



# PLANNING AND ZONING BOARD AGENDA

**PUBLIC HEARING - WEDNESDAY, SEPTEMBER 21, 2011 - 4:00 P.M.**

**CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET**

RANDY CARTER, Chair

BETH COONS Vice Chair  
VINCE DIBELLA  
BRAD ARNETT

CHELL ROBERTS  
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 October 17, 2011 City Council meeting. At that time, City Council will establish November 7, 2011, 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 16, AND AUGUST 17, 2011 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. **Z11-23** (District 2) 2651 East Broadway Road. Located west of Lindsay Road on the south side of Broadway Road (0.5± acres). District 2. Site Plan Review and a Special Use Permit for a service station and modification of a Comprehensive Sign Plan. This request will allow the development of a fueling station. Fry's Food Store, owner; Dan Filuk, applicant. (PLN2011-00205)

**STAFF PLANNER:** Angelica Guevara

Staff Recommendation: Approval with conditions

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

- \*1. **Z11-17** (District 4) The 300 West through 100 East blocks of Main Street (north and south sides). Located between 1<sup>st</sup> Street and 1<sup>st</sup> Avenue from Country Club Drive to MacDonald; and located between 1<sup>st</sup> Street and 2<sup>nd</sup> Avenue from MacDonald to Centennial Way/ Sirrine (150± acres). District 4. Rezone from TCC, TCR-2 and TCB-1 to TCC-DE, TCR-2DE, and TCB-1DE. This request will establish a Downtown Events Overlay District along the Main Street corridor. Various owners; City of Mesa, applicant.

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Approval as submitted

- \*2. **Z11-20** (District 2) The 1400 block of South Val Vista Drive (east side). Located on the east side of Val Vista Drive north of the US 60 Superstition Freeway (7.5± acres). District 2. Rezone from NC and RM-4 to RM-4 BIZ and Site Plan Review. This request will allow the development of an apartment complex. Paul Jennings, PCS Development, owner; Drew Olson, MoDev, applicant. (PLN2011-0135)

STAFF PLANNER: Wahid Alam

Staff Recommendation: Continuance

3. **Z11-24** (District 3) 1954 West Broadway. Located on the northeast corner of Dobson Road and Broadway Road (1± acres). District 3. Council Use Permit. This request will allow the development of a Pawn Shop. Bloomer Family Trust, owner; Charles Huellmantel, applicant. (PLN2011-00200)

STAFF PLANNER: Wahid Alam

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)**