



Meeting Agenda - Final

Planning and Zoning Board - Public Hearing

*Chair Vince DiBelle
Vice Chair Suzanne Johnson
Boardmember Lisa Hudson
Boardmember Michael Clement
Boardmember Shelly Allen
Boardmember Michelle Dahike
Boardmember Steve Ikeda*

Wednesday, February 17, 2016

4:00 PM

Council Chambers - Upper Level

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a [PZ 16122](#)** Minutes from the January 19 and January 20, 2016 study sessions and regular hearing.

3 Take action on the following zoning cases:

***3-a [PZ 16114](#)** **Z16-004 District 6.** 8300 block of East Baseline Road (north side). Located west of Loop 202 on the north side of Baseline Road. (16± acres). Site Plan Review and Special Use Permit for a parking reduction. This request will allow for a multi-residence development. Susan E. Demmitt, Gammage & Burnham, applicant; Baseline Mesa, LLC, owner. (PLN2015-00504)

Staff Planner: Wahid Alam

Staff Recommendation: Continuance to March 23, 2016 to allow for re-advertising

3-b [Z16-011 District 6.](#) Located on the east side of Crismon Road north of the US-60 Superstition Freeway. (0.82 ± acres). Site Plan Review. This request will allow development of a restaurant with drive-thru. Jeffrey Bennett, HZ Props AZ, LLC, applicant; Global New Millennium Partners LTC, owner. (PLN2015-00562)

Staff Planner: Wahid Alam

Staff Recommendation: Continuance to March 23, 2016

4 Discuss and make a recommendation to the City Council on the following zoning cases:

- *4-a [PZ 16116](#) Z15-044 District 5.** The 7100 and 7200 blocks of East McDowell Road (north side) District 5. Located east of Power Road on the north side of McDowell Road (14.3 acres). Rezone from PEP-PAD-PAD (7.53 ± acres) and LC-PAD-PAD (6.77 ± acres) to LC-BIZ-PAD and a Council Use Permit. This request will allow for the development of a transitional senior living facility (independent living, assisted living, memory care). Ralph Pew, Pew and Lake, applicant; JCA Holdings, LLC, owner. (PLN2015-00447) Continued from January 20, 2016

Staff Planner: Kim Steadman

Staff Recommendation: Continuance to March 1, 2016

- *4-b [PZ 16117](#) Z16-009 District 2.** 1000 block of North Greenfield Road (east side). District 2. Located south of the southeast corner of Greenfield Road and Brown Road. (3.59± acres). Rezoning from AG to RS-15-PAD and Site Plan Review. This request will allow a single family residence development. Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant; Pinnacle Ridge Holdings, LLC, owner. (PLN2015-00581)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *4-c [PZ 16118](#) Z16-010 District 6.** 10100 through 10300 blocks of East Guadalupe Road (north side). District 6. Located east of the northeast corner of Guadalupe Road and Crismon Road. (27± acres). Rezoning from RM-2-PAD to RSL-2.5-PAD and Site Plan Review. This request will allow a single-residence development. Paul Dugas, Desert Vista 100, LLC, applicant; Desert Vista Land Group, LLC, owner. (PLN2015-00580)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *4-d [PZ 16119](#) **Z16-012 District 4.** 60 South Country Club Drive. Located on the west side of Country Club Drive and south of Main Street. (0.66 acres). Rezoning from DB-1 to DB-2, Site Plan Review and Special Use Permit. This request will allow development of a automobile/vehicle sales and leasing facility. Sean Lake, Pew & Lake, PLC, applicant. Carmen C. Coury Trust/Recker C Leonille, owner. (PLN2015-00051)

Staff Planner: Andrew Spurgin

Staff Recommendation: Continuance to March 23, 2016 to allow for re-advertising

- *4-e [PZ 16120](#) **Z16-013 District 6.** 8400 through 8600 blocks of East Guadalupe Road (south side). District 6. Located at the southeast corner of Guadalupe Road and Hawes Road. (18.5± acres). Rezoning from RS-43 and RS-6-PAD to RS-6-PAD and Site Plan Review. This request will allow a single-residence development. Sean Lake, Pew and Lake, PLC, applicant; Hawes Section Corner Limited Partnership (PLN2015-00449)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

5 Discuss and take action on the following preliminary plat:

- *5-a [PZ 16123](#) **"Estates of Valencia South" District 2.** 1000 block of North Greenfield Road (east side). District 2. Located south of the southeast corner of Greenfield Road and Brown Road. (3.59± acres). Rezoning from AG to RS-15-PAD and Site Plan Review. This request will allow a single family residence development. Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant; Pinnacle Ridge Holdings, LLC, owner. (PLN2015-00581) **Companion Case to Z16-009.**

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *5-b [PZ 16121](#) **"Mulberry" District 6.** 10100 through 10300 blocks of East Guadalupe Road (north side). Located east of the northeast corner of Guadalupe Road and Crismon Road. (27± acres). Preliminary Plat. Paul Dugas, Desert Vista 100, LLC, applicant; Desert Vista Land Group, LLC, owner (PLN2015-0580) **Companion Case to Z16-010.**

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

PZ 16125 "Guadalupe & Hawes" District 6. 8400 through 8600 blocks of East Guadalupe Road (south side). District 6. Located at the southeast corner of Guadalupe Road and Hawes Road. (18.5±acres). Rezoning from RS-43 and RS-6-PAD to RS-6-PAD and Site Plan Review. This request will allow a single-residence development. Sean Lake, Pew and Lake, PLC, applicant; Hawes Section Corner Limited Partnership (PLN2015-00449) **Companion Case to Z16-013.**

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Items not on the Consent Agenda

6 Other Business.

7 Adjournment.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.