

# Planning and Zoning Board



## Hearing Agenda

**PUBLIC HEARING - WEDNESDAY, AUGUST 21<sup>ST</sup>, 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

**Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the August 19, 2013 City Council meeting. At that time, City Council will establish August 26, 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](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 JULY 9<sup>TH</sup> AND JULY 10<sup>TH</sup>, 2013 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. **213-040 (District 5)** 4863 East Ingram Street. Located west of Higley Road south of McKellips Road. (7.7± acres). Site Plan Review. This request will allow the expansion of an existing office and warehouse in the LI zoning district. (PLN2013-00259)

**Staff Planner:** Kim Steadman

**Staff Recommendation:** Approval with Conditions

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

- \*1. [Z13-033](#) (District 4) 59 East First Street. Located north of Main Street and west of Mesa Drive. (0.77 acres). Rezone from DC-DE to DC-DE-HL with the option to opt-in to the Form Base Code with T5-MSF. This request will add a Historic Landmark Overlay for this address. (PLN2012-00215)

**Staff Planner: Jason Sanks**

**Staff Recommendation: Approval with Conditions**

- \*2. [Z13-034](#) (District 5) The 2000 block of North Sossaman Road (east side) and the 7600 block of East McKellips Road (north side). Located at the northeast corner of Sossaman Road and McKellips Road (8.4± acres). Site Plan Review in the RS-15-PAD zoning district. This request will allow residential development on the site. (PLN2013-00265)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Approval with Conditions**

- \*3. [Z13-036](#) (District 6) 2900 to 3000 blocks of South Sossaman Road (west side). Located south of Guadalupe Road west of Sossaman Road (46± acres). Modification of the PAD for Desert Place at Morrison Ranch Lots 87 to 133 and 234 to 278 in the RS-7-PAD-PAD zoning district. This request will allow residential lot coverage to increase from 45% to 50%. (PLN2013-00297)

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

- \*4. [Z13-037](#) (District 5) the 8800 block of East Upper Canyon Drive (north side). Located north of McKellips Road west of Ellsworth Road. (17.58 acres). Rezone from RS-35-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow residential development on Parcel 4B at Mountain Bridge.

**Staff Planner: Jason Sanks**

**Staff Recommendation: Approval with Conditions**

- \*5. [Z13-038](#) (District 5) the 8900 block of East Desert Foothills Drive (south side). Located south of McKellips Road west of Ellsworth Road. (28.1± acres). Rezone from RS-9PAD and RS-35-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow residential development on Parcels 19 and 28 at Mountain Bridge.

**Staff Planner: Jason Sanks**

**Staff Recommendation: Approval with Conditions**

- \*6. [Z13-039 \(District 5\)](#) the 8700 block of East Upper Canyon Drive (south side). Located north of McKellips Road east of Hawes Road. (28.3± acres). Rezone from RS-35-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow residential development on Parcel 9 at Mountain Bridge.

**Staff Planner: Jason Sanks**

**Staff Recommendation: Approval with Conditions**

- \*7. [Z13-041 \(District 2\)](#) 4142 East Valley Auto Drive. Located west of Greenfield Road north of Baseline Road. (5.85± acres). Rezoning from LI-PAD to LI and Site Plan Review. This request will allow the development of a self-storage facility in the LI zoning district. (PLN2013-00254)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

- \*8. [Z13-042 \(District 6\)](#) 5200 to 5500 blocks of South Signal Butte Road (east side) and 5200 to 5500 blocks of South Mountain Road (west side). Located between Signal Butte Road and Mountain Road just south of Ray Road. (126.9± acres). Modification of the Bella Via PAD for Parcels 12 to 15 (formerly known as Mountain Horizons PAD) and rezone from RS-9-PAD and RM-2-PAD to RS-6 PAD. This request will allow residential development. (PLN2012-00397)

**Staff Planner: Jason Sanks**

**Staff Recommendation: Approval with Conditions**

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

1. [GPMinor13-005 \(District 6\)](#) 3400 to 3500 blocks of South Signal Butte Road (west side) and 10,300 to 10,700 East Elliot Road (north side). (60± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Business Park (BP) to Regional Commercial (RC). This request will allow commercial development. (PLN2013-00131)

**Staff Planner: Jason Sanks**

**Staff Recommendation: Denial**

2. [Z13-035 \(District 6\)](#) 3400 to 3500 blocks of South Signal Butte Road (west side) and 10,300 to 10,700 blocks of East Elliot Road (north side). Located at the northwest corner of Signal Butte Road and Elliot Road (60± acres). Rezone from AG to GC and Site Plan Review. This request will allow commercial development. (PLN2013-00131)

**Staff Planner: Jason Sanks**

**Staff Recommendation: Denial**

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

- \*1. **Eastmark 7-50 (phase 2). (District 6)** The 5000 block of South Eastmark Parkway (west side) and the 5000 block of South Inspirian Parkway (east side). Located approximately ½ mile west of Signal Butte Road and ¼ mile north of Ray Road. (10.88+/- acres). This request will allow the creation of individual parcels for a school, a park, and a fire station within Development Unit 7 of the Eastmark Community Plan. DMB Mesa Proving Grounds, LLC, owner; Jill Hegardt, DMB, applicant.

**Staff Planner: Angelica Guevara**

**Staff Recommendation: Approval with Conditions**

- \*2. **Sossaman and McKellips (District 5)** The 2000 block of North Sossaman Road (east side) and the 7600 block of East McKellips Road (north side). Located at the northeast corner of Sossaman Road and McKellips Road (8.4± acres). This request will allow the development of a single-residence subdivision. (PLN2013-00265)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Approval with Conditions**

- \*3. **Mountain Bridge Parcel 4B (District 5)** the 8800 block of East Upper Canyon Drive (north side). Located north of McKellips Road west of Ellsworth Road. (17.58 acres). This request will allow residential development on Parcel 4B at Mountain Bridge.

**Staff Planner: Jason Sanks**

**Staff Recommendation: Approval with Conditions**

- \*4. **Mountain Bridge Parcel 19 and 28 (District 5)** the 8900 block of East Desert Foothills Drive (south side). Located south of McKellips Road west of Ellsworth Road. (28.1± acres). This request will allow residential development on Parcels 19 and 28 at Mountain Bridge.

**Staff Planner: Jason Sanks**

**Staff Recommendation: Approval with Conditions**

- \*5. **Mountain Bridge Parcel 9 (District 5)** the 8700 block of East Upper Canyon Drive (south side). Located north of McKellips Road east of Hawes Road. (28.3± acres). This request will allow residential development on Parcel 9 at Mountain Bridge.

**Staff Planner: Jason Sanks**

**Staff Recommendation: Approval with Conditions**

- \*6. **Bella Via (District 6)** 5200 to 5500 blocks of South Signal Butte Road (east side) and 5200 to 5500 blocks of South Mountain Road (west side). Located between Signal Butte Road and Mountain Road just south of Ray Road. (126.9± acres) This request will allow residential development. (PLN2012-00397)

**Staff Planner:** Jason Sanks

**Staff Recommendation:** Approval with Conditions

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

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