



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, May 16, 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 18054](#) Minutes from the April 17, 2018 and April 18, 2018 study sessions and regular hearing.**

3 Take action on the following zoning cases:

- *3-a** [PZ 18060](#) **ZON18-00096 District 1.** The 1000 through 1100 blocks of North Mesa Drive (west side) and the 300 block of East Brown Road (south side). Located at the southwest corner of Mesa Drive and Brown Road. (1± acres). Site Plan Modification. This request will allow for the development of a restaurant with drive-thru. Eric Gerster, Sustainability Engineering Group, applicant; Fitch Plaza Partners, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *3-b** [PZ 18055](#) **ZON18-00102 District 6.** The 1200 block of South Crismon Road (east side). Located south of Southern Avenue on the east side of Crismon Road. (0.7± acres). Site Plan Modification. This request will allow for the development of a multi-tenant commercial building with an associated drive-thru. Chris Cooper, Arizado, applicant; Litchfield Exchange and Holdings, LLC, owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

- *3-c** [PZ 18056](#) **ZON18-00137 District 3.** 1754 West Southern Avenue. Located on the north side of Southern Avenue east of Dobson Road. (0.2± acres). Site Plan Review. This will allow for the development of a restaurant with drive-thru in front of the existing commercial building. Michael Fries, FM Group, Inc., applicant; BW Bowling Properties, LP., owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 18057](#) **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 March 21, 2018)

Planner: Kim Steadman

Continuance to July 18, 2018

***4-b** [PZ 18058](#) **ZON17-00461 District 1.** The 100 block of West 8th Place and West 9th Street (both sides). (6± acres). Located southeast of Brown Road and Country Club Drive. Rezone from RS-6 to RS-6-HD to establish the Flying Acres Historic District. Amy Mahoney and other property owners of the proposed Flying Acres Historic District, applicant.

Planner: Kim Steadman

Staff Recommendation: Approval

Historic Preservation Board Recommendation: Approval

***4-c** [PZ 18069](#) **ZON17-00532 District 3.** The 1600 through 2000 blocks of West Southern Avenue (south side) and the 1200 through 1500 blocks of South Dobson Road (east side) and the 1400 through 1500 blocks of South Longmore (west side). Located on the southeast corner of Southern Avenue and Dobson Road, (The Mesa Community College Campus). (145± acres). Rezoning from PS, LC and GC to GC-PAD. This request will allow for private development within the Mesa Community College campus. W. Ralph Pew, Pew and Lake, PLC, applicant; Maricopa County Community College District, owner. **(Continued from April 18, 2018)**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

***4-d** [PZ 18059](#) **ZON18-00065 District 6.** The 8900 block of East Germann Road (north side). Located on the north side of Germann Road west of Ellsworth Road. (4± acres). Site Plan Review and Council Use Permit. This request will allow for the development of an indoor recreation facility. Andrew Greybar, LGE Design Group, applicant; ETP Funding, LLC., owner.

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *4-e** [PZ 18070](#) **ZON18-00066 District 3.** The 1000 through 1100 blocks of South Alma School Road (west side) and the 1200 through 1300 blocks of West Southern Avenue (north side). Located at the northwest corner of Alma School Road and Southern Avenue. (16± acres). Rezoning from LC to RM-5 PAD for 10.5± acres, Rezoning from LC to LC-PAD for 5.5± acres; and Site Plan Review for 16± acres. This request will allow for development of multi-residential and commercial uses. Adam Baugh, Withey Morris, PLC, applicant; WM Grace Development Co., ETAL, owner. **(Companion Case to preliminary plat “Fiesta Village”, associated with item *5-a) (Continued from April 18, 2018)**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

- *4-f** [PZ 18061](#) **ZON18-00118 District 5.** The 7500 block of East Billings Street (south side) and the 100 to 200 block of North Sossaman Road (west side). (3.4± acres). Located on the west side of Sossaman Road north of Main Street. Rezoning from RM-2-PAD to RM-2-PAD; and Site Plan Review. This request will allow for the development of a townhome subdivision. Reese Anderson, Pew & Lake, PLC, applicant; Byron Allen, American Savings Life Insurance Company, owner. **(Companion Case to preliminary plat “Aspire at Sun Valley”, associated with item *5-b)**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *4-g** [PZ 18062](#) **ZON18-00121 District 6.** The 3600 to 5200 blocks of South Ellsworth Road (east side), the 9200 to 10800 blocks of East Elliot Road (south side), and the 3600 to 6000 blocks of the South Signal Butte Road alignment (west side). Located south of Elliot Road between Ellsworth Road and Signal Butte Road (3200± acres). Major Amendment to the Eastmark Community Plan. This request will make changes that impact Development Units (“DUs”) 1, 2, 3, and 4 related to Land Use Groups, the Land Use Budget, refinements to the DU character descriptions, and corresponding modifications to various sections of the Community Plan. DMB Mesa Providing Grounds, LLC, applicant; DMB Mesa Providing Grounds, LLC, owner.

