



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, MARCH 21, 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

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 April 2, 2012 City Council meeting. At that time, City Council will establish April 23, 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 FEBRUARY 14, AND FEBRUARY 15, 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 MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:**

1. **Z12-02** 6859 East Rembrandt Avenue. Located north of Warner Road and east of Power Road (14,100± sf). District 6. Council Use Permit. This request will continue to allow an existing charter school within an industrial zoned area. (PLN2011-00375) Daniel Deryke, Western Horizons Development LLC, owner; Steven Mills, University Public Schools, applicant. **(District 6)**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

2. **Z12-11 (District 5)** 2217 North Power Road. Located north of McKellips Road on the east side of Power Road (5.34± acres). District 5. Rezone from RS-35 to RM-4 BIZ and Site Plan Review. This request will allow the development of a 160 unit apartment complex. (PLN2012-00010) owner; Dan Kauffman, applicant

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

3. **Z12-12 (District 3)** 2254 West Main Street. Located west of Dobson Road on the north side of Main Street (3± acres). District 3. Rezone from GC CUP and RM-4 CUP to GC CUP BIZ and RM-4 CUP BIZ and Site Plan Review. This request will allow the development of a mixed use apartment complex with first floor commercial space. (PLN2012-00037) A New Leaf, owner; Doug McCord, applicant.

STAFF PLANNER: Jeff McVay

Staff Recommendation: Approval with conditions

- *4. **Z12-13 (District 4)** The 40 to the 60 block of East Main Street (north side). Located east of Center Street on the north side of Main Street (1.25± acres). District 4. Site Plan Review. This request will allow a multi-residential development.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to April 18, 2012

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