \*3-d**     [PZ 17115](#)     **ZON17-00343 District 5.** The 1700 block of North Higley Road (west side). Located south of McKellips Road on the west side of Higley Road. (5.5 +/- acres). Site Plan Review. This request will allow the development of a warehouse and office building in the LI district. Vince Dalke, LGE Design Group, applicant; Jocko Development, LLC, owner. **(Companion Case to preliminary plat "Building A, MS Falcon, LLC", associated with Item \*5-a.)**

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

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

- \*4-a**     **PZ 17116**     **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). **Continued from October 18, 2017 (“Preliminary Plat “West Main Station Village”, associated with Item \*5-b.)**

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

- \*4-b**     **PZ 17117**     **ZON17-00260 District 5.** The 6500 block of East McKellips Road (south side) and the 1900 block of N. 66th Street (west side). Located west of Power Road on the south side of McKellips Road. (2.4+/- acres). Rezoning from RS-9 to NC-BIZ; and Site Plan Review. This request will allow for the development of a retail/office building. Sean Lake, Pew & Lake, PLC, applicant; MS McKellips, LLC, owner. **(Companion Case to “Mesa Medical Office Building”, associated with Item \*5-c.)**

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

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

- \*5-a**     **PZ 17123**     **“Building A, MS Falcon, LLC”, District 5.** The 1700 block of North Higley Road (west side). Located south of McKellips Road on the west side of Higley Road. (5.5 +/- acres). Preliminary Plat. Vince Dalke, LGE Design Group, applicant; Jocko Development, LLC, owner. **(Companion Case to ZON17-00343, associated with Item \*3-d.)**

**Planner:** Cassidy Welch

**Staff Recommendation:** Approval with conditions

- \*5-b     [PZ 17118](#)     “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). **Continued from October 18, 2017 (Companion Case to Z17-044, associated with Item \*4-a.)**

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

- \*5-c     [PZ 17119](#)     “Mesa Medical Office Building” District 5.** The 6500 block of East McKellips Road (south side) and the 1900 block of N. 66th Street (west side). Located west of Power Road on the south side of McKellips Road. (2.4+/- acres). Preliminary Plat. Sean Lake, Pew & Lake, PLC, applicant; MS McKellips, LLC, owner. **(Companion Case to ZON17-00260, associated with Item \*4-b.)**

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

- \*5-d     [PZ 17121](#)     “Pasadena Estates” District 4.** 500 block of South Pasadena (east side), between 521 and 551 South Pasadena excluding 525, 531, 537, but including the property behind (east of) those three addresses. Located south of Broadway Road and west of Mesa Drive. (1.67 ± acres). Preliminary Plat. Bruce Tulley, Trapezium Consulting Group, applicant; Kevin Zirk, CFZ Development LLC, owner. (PLN2016-00278).

**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.**