



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, SEPTEMBER 15, 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 October 4, 2010 City Council meeting. At that time, City Council will establish October 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 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 AUGUST 17, AND AUGUST 18, 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. **Z10-23 (District 1)** 1017 North Dobson Road. Located south of the 202 Red Mountain Freeway and east of Dobson Road. Council Use Permit. This request will allow a commercial recreation / entertainment land use within a C-2 zoning district. Daniel Lupien, Kimco Riverview, owner; Adam Baugh, Withey Morris, PLC, applicant. (PLN2010-00251)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

Board Recommendation: Approval with conditions

- *2. **Z10-24 (District 6)** 1454 South Crismon Road. Located north of the Superstition Freeway on the west side of Crismon Road (39± acres). Rezone from R1-43 to C-1 and PEP PAD with a Council Use Permit and Site Plan Review; also consider the Preliminary Plat for Solé at Superstition. This request will allow for a high density mixed-use business park development with ancillary retail uses exceeding the amount allowed in the PEP zoning district. Crismon Superstition Partners, owner; Rob LaGrone, Sun West Properties, applicant. (PLN2010-00231).

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

Board Recommendation: Approval with conditions

- *3. **Z10-25 (District 25)** 1240 East Main Street. Located at the northeast corner of Stapley Drive and Main Street (8± acres). District 2. Rezone from C-2 to C-3 BIZ with a Council Use Permit and Site Plan Review. This request will allow the redevelopment of a group commercial center with a farmers market. GRL Investments LLC, owner; Brian Moore, BCMA Architecture, applicant. (PLN2010-00222)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

Board Recommendation: Approval with conditions

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

Public input regarding the Revised Zoning Code

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*