

Planning and Zoning Board

Hearing Agenda



PUBLIC HEARING - WEDNESDAY, MAY 21, 2014 - 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

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the **June 16, 2014** City Council meeting. At that time, City Council will establish **July 1, 2014**, 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. CALL MEETING TO ORDER
- B. CONSIDER THE MINUTES FROM THE APRIL 15 AND APRIL 16, 2014 STUDY SESSIONS AND REGULAR HEARING, AND THE APRIL 30, 2014 SPECIAL P&Z HEARING FOR THE GENERAL PLAN UPDATE.
- C. TAKE ACTION ON ALL CONSENT ITEMS:
- D. TAKE ACTION ON THE FOLLOWING ZONING CASES:

*1. **214-015 (District 6)**. The 10400 to 10500 blocks of East Elliot Road (south side). Located south of Elliot Road and west of Signal Butte Road. (85± acres). This request is for a Development Unit Plan (DUP) for Development Unit 5 East of the Eastmark Community Plan. Jill Hegardt, DMB Mesa Proving Grounds LLC applicant/owner. (PLN2014-00156)

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

- *2. [Z14-024 \(District 3\)](#). 1821 South Country Club Drive. Located on the east side of Country Club Drive north of Baseline Road. (1± acres). Site Plan Review. This request will allow the redevelopment of the site for a restaurant with a drive-thru and outdoor seating. Tim Rasnake, applicant; Jo Estelle Roberts Living Trust, owner. (PLN2014-00114)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *3. [Z14-025 \(District 5\)](#). 2041 North Recker Road. Located north of McKellips Road on the east side of Recker Road. (1.41± acres). Site Plan Review and Special Use Permit to allow the development of a fueling center. Ali Fakh, applicant; PFA Enterprises, LLC, owner. (PLN2014-00095)

Staff Planner: Wahid Alam

Staff Recommendation: Continuance to the June 18, 2014 meeting

- *4. [Z14-030 \(A & B\) \(District 6\)](#). The 4400 to 5200 blocks of South Ellsworth Road (east side). Located east of Ellsworth Road and north of Ray Road. (620± acres). This request is for a Development Unit Plan (DUP) for Development Unit 3/4 of the Eastmark Community Plan. Jill Hegardt, applicant; DMB Mesa Proving Grounds LLC, owner. (PLN2014-00049)

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

- *5. [Z14-033 \(District 6\)](#). The 4700 block of South Ellsworth Road (east side). Located east of Ellsworth Road and north of Ray Road. (102.8± acres). Site Plan Review. This request will allow the development of a university campus within DU 3/4 of the Eastmark Community Plan. Jill Hegardt, applicant; DMB Mesa Proving Grounds LLC, owner. (PLN2014-00157)

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

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

- *1. [Z14-026 \(District 3\)](#). 610 West Jerome Avenue. Located west of Country Club Drive and north of Baseline Road (1.78± acres). Site Plan Modification and modification of the existing BIZ overlay within an LI zoning district. This request will allow the development of a healthcare facility. Richard Clutter, EMC2 Architects, applicant; Bill Timmons, Hacienda Healthcare, owner. (PLN2014-00120)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- *2. [Z14-035 \(District 1\)](#). 1008, 1058, 1060 and 1102 West McLellan Road. Located south of the Loop 202 Freeway and east of Alma School Road (12.8± acres). Rezone from Maricopa County RU-43 to City of Mesa RS-43. This request will establish City of Mesa zoning on recently annexed property. Dennis Newcombe, Beus Gilbert PLLC, applicant. (PLN2014-00052)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- *3. [Z14-029 \(District 1\)](#). 1008, 1058, 1060 and 1102 West McLellan Road. Located south of the Loop 202 Freeway and east of Alma School Road (12.8± acres). Rezone from RS-43 to RSL-4.5 PAD and Site Plan Review. This request will allow the development of a single-residence small-lot subdivision. Dennis Newcombe, Beus Gilbert PLLC, applicant. (PLN2014-00052)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

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

- *1. [GPMInor14-007 \(District 6\)](#). The 4400 to 4700 blocks of South Power Road. Located on the southeast corner of Power Road and Warner Road. (57.1± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Mixed Use/Employment to Community Commercial. This request will facilitate the development of a group commercial / office center with a hotel. Michael B. Withey, Withey Morris, applicant; 1st HC, LLC, owner. (PLN2014-00118)

Staff Planner: Lesley Davis

Staff recommendation: Continuance to the August 20, 2014 meeting

- *2. [Z14-027 \(District 6\)](#). The 4400 to 4700 blocks of South Power Road. Located on the southeast corner of Power Road and Warner Road. (57.1± acres). Rezone from AG to GC PAD and Site Plan Review. This request will allow the development of a group commercial / office center with a hotel. Michael B. Withey, Withey Morris, applicant; 1st HC, LLC, owner. (PLN2014-00118)

Staff Planner: Lesley Davis

Staff recommendation: Continuance to the August 20, 2014 meeting

G. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLATS:

- *1. [Eastmark - Grand Canyon University Campus \(District 6\)](#). Located east of Ellsworth Road and north of Ray Road. (102.8± acres). Jill Hegardt, DMB Mesa Proving Grounds LLC applicant/owner. (PLN2014-00185)

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

- *2. **Eastmark Parcel 7-51 (District 6)**. 4816 South Eastmark Parkway. Located east of Ellsworth Road and north of Ray Road. (4± acres). Jill Hegardt, applicant; DMB Mesa Proving Grounds LLC, owner. (PLN2014-00185)

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

- *3. **Riverview Village (District 1)**. 1008, 1058, 1060 and 1102 West McLellan Road. East of the southeast corner of the 202 Red Mountain Freeway and Alma School Road. This request will allow the development of a single-residence small-lot subdivision. (PLN2014-00052) Beus Gilbert applicant; Ray & Ada Ison, Devon & Mona Rogers and Mortgages LTD 401K Plan/G A Libling-Mark Winkleman, owner. (PLN2014-00052)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with conditions

H. **MESA 2040 GENERAL PLAN:**

1. Hold a Public Hearing on the Mesa 2040 General Plan.
2. Discuss and make a recommendation to the City Council on the Mesa 2040 General Plan.

I. **OTHER BUSINESS:**

None

J. **ADJOURNMENT:**

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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