



# PLANNING AND ZONING BOARD AGENDA

**PUBLIC HEARING - WEDNESDAY, FEBRUARY 20, 2013 - 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  
MICHAEL CLEMENT

**Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the March 18, 2013 City Council meeting. At that time, City Council will establish April 1, 2013, 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 JANUARY 15, AND JANUARY 16, 2013 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. **Z13-01 (District 6)** 1411 South Power Road. Located south of Southern Avenue on the east side of Power Road (1± acres). District 6. Site Plan Modification. This request will allow development of a restaurant within a group commercial center in the LC-PAD zoning district. Rare Hospitality Management, owner; Heather Hirschberg, Kimley-Horn and Associates, Inc. applicant. (PLN2012-00377)

**STAFF PLANNER:** Wahid Alam

**Staff Recommendation:** Approval with conditions

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

- \*1. **Z12-50 (District 3)** 146 West Baseline Road. Located east of Country Club Drive on the north side of Baseline Road (.99± acres). District 3. Modification of the existing Council Use Permit and Site Plan Modification. This request will allow development of a restaurant with a drive-thru within an existing commercial center in an LI-CUP zoning district. McDonald's USA LLC, owner; Scott Belford, Synectic Design, Inc., applicant. (PLN2012-00413)

STAFF PLANNER: Wahid Alam

Staff Recommendation: Continuance to March 20, 2013

- \*2. **Z13-04 (District 5)** 5656 East Albany Street. Located north of Main Street and west of Recker Road (29.96± acres). District 5. Rezone from Maricopa County R1-8 to City of Mesa RS-9. This request will establish City of Mesa zoning on recently annexed land. (PLN2012-00526)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Withdrawal

- \*3. **Z13-08 (District 5)** The 7100 and 7200 blocks of East McDowell Road (north side) Parcel 51 of the Las Sendas PAD. Located east of Power Road on the north side of McDowell Road (22.73± acres). District 5. Modification of the Desert Creek PAD and Site Plan Modification of the residentially zoned portion of the development in the RM-2-PAD. This request will allow the development of single-residence/townhomes. (PLN2012-00492)

STAFF PLANNER: Jason Sanks

Staff Recommendation: Continuance to March 20, 2013

4. **Z13-09 (District 5)** The 7100 and 7200 blocks of East McDowell Road (north side). Located east of Power Road on the north side of McDowell Road (9.11± acres). District 5. Modification of the Desert Creek PAD and Site Plan Modification of the non-residentially zoned portion of the development in the PEP-PAD-CUP and LC-PAD. This request will allow modifications to relocate the drainage channel and change the internal collector street from private to public. Talon Properties, LLC, owner; Reese Anderson, Pew and Lake, PLC, applicant. (PLN2012-00491)

STAFF PLANNER: Jason Sanks

Staff Recommendation: Approval with conditions

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:

- \*1. **GPMinor13-01 (District 5)** The 1200 through 1300 blocks of North Crismon Road (east side). Located north of Brown Road on the east side of Crismon Road (15.53± acres). District 5. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Low Density Residential 0-1 du/acre (LDR 0-1) to Low Density Residential 1-2 du/acre (LDR 1-2). This request will allow future residential development of a higher density on the site. La Jara Farms LLC, owner; Beus Gilbert PLLC, applicant. (PLN2012-00437)

STAFF PLANNER: Jason Sanks

Staff Recommendation: Adoption

- \*2. **Z13-10 (District 5)** The 1200 through 1300 blocks of North Crismon Road (east side). Located north of Brown Road on the east side of Crismon Road (15.53± acres). District 5. Rezone from Maricopa County R1-35 to City of Mesa RS-35. This request will establish City zoning on recently annexed property. La Jara Farms LLC, owner; Beus Gilbert PLLC, applicant. (PLN2012-00437)

STAFF PLANNER: Jason Sanks

Staff Recommendation: Approval with conditions

- \*3. **Z13-11 (District 5)** The 1200 through 1300 blocks of North Crismon Road (east side). Located north of Brown Road on the east side of Crismon Road (15.53± acres). District 5. Rezone from RS-35 to RS-15 PAD and Site Plan Review. This request will allow the development of a single-residence subdivision. La Jara Farms LLC, owner; Beus Gilbert PLLC, applicant. (PLN2012-00437)

STAFF PLANNER: Jason Sanks

Staff Recommendation: Approval with conditions

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

- \*1. **La Jara Estates (District 5)** The 1200 through 1300 blocks of North Crismon Road (east side). Located north of Brown Road on the east side of Crismon Road (15.53± acres). District 5. Rezone from RS-35 to RS-15 PAD and Site Plan Review. This request will allow the development of a single-residence subdivision. La Jara Farms LLC, owner; Beus Gilbert PLLC, applicant.

STAFF PLANNER: Jason Sanks

Staff Recommendation: Approval with conditions

**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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