



Planning and Zoning Board

Hearing Agenda

PUBLIC HEARING - WEDNESDAY, DECEMBER 16, 2015 – 4:00 P.M.

MESA CITY COUNCIL CHAMBERS – UPPER LEVEL

57 EAST FIRST STREET

SUZANNE JOHNSON – CHAIR	
MICHAEL CLEMENT – VICE CHAIR	LISA HUDSON
SHELLY ALLEN	MICHELLE DAHLKE
STEVE IKEDA	DANE ASTLE

Note: Items on this agenda which 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** Minutes from the November 17 and November 18, 2015 study sessions and regular hearing.

3. Take action on the following zoning case:

***3-a** **Z15-043 District 3.** 1712 South Country Club Drive. Located south of US60 on the west side of Country Club Drive. (0.63± acres). Site Plan Modification. This request will allow for the development of a retail pad site. Brian Moore, BCMA Architecture, applicant; HD Development of Maryland, LLC, owner. (PLN2015-00441)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

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

- *4-a** **Z15-033 District 3.** 2210 West Southern Avenue. Located west of Dobson Road on the north side of Southern Avenue. (1± acre). Rezone from OC to LC and site plan review. The request will allow the development of a restaurant with a drive-thru. Neil Feaser, RAAA Architects, Inc., applicant; Jeffrey D. Garrett, President, GDC San Jose and Southern, LLC, owner. (PLN2015-00347) **Continued from November 18, 2015**

Staff Planner: Kim Steadman

Staff Recommendation: Readvertise to January 20, 2016 to include BIZ overlay

- *4-b** **Z15-036 District 5.** The 1300 through 1400 blocks of North Power Road (east side). Located north of Brown Road and east of Power Road (the northeast and southeast corners of Halifax and Power Road) (2.3± acres). Rezone from OC to ID-1. This request will allow for the development of a mini-storage facility. Sean B. Lake, Pew & Lake, PLC, applicant; David T. Darling, PC/DC3, LLC, owner. (PLN2015-00242) **Continued from October 21, 2015**

Staff Planner: Kim Steadman

Staff Recommendation: Table

- *4-c** **Z15-041 District 2.** 2600 East Southern Avenue. Located on the north side of Southern Avenue and west of Lindsay Road (1.43± acres). Rezoning from RS-43 to OC and Site Plan Review. This request will allow for the development of a banquet and conference center. Reese L. Anderson, Pew & Lake, PLC, applicant; Shelley and Michael McKown, owner. (PLN2015-00388) **Continued from November 18, 2015**

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *4-d Z15-044 District 5.** The 7100 and 7200 blocks of East McDowell Road (north side) District 5. Located east of Power Road on the north side of McDowell Road (14.3 acres). Rezone from PEP-PAD-PAD (7.53 ± acres) and LC-PAD-PAD (6.77 ± acres) to LC-BIZ-PAD and a Council Use Permit. This request will allow for the development of a transitional senior living facility (independent living, assisted living, memory care). Ralph Pew, Pew and Lake, applicant; JCA Holdings, LLC, owner. (PLN2015-00447)

Staff Planner: Kim Steadman

Staff Recommendation: Continue to January 20, 2016

- *4-e Z15-045 District 6.** The 10000 to 11000 block of East Guadalupe Road (north side) Located west of Signal Butte Road on the north side of Guadalupe (17.1± acres). PAD Modification. This request will allow for the reduction of the required minimum garage width for Lots 140 – 143, 175 – 220 and 299 – 403 within Mulberry Parcels 2 and 3. Paul R. Dugas, Blandford Homes, applicant; Desert Vista 100, LLC, owner. (PLN2015-00496)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

5. Other business:

6. Adjournment:

The City of Mesa is committed to making its public meetings accessible. For accommodations, translation, or additional information, please contact the City Manager's Office at least 48 hours in advance of the meeting at (480) 644-3333 or AzRelay 7-1-1 for those who are deaf or hard of hearing.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.