



Planning and Zoning Board

Hearing Agenda

PUBLIC HEARING - WEDNESDAY, SEPTEMBER 18TH, 2013 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RANDY CARTER- Chair	
BETH COONS- Vice Chair	LISA HUDSON
BRAD ARNETT	SUZANNE JOHNSON
VINCE DIBELLA	MICHAEL CLEMENT

RESULTS

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the October 7, 2013 City Council meeting. At that time, City Council will establish October 28, 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 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 AUGUST 20TH AND AUGUST 21ST, 2013 STUDY SESSIONS AND REGULAR HEARING
- B. CONSIDER THE MINUTES FROM THE AUGUST 28TH SPECIAL MEETING
- C. 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.

- D. DISCUSS AND TAKE ACTION ON THE FOLLOWING CASES:

***1. Z13-046 (District 6)** 10545 East Main Street. Located on the south side of Main Street just west of Signal Butte Road. (3.75± acres). Site Plan Modification and a Special Use Permit to allow outdoor display. This request will allow the development of a retail store in the GC-PAD zoning district.

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions

Vote: 6-0 (Boardmember Clement absent)

- *2. **Z13-047 (District 6)** 2400 block of South Signal Butte Road. Located on the east side of Signal Butte Road just south of Baseline Road. (2.26± acres). Site Plan Review. This request will allow the development of an assisted living facility in the RM-4 zoning district.

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions

Vote: 4-0 (Boardmember Clement absent and Boardmembers Coons and DiBella abstain)

- *3. **Z13-048 (District 6)** 5329 South Power Road. Located south of Ray Road on the east side of Power Road. (4.989± acres). Site Plan Modification. This request will allow the development of a group commercial center in the LC-PAD zoning district.

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions

Vote: 6-0 (Boardmember Clement absent)

- *4. **Z13-049 (District 2)** 6458 East Broadway Road. Located west of Power Road on the north side of Broadway (4± acres). Site Plan Review. This request will allow the expansion of a skilled nursing facility in the RM-4 zoning district.

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions

Vote: 6-0 (Boardmember Clement absent)

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

- *1. **Z13-043 (District 6)** 3225 South Power Road. Located on the east side of Power Road just south of Guadalupe Road. (14.25± acres). Modification of a Planned Area Development in the LI-PAD zoning district. This request will allow the development of a self-storage facility.

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Board Decision: Approval with Conditions

Vote: 6-0 (Boardmember Clement absent)

- *2. **Z13-044 (District 6)** The 5,600 to 6,000 blocks of South Signal Butte Road (east side) and the 10,800 to 11,100 block of East Williams Field Road (north side). Located at the north east corner of Signal Butte Road and Williams Field Road. (105± acres). Rezone from RSL-4.5 (35± acres) and RS-6 (70± acres) to RS-6-PAD and Site Plan Review. This request will allow residential development.

Staff Planner: Jason Sanks

Staff Recommendation: Approval with Conditions

Board Decision: Approval with Conditions

Vote: 6-0 (Boardmember Clement absent)

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

1. **GPMInor13-006 (District 3)** The 800 and 900 blocks of West Southern Avenue (south side), the 1200 and 1300 blocks of South Extension Road (west side), and the 800 and 900 blocks of West Grove Avenue (north side). Located at the southwest corner of Southern Avenue and Extension Road. (3.67± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Community Commercial (CC) to High Density Residential 15+ (HDR 15+). This request will allow multi-residence development.

Staff Planner: Wahid Alam

Staff Recommendation: Adoption

Board Decision: Adoption

Vote: 6-0 (Boardmember Clement absent)

2. **Z13-045 (District 3)** The 800 and 900 blocks of West Southern Avenue (south side), the 1200 and 1300 blocks of South Extension Road (west side), and the 800 and 900 blocks of West Grove Avenue (north side). Located at the southwest corner of Southern Avenue and Extension Road. (19.3± acres). District 3. Rezone from LC-BIZ-PAD and RM-4-BIZ-PAD to RM-4-PAD and Site Plan Review. This request will allow multi-residence development.

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Board Decision: Approval with Conditions

Vote: 6-0 (Boardmember Clement absent)

G. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING MAJOR GENERAL PLAN AMENDMENTS:

1. **GPMajor13-01 (District 6)** 8200 to 8400 blocks of East Baseline Road (north side). General Plan Land Use Major Amendment from High Density Residential 15+ (HDR15+) and Neighborhood Commercial (NC) to Medium Density Residential 6-10 (MDR 6-10), High Density Residential 15+ (HDR 15+) and Neighborhood Commercial (NC) on 54± acres at the northwest corner of Loop 202 San Tan Freeway and Baseline Road.

Staff Planner: Wahid Alam
Staff Recommendation: Adoption
Board Decision: Adoption
Vote: 6-0 (Boardmember Clement absent)

2. **GPMajor13-02 (District 1)** 3300 to 3600 blocks of East Thomas Road (north side) and the 3600 block of North Val Vista Drive. General Plan Land Use Major Amendment from Mixed Use Residential (MUR) to High Density Residential 15+ (HDR15+) on 13± acres at the northwest corner of Thomas Road and Val Vista Drive.

Staff Planner: Wahid Alam
Staff Recommendation: Adoption
Board Decision: Adoption
Vote: 6-0 (Boardmember Clement absent)

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

- *1. **Signal Butte 105 (District 6)** The 5,600 to 6,000 blocks of South Signal Butte Road (east side) and the 10,800 to 11,100 block of East Williams Field Road (north side). Located at the north east corner of Signal Butte Road and Williams Field Road. (105± acres). This request will allow residential development.

Staff Planner: Jason Sanks
Staff Recommendation: Approval with Conditions
Board Decision: Approval with Conditions
Vote: 6-0 (Boardmember Clement absent)

Note: *Audio recordings 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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