



# PLANNING AND ZONING BOARD AGENDA

**PUBLIC HEARING - WEDNESDAY, APRIL 17, 2013 - 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 May 6, 2013 City Council meeting. At that time, City Council will establish May 20, 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 MARCH 19, AND MARCH 20, 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. **Z13-16 (District 6)** 2113 South Power Road (1.05± acres). Located on the east side of Power Road, south of Baseline Road. District 6. Site Plan Modification. This request will allow development of an automotive use. Peter/Phillis K. Eichman Trust, owner; Todd Sergi, applicant. (PLN2013-00051)

**STAFF PLANNER:** Wahid Alam

**Staff Recommendation:** Approval with conditions

P&Z Board Action:      Approved with conditions

Vote:    5 – 0 - 1 (Boardmember Clement absent) (Boardmember DiBella abstained)

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

1. **Z13-08 (District 5)** The 7100 and 7200 blocks of East McDowell Road (north side) Parcel 51 of the Las Sendas PAD. Located east of Power Road on the north side of McDowell Road (22.73± acres). District 5. Modification of the Desert Creek PAD and Site Plan Modification of the residentially zoned portion of the development in the RM-2-PAD. This request will allow the development of single-residence/townhomes. Talon Properties, LLC, owner; EPS Group, Inc./Reese Anderson, applicant. (PLN2012-00492)

STAFF PLANNER:      Jason Sanks

Staff Recommendation: Continuance to May 15, 2013

P&Z Board Action:    Continued to June 19, 2013

Vote:    6 – 0 (Boardmember Clement absent)

- \*2. **Z13-15 (District 5)** 7255 East Broadway Road (10± acres). Located on the south side of Broadway Road, east of Power Road. District 5. Modification of Ordinance 2684. This request will allow the nursing facility to offer outpatient rehabilitation services to all residents and the general public. Blake Gillman, owner; Ed Smith, applicant. (PLN2013-00047)

STAFF PLANNER:    Lesley Davis

Staff Recommendation: Approval with conditions

P&Z Board Recommendation:    Approval with conditions

Vote:    6 – 0 (Boardmember Clement absent)

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

- \*1. GPMInor13-02 The 40 to 100 block of South Val Vista Drive (east side) (10.9± acres) (north side). Located south of Main Street on the east side of Val Vista Drive. District 2. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Mixed Use Residential (MUR) to Medium Density Residential 4-6 du/acre (MDR 4-6). This request will allow future single residence development on the site. (PLN2013-00048)

STAFF PLANNER: Jason Sanks

Staff Recommendation: Continuance to May 15, 2013

P&Z Board Action: Continued to May 15, 2013

Vote: 6 – 0 (Boardmember Clement absent)

- \*2. **Z13-14 (District 2)** The 40 to 100 block of South Val Vista Drive (east side). Located south of Main Street on the east side of Val Vista Drive (10.9± acres). District 2. Rezone from RS-9 to RSL4.5. This request will allow the development of single-residence lots. (PLN2013-00048)

STAFF PLANNER: Jason Sanks

Staff Recommendation: Continuance to May 15, 2013

P&Z Board Action: Continued to May 15, 2013

Vote: 6 – 0 (Boardmember Clement absent)

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

- \*1. **Desert Creek (District 5)** The 7100 and 7200 blocks of East McDowell Road (north side) Parcel 51 of the Las Sendas PAD. Located east of Power Road on the north side of McDowell Road (22.73± acres). District 5. Modification of the Desert Creek PAD and Site Plan Modification of the residentially zoned portion of the development in the RM-2-PAD. This request will allow the development of single-residence/townhomes. (PLN2012-00492)

STAFF PLANNER: Jason Sanks

Staff Recommendation: Continuance to May 15, 2013

P&Z Board Action: Continued to June 19, 2013

Vote: 6 – 0 (Boardmember Clement absent)

**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)*