



# PLANNING AND ZONING BOARD AGENDA

**PUBLIC HEARING - WEDNESDAY, NOVEMBER 17, 2010 - 4:00 P.M.**

**CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET**

RANDY CARTER, Chair

BETH COONS Vice Chair  
VINCE DIBELLA  
BRAD ARNETT

CHELL ROBERTS  
LISA HUDSON  
SUZANNE JOHNSON

**Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the December 6, 2010 City Council meeting. At that time, City Council will establish December 18, 2010, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at [www.mesaaz.gov](http://www.mesaaz.gov) prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

A. CONSIDER THE MINUTES FROM THE OCTOBER 19, AND OCTOBER 20, 2010 STUDY SESSIONS AND REGULAR HEARING:

B. TAKE ACTION ON ALL CONSENT ITEMS:

All items listed with an asterisk (\*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

C. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- \*1. **Z10-31** (District 6) 1958 South Greenfield Road. Located north of Baseline Road and west of Greenfield Road (10,000± sq. ft.). Council Use Permit. This request will allow a commercial recreation / entertainment land use within a C-2 zoning district. WWW AHF Partners, LLC., owner; Lori Rutten, Dos Gringos, applicant. (PLN2010-00310)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

Board Recommendation: Approval with conditions Vote 7 – 0

- \*2. **Z10-32** (District 1) 740 East Main Street. Located east of Mesa Drive on the north side of Main Street (6,200± sq. ft.) Council Use Permit. This request will allow the expansion of an existing pawn shop. Red Mountain Asset Fund I, LLC, owner; Susan Demmitt, Beus Gilbert, PLLC, applicant. (PLN2010-00331)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

Board Recommendation: Approval with conditions Vote 7 – 0

- \*3. **Z10-33** (District 5) 1709 North Greenfield Road. Located south of McKellips Road on the east side of Greenfield Road (3.32± acres). Council Use Permit. This request will allow the expansion of an existing Charter School in an M-1 zoning district. Anjum Majeed, owner/applicant. (PLN2010-00316)

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

Board Recommendation: Approval with conditions Vote 7 – 0

- \*4. **Z10-34** (District 1) 1903 North Country Club Drive. Located south of McKellips Road on the east side of Country Club Drive (7.47± acres). Rezone from C-2 to R-4 BIZ and Site Plan Review. This request will bring the zoning of the site into conformance with the existing land use. Ryan Lynch, owner/applicant. (PLN2010-317).

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

Board Recommendation: Approval with conditions Vote 7 – 0

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING TEXT AMENDMENT:

1. Medical Marijuana Distribution Centers

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Approval if Prop 203 passes

Board Recommendation: Approval with conditions Vote 7 – 0

E. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT(S):

- \*1. **Southern Avenue Marketplace. (District 6)** The 7400 to 7500 blocks of East Southern Avenue (north side). Located west of Sossaman Road on the north side of southern Avenue. (11.57± acres) This request will allow for extension of a preliminary plat. Kevin page, Vice President, The Arizona Real Estate Fund II, LLC., owner; David Calcaterra, Deutsch Architecture Group, applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval

Board Recommendation: Approval with conditions Vote 7 – 0

F. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

Zoning Code Update Transition Policy

**Note:** *Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at [www.mesaaz.gov](http://www.mesaaz.gov)*

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