Planner: Tom Ellsworth

Continuance to June 20, 2018

- *4-h** [PZ 18063](#) **ZON18-00132 District 4.** 324 North Country Club Drive. Located south of University Drive on the west side of Country Club Drive. (1± acres). Rezoning from DB-1 to DB-2; Site Plan Review and Special Use Permit. This request will allow modifications to an existing carwash. Michael Scarbrough, 3K1 Consulting Services, Inc., applicant; Bajo Enterprises, Paul Crandall Jr. Trust and Joyce Bond, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 18071](#) **"Fiesta Village" District 3.** The 1000 through 1100 blocks of South Alma School Road (west side) and the 1200 through 1300 blocks of West Southern Avenue (north side). Located at the northwest corner of Alma School Road and Southern Avenue. (16± acres). Preliminary Plat. Adam Baugh, Withey Morris, PLC, applicant; WM Grace Development Co., ETAL, owner. **(Companion Case to ZON18-00066, associated with item *4-e)**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

- *5-b** [PZ 18064](#) **"Aspire at Sun Valley" District 5.** The 7500 block of East Billings Street (south side) and the 100 to 200 block of North Sossaman Road (west side). (3.4± acres). Located on the west side of Sossaman Road north of Main Street. Preliminary Plat. Reese Anderson, Pew & Lake, PLC, applicant; American Savings Life Insurance Company, owner. **(Companion Case to ZON18-00118, associated with item *4-f)**

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 18065](#) Amending Chapters 66, 67, 69, 71, 74, and 77 of the Mesa Zoning Ordinance; Title 11 of the Mesa City Code. (Citywide) (ZON17-00603)

The amendments include clarification of authority and duties of the Zoning Administrator, Planning Hearing Officer, Design Review Board, and Board of Adjustment; modifications and clarifications to application requirements, public notice, expirations and extensions of approved requests, and the appeals process.

Planner: Lisa Davis

Staff Recommendation: Approval

Items not on the Consent Agenda

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

- 7-a [PZ 18068](#) **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; Broc Hiatt, owner. **(Continued from April 18, 2018)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

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

- 8-a [PZ 18053](#) **ZON18-00181 District 6.** The 9500 to 9800 block of East Hampton Avenue (south side). Located north of the US-60 at the west side of Crismon Road. (32.2± acres). Minor General Plan amendment to change the Character Type from Employment to Neighborhood. This request will allow for a small-lot single-residence subdivision and multi-residence development. Reese Anderson, Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner. **(Companion Case to ZON18-00067 and Preliminary Plat "Bella Encanta", associated with items 8-b and 9-a)**

Staff Planner: Lisa Davis

Continuance requested by applicant to June 20, 2018

- 8-b** **PZ 18066** **ZON18-00067 District 6.** The 9500 to 9800 block of East Hampton Avenue (south side). Located north of the US-60 at the west side of Crismon Road. (32.2± acres). Rezoning from NC-BIZ and PEP-PAD-CUP to RSL-2.5-PAD and RM-3-PAD; and Site Plan Review. This request will allow for a small-lot single-residence subdivision and multi-residence development. Reese Anderson, Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner. **(Companion Case to ZON18-00181 and Preliminary Plat “Bella Encanta”, associated with items 8-a and 9-a)**

Planner: Lisa Davis

Continuance requested by applicant to June 20, 2018

9 **Discuss and take action on the following preliminary plat:**

- 9-a** **PZ 18067** **“Bella Encanta” District 6.** The 9500 to 9800 block of East Hampton Avenue (south side). Located north of the US-60 at the west side of Crismon Road. (32.2± acres). Preliminary Plat. Reese Anderson, Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner. **(Companion Case to ZON18-00181 and ZON18-00067, associated with items 8-a and 8-b)**

Planner: Lisa Davis

Continuance requested by applicant to June 20, 2018

10 **Other Business.**

11 **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.