



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, JUNE 20, 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 July 9, 2012 City Council meeting. At that time, City Council will establish August 20, 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 MAY 15, AND MAY 16, 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- 25 (District 6)** 10000 to 10800 blocks of the East Ray Road alignment. Located west of Signal Butte Road on the north side of the Ray Road alignment (11± acres). District 6. Site Plan Review. This request will allow the development of the first phase of the Great Park within the Eastmark Community Plan. DMB Mesa Proving Grounds, LLC, owner; Jill Hegardt, DMB, applicant. (PLN2012-00092)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

2. **Z12-26 (District 6)** 10000 to 10800 blocks of the East Ray Road alignment. Located west of Signal Butte Road on the north side of the Ray Road alignment (3± acres). District 6. Site Plan Review. This request will allow the development of the Community Center within the Eastmark Community Plan. DMB Mesa Proving Grounds, LLC, owner; Jill Hegardt, DMB, applicant. (PLN2012-00093)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

APPEALS OF ADMINSTRATIVE REVIEW DECISION

1. **2015 North Power Road**, Suites 106-107. Located east of Power Road on the north side of McKellips Road. District 5. Site Plan Modification. This request will allow the addition of an outdoor seating area to an existing commercial building.

STAFF PLANNER: Jennifer Gniffke

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

- *1. **Z12-24 (District 2)** 4104 East Broadway Road. Located east of Val Vista on the north side of Broadway Road (20± acres). District 2. Rezone from RM-3 to RM-4 and Site Plan Review. This request will allow the expansion of an existing apartment complex. Acacia Capital Corp Phoenix Broadway 12-B LLC, owner; John Spelts, applicant. (PLN2012-00036)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

- *2. **Z12-27 (District 6)** The 5200 to 6900 blocks of the South Crismon Road alignment (east and west side). Located on the north side of the future State Route 24 freeway alignment between Ellsworth Road and Signal Butte Road; southern portion of the former General Motors Proving Grounds (485± acres). District 6. Rezone from Maricopa County Rural 43 SUP to City of Mesa LI. This request will establish City zoning on recently annexed property. Pacific Proving LLC, owner; Beus Gilbert PLC, applicant.

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Continuance to July 18, 2012

- *3. **Z12-28 (District 6)** The 5200 to 6900 blocks of the South Crismon Road alignment (east and west side). Located on the north side of the future State Route 24 freeway alignment between Ellsworth Road and Signal Butte Road; southern portion of the former General Motors Proving Grounds (485± acres). District 6. Rezone from LI to PC. This request will establish the Pacific Proving Grounds North Community Plan. Pacific Proving LLC, owner; Beus Gilbert, applicant. (PLN2011-00321)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Continuance to July 18, 2012

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

- *1. **GPMInor12-01** The 9800 through 10000 blocks of East McKellips Road (south side). Located at the southwest corner of McKellips Road and Crismon Road (40± acres). District 5. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from LDR 0-1 to LDR 1-2. This request will allow the development of a single-residential subdivision. US Development Land, LLC, owner; Ralph Pew, Pew and lake, PLC, applicant. (PLN2011-00285)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Continuance to July 18, 2012

- *2. **Z11-28 (District 5)** The 9800 through 10000 blocks of East McKellips Road (south side). Located at the southwest corner of McKellips Road and Crismon Road (40± acres). District 5. Rezone from RS-35 PAD to RS-15 PAD. This request will allow the development of a single-residential subdivision. US Development Land, LLC, owner; Ralph Pew, Pew and lake, PLC, applicant. (PLN2011-00286)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Continuance to July 18, 2012

- *3. **GPMInor12-02 (District 5)** 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 (105± acres). District 6. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Business Park (BP) to Medium Density Residential 4-6 du/acre (MDR 4-6). This request will facilitate the future development of a single-residential subdivision and commercial corner.

Pacific Proving LLC, owner; Beus Gilbert PLC, applicant. (PLN2011-00358)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to July 18, 2012

- *4. **Z12-29 (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 (105± acres). District 6. Rezone from Rural 43 SUP to City of Mesa LI. This request will establish City zoning on recently annexed property. Pacific Proving LLC, owner; Beus Gilbert PLC, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to July 18, 2012

- *5. **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 (105± acres). District 6. Rezone from LI to RSL-4.5 PAD and LC. This request will facilitate the future development of a single-residential subdivision and commercial corner. Pacific Proving LLC, owner; Beus Gilbert PLC, applicant. (PLN2011-00358)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to July 18, 2012

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

- *1. **Eastmark 7-50** (District 6) The 10000 to 10800 blocks of the East Ray Road alignment. Located west of Signal Butte Road on the north side of the Ray Road alignment. DMB Mesa Proving Grounds, LLC, owner; Jill Hegardt, DMB, 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