



# PLANNING AND ZONING BOARD AGENDA

**PUBLIC HEARING - WEDNESDAY, MAY 16, 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

**Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the June 4, 2012 City Council meeting. At that time, City Council will establish June 25, 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 APRIL 17, AND APRIL 18, 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. **Z12-16 (District 6)** 9155 East Baseline Road. Located at the southwest corner of Ellsworth Road and Baseline Road (1± acres). District 6. Site Plan Review. This request will allow the development of a bank with a drive-thru. Ted Watson-JPMorgan Chase owner; Robert Lepore- Architekton, applicant. PLN2012-00048

**STAFF PLANNER:** Wahid Alam

**Staff Recommendation:** Approval with conditions

2. **Z12-21 (District 3)** 1665 South Stapley Drive. Located north of Baseline Road on the east side of Stapley Drive (1.05± acres). District 3. Site Plan Review. This request will allow the development of a bank with a drive-thru. Vestar AZ, owner; Robert Lepore Architekton, applicant. (PLN2012-00091)

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

3. **Z12-22 (District 3)** 1661 South Stapley Drive. Located north of Baseline Road on the east side of Stapley Drive (0.67± acres). District 3. Site Plan Review. This request will allow the development of a restaurant with a drive-thru. Vestar AZ, owner; Kirt Barr, applicant. (PLN2012-00129)

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

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

1. **Z12-23 (District 5)** 2605 North Power Road. Located south of McDowell Road and on the east side of Power Road (5± acres). District 5. Rezone from NC PAD to LC and Site Plan Review. This request will allow the development of a fitness center. Steven Darak, owner; Jorge Calderon, applicant. (PLN2012-00129)

STAFF PLANNER: Jeff McVay

Staff Recommendation: Approval with conditions

**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)**