

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, February 21, 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 18017](#)** Minutes from the January 16, 2018 and January 17, 2018 study sessions and regular hearing.

3 Take action on the following zoning cases:

- *3-a** [PZ 18007](#) **ZON17-00501 District 5** 5900 block of East McKellips Road (north side) and the 2000 block of North Recker Road (west side). Located on the northwest corner of McKellips Road and Recker Road. (0.8± acres). Site Plan Review and Special Use Permit. This request will allow the development of a car wash in the LC zoning district. Michael Clark, Identity Mutual, LLC, applicant; TCF National Bank, owner.

Planner: Cassidy Welch

Staff Recommendation: Tabled

- *3-b** [PZ 18008](#) **ZON17-00509 District 5** The 5600 block of East McDowell Road (north side). Located west of Recker Road on the north side of McDowell Road. (4.1± acres). Site Plan Review. This request will allow for the development of a mini-storage and outdoor RV storage in the LI zoning district. Phil Gollon, ARC Services, Inc., applicant; Rentzel Properties, LLC, owner.

Planner: Lisa Davis

Staff Recommendation: Approval with conditions

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 January 17, 2018)**

Planner: Veronica Gonzalez

Staff Recommendation: Continuance to March 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 January 17, 2018)**

Planner: Kim Steadman

Staff Recommendation: Continuance to March 21, 2018

- *4-c** **PZ 18009** **ZON17-00478 District 5** The 9100 block of East University Drive (south side) and the 100 to 300 blocks of North Ellsworth Road (west side). Located on the west side of Ellsworth Road south of University Drive. (16.7± acres). Rezoning 13± acres from RM-4 to RM-4-PAD; and Site Plan Review. This request will allow for a multi-residence development. Andy Jochums, Beus Gilbert, applicant; Valencia Heights, LLC, owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *4-d** **PZ 18010** **ZON17-00507 District 5** The 1200 block of North Ellsworth Road (west side) and the 9100 block of East Glencove Avenue (south side). Located north of Brown Road on the west side of Ellsworth Road. (1.8± acres). Site Plan Modification. This request will allow for the development of an enclosed RV storage facility in the LC zoning district. Dorothy Shupe, Sketch Architecture Company, applicant; Lavigna Investments Corporation, owner.

Planner: Cassidy Welch

Staff Recommendation: Continuance to March 21, 2018

- *4-e** **PZ 18011** **ZON17-00519 District 5** The 7100 block of East Main Street (north side) and the 0 to 100 block of North Sunvalley Boulevard (west side). Located east of Power Road on the north side of Main Street. (7.6± acres). Rezoning from LC and LC-BIZ to RM-4-PAD; and Site Plan Review. This request will allow for the development of an attached single residence subdivision. Greg Loper, applicant; Bottomline Investments, LTD, owner. **(Companion Case to Preliminary Plat "Sunvalley Village", associated with item *5-a)**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *4-f** **PZ 18012** **ZON17-00581 District 2** The 4700 through 4800 blocks of East Baseline Road (north side). Located east of Greenfield Road on the north side of Baseline Road. (21.8± acres). PAD Modification. This request will allow for modifications to an approved PAD for a multi-residence development in the RM-3-PAD zoning district. Stephen C. Earl, Curley & Legarde, applicant; Baseline Gateway Apartments, LLC, owner.

Planner: Kim Steadman

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plat:

- *5-a** **PZ 18013** **“Sunvalley Village“ District 5** The 7100 block of East Main Street (north side) and the 0 block of North Sunvalley Boulevard (west side). Located on the northwest corner of Main Street and Sunvalley Boulevard. (7.6± acres). Preliminary Plat. Greg Loper, applicant; Bottomline Investments, LTD, owner. (Companion Case to ZON17-00519, associated with item *4-e).

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

6 Review, discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa City Code:

- *6-a** **PZ 18014** Ordinance amending the Mesa City Code, Title 11, Mesa Zoning Ordinance, Chapters 21, 22, 66, 67, 69, 71 and 77. The intent of the amendments include clarifications and technical updates to reduce the need for Zoning Administrator Interpretations. The amendments are to make the Zoning Ordinance requirements clear for request of a modification to approved plans; clarification of expiration of approvals including addition of expiration time of 2 years for a Design Review approval; and request for appeal. **(Citywide)**

Planner: Lisa Davis

Staff Recommendation: Continuance to March 21, 2018

- *6-b** **PZ 18015** Proposed amendments to Section 11-31-34 of the Mesa Zoning Ordinance pertaining to the establishment and operation of Medical Marijuana Facilities.

Planner: John Wesley

Staff Recommendation: Approval

Items not on the Consent Agenda

7 Other Business.

- 7-a Receive a presentation and discuss Sign Code Update.**

8 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.