



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, AUGUST 15, 2012 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RANDY CARTER, Chair

BETH COONS Vice Chair
VINCE DIBELLA
BRAD ARNETT

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 September 10, 2012 City Council meeting. At that time, City Council will establish September 24, 2012, 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 JULY 17, AND JULY 18, 2012 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 TAKE ACTION ON THE FOLLOWING CASES:**

- *1. **Z12-37 (District 4)** 125 East University Drive. Located west of Mesa Drive on the south side of University Drive (0.69± acres). District 4. Site Plan Review. This request will allow the development of offices within the Downtown Core zoning district. City of Mesa, owners; Jon Mirto, applicant. (PLN2012-00263)

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

P&Z Board Action: **Approved with conditions**

Vote: 6 – 0

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

- *1. **Z12-30 (District 6)** The 10800 to 11100 blocks of East Williams Field Road (north side) and the 5600 to 6000 blocks of South Signal Butte Road (east side). Located at the northeast corner of Signal Butte Road and Williams Field Road. District 6. Rezone from LI to RS-6 (70 acres) and RSL-4.5 (35 acres). This request will facilitate the future development of a single-residence subdivision. Pacific Proving LLC, owner; Beus Gilbert PLC, applicant. (PLN2011-00358)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

P&Z Recommendation: **Approval with conditions**

Vote: 6 – 0

- *2. **Z12-34 (District 5)** Parcel 14/15 at Mountain Bridge. Located south of McKellips Road and west of Ellsworth Road (32.1±). Rezone from RS-9-PAD-PAD to RS-9-PAD-PAD and Site Plan Review. This request will allow the development of a single-residence subdivision. Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant. (PLN2012-00185)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

P&Z Recommendation: **Approval with conditions**

Vote: 6 – 0

- *3. **Z12-38 (District 5)** Parcel 1/3 at Mountain Bridge. Located north of McKellips Road east of Hawes Road (34.9± ±±±±±). District 5. Modification of an existing PAD overlay within an RS-9 zoning district and Site Plan Review. This request will allow the development of a single-residence subdivision. Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant. (PLN2012-000185)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 6 – 0

- *4. **Z12-39 (District 5)** Parcel 10/11 at Mountain Bridge. Located north of McKellips Road and west of Ellsworth Road (39.1±). District 5. Modification of an existing PAD overlay within an RS-9 zoning district and Site Plan Review. This request will allow the development of a single-residence subdivision. Pinnacle Ridge Holdings, owner; Paul Dugas, applicant. (PLN2012-000185)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 6 – 0

5. **Z12-36 (District 1)** 2211 East Quince Street. Located north of McDowell Road and east of Gilbert Road (15± acres). District 1. Rezone from AG to RS-43 and Site Plan Review. This request will allow the development of a single-residential subdivision. Laron J. Dewitt, Sally R. Dewitt, Page E. Dewitt, Mark A. Miku, Surfside Trust by R. Marziale, Carrol L. Powell, Doris E. Powell, Page E. Dewitt Trust, owners; Page Dewitt-Porter, applicant (PLN2012-00166)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 6 – 0

E. ITEMS WITHDRAWN BY APPLICANT, NO ACTION REQUIRED:

1. **Z12-31 (District 6)** 6837 East Monte Avenue. Located north Guadalupe Road and east of Power Road (0.2± acres). District 6. Modification of the PAD within an RS-6 zoning district for the Superstition Springs Village Unit Seven single-residence subdivision. This request will allow an office as an accessory use as part of a PAD overlay within a single-residence subdivision. (PLN2012-00160).

STAFF PLANNER: Angelica Guevara

Staff Recommendation: This request was withdrawn by the applicant

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

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