



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, January 17, 2018

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 18001](#) Minutes from the December 19, 2017 and December 20, 2017 study sessions and regular hearing.**

3 Take action on the following zoning case:

- *3-a** [PZ 17126](#) **ZON17-00289 District 6.** The 3500 block of the South Crismon Road alignment. (east side). Located north of Elliot Road on the east side of Crismon Road. (1.3 ± acres). Site Plan Review. Replace an existing temporary Parking Lot with a New Temporary Parking Lot. Farzana Yasmin, City of Mesa, applicant; City of Mesa, owner. **(Continued from December 20, 2017)**

Planner: Kim Steadman

Staff Recommendation: Withdrawn by staff

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

- *4-a** [PZ 17143](#) **ZON17-00324 District 2.** The 1800 block of South Recker Road (east side). Located north of Baseline Road on the east side of Recker Road. (3.80± acres). Rezoning from AG to RS-43-BIZ; and Site Plan Review. This request will allow the land to be divided for the development of detached single residence housing. Shane Urry, applicant; Lynn M. Urry, Scott W. Urry and Peggy A. Urry, owners. **(Continued from December 20, 2017)**

Planner: Veronica Gonzalez

Staff Recommendation: Continuance to February 21, 2018

- *4-b** [PZ 17134](#) **ZON17-00335 District 5.** The 1300 to 1400 blocks of North Power Road (east side). Located on the east side of Power Road and the north side and south side of Halifax Drive. (2.3± acres). Rezoning from OC to ID-1; and Site Plan Review. This request will allow for the development of a mini-storage facility. Sean Lake, Pew and Lake, PLC, applicant; David Darling, LLC, owner. **(Continued from December 20, 2017)**

Planner: Kim Steadman

Staff Recommendation: Continuance to February 21, 2018

Items not on the Consent Agenda

5 Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:

- 5-a **PZ 18003** **ZON17-00572 District 5.** The 5800 through 5900 blocks of East Thomas Road (south side) and 3400 through 3500 blocks of North Recker Road (west side). Located at the southwest corner of Recker Road and Thomas Road. (27± acres). Minor General Plan amendment to change Character Type from Mixed Use Activity District to Neighborhood. The request will allow for the development of a single-residence subdivision. Sean Lake, Pew & Lake, PLC, applicant; DTD-DEVCO 13, LLC, owner. **(Companion Case to ZON17-00320 and Preliminary Plat “Villas at Red Mountain“, associated with Items 6-a and 7-a)**

Staff Planner: Lesley Davis
Staff Recommendation: Denial

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

- 6-a **PZ 18002** **ZON17-00320 District 5.** The 5800 through 5900 blocks of East Thomas Road (south side) and the 3400 through 3500 blocks of North Recker Road (west side). Located at the southwest corner of Recker Road and Thomas Road. (27± acres). Rezoning from RS-90 to RSL-4.5-PAD; and Site Plan Review. This request will allow for the development of a single-residence subdivision. Sean Lake, Pew & Lake, PLC, applicant; DTD-DEVCO 13, LLC, owner. **(Companion Case to ZON17-00572 and Preliminary Plat “Villas at Red Mountain“, associated with Items 5-a and 7-a)**

Planner: Lesley Davis
Staff Recommendation: Denial

7 Discuss and take action on the following preliminary plat:

- 7-a **PZ 18004** **“Villas at Red Mountain“ District 5.** The 5800 through 5900 blocks of East Thomas Road (south side) and the 3400 through 3500 blocks of North Recker Road (west side). Located at the southwest corner of Recker Road and Thomas Road. (27± acres). Preliminary Plat. Sean Lake, Pew & Lake, PLC, applicant; DTD-DEVCO 13, LLC, owner. **(Companion Case to ZON17-00320 and ZON17-0572, associated with Items 5-a and 6-a)**

Planner: Lesley Davis
Staff Recommendation: Denial

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.