



# PLANNING AND ZONING BOARD AGENDA

**PUBLIC HEARING - WEDNESDAY, SEPTEMBER 19, 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  
MICHAEL CLEMENT

**Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the October 15, 2012 City Council meeting. At that time, City Council will establish November 5, 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](http://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 14, AND AUGUST 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 TAKE ACTION ON THE FOLLOWING CASES:

**\*1. Z12-41 (District 6)** 6451 East Southern Avenue. Located west of Power Road on the south side of Southern Avenue (1± acres). District 6. Site Plan Modification. This request will allow the addition of a new access drive onto Southern Avenue. (PLN2012-00337)

STAFF PLANNER: Jason Sanks

Staff Recommendation: Continue to October 17, 2012

- \*2. **Z12-42 (District 3)** 1235 West Main Street. Located west of Alma School Road on the south side of Main Street (1± acres). District 3. Site Plan Modification and Special Use Permit. This request will allow the development of a fueling station. (PLN2012-00285)

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

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

- \*1. **Z12-40 (District 3)** 2254 West Main Street. Located west of Dobson Road on the north side of Main Street (3.4± acres). District 3. Rezone from RM-4 BIZ CUP to RM-4 BIZ CUP, Site Plan Review and Preliminary Plat Approval of A New Leaf – La Mesita. This request will allow the redevelopment of a social service facility for A New Leaf. (PLN2012-00312)

STAFF PLANNER: Jeff McVay

Staff Recommendation: Approval with conditions

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

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: Denial

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 and consider the preliminary plat of Granite Ridge. 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: Denial

**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](http://www.mesaaz.gov)**

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