

## **RESULTS**

**PUBLIC HEARING - WEDNESDAY, MAY 21, 2014 - 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 **June 16, 2014** City Council meeting. At that time, City Council will establish **July 1, 2014**, 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. CALL MEETING TO ORDER
- B. CONSIDER THE MINUTES FROM THE APRIL 15 AND APRIL 16, 2014 STUDY SESSIONS AND REGULAR HEARING, AND THE APRIL 30, 2014 SPECIAL P&Z HEARING FOR THE GENERAL PLAN UPDATE.

**Board Decision: Approval of the April 15<sup>th</sup> Study Session Minutes (Vote: 4-0-2, Absent: Boardmember Arnett, Abstains: Boardmembers Hudson and DiBella)**

**Board Decision: Approval of the April 16<sup>th</sup> and 30<sup>th</sup> Minutes (Vote: 6-0, Absent: Boardmember Arnett)**

- C. TAKE ACTION ON ALL CONSENT ITEMS:

D. TAKE ACTION ON THE FOLLOWING ZONING CASES:

- \*1. **Z14-015 (District 6).** The 10400 to 10500 blocks of East Elliot Road (south side). Located south of Elliot Road and west of Signal Butte Road. (85± acres). This request is for a Development Unit Plan (DUP) for Development Unit 5 East of the Eastmark Community Plan. Jill Hegardt, DMB Mesa Proving Grounds LLC applicant/owner. (PLN2014-00156)

**Staff Planner: Tom Ellsworth**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approval with Conditions (Vote: 5-0-1, Absent: Boardmember Arnett, Abstains: Vice Chair Coons)**

- \*2. **Z14-024 (District 3).** 1821 South Country Club Drive. Located on the east side of Country Club Drive north of Baseline Road. (1± acres). Site Plan Review. This request will allow the redevelopment of the site for a restaurant with a drive-thru and outdoor seating. Tim Rasnake, applicant; Jo Estelle Roberts Living Trust, owner. (PLN2014-00114)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approval with Conditions (Vote: 5-0-1, Absent: Boardmember Arnett, Abstains: Vice Chair Coons)**

- \*3. **Z14-025 (District 5).** 2041 North Recker Road. Located north of McKellips Road on the east side of Recker Road. (1.41± acres). Site Plan Review and Special Use Permit to allow the development of a fueling center. Ali Fakh, applicant; PFA Enterprises, LLC, owner. (PLN2014-00095)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Continuance to the June 18, 2014 meeting**

**Board Decision: Continuance to the June 18, 2014 meeting (Vote: 5-0-1, Absent: Boardmember Arnett, Abstains: Vice Chair Coons)**

- \*4. **Z14-030 (District 6).** The 4400 to 5200 blocks of South Ellsworth Road (east side). Located east of Ellsworth Road and north of Ray Road. (620± acres). This request is for a Development Unit Plan (DUP) for Development Unit 3/4 of the Eastmark Community Plan. Jill Hegardt, applicant; DMB Mesa Proving Grounds LLC, owner. (PLN2014-00049)

**Staff Planner: Tom Ellsworth**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approval with Conditions (Vote: 5-0-1, Absent: Boardmember Arnett, Abstains: Vice Chair Coons)**

- \*5. **Z14-033 (District 6)**. The 4700 block of South Ellsworth Road (east side). Located east of Ellsworth Road and north of Ray Road. (102.8± acres). Site Plan Review. This request will allow the development of a university campus within DU 3/4 of the Eastmark Community Plan. Jill Hegardt, applicant; DMB Mesa Proving Grounds LLC, owner. (PLN2014-00157)

**Staff Planner: Tom Ellsworth**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approval with Conditions (Vote: 5-0-1, Absent: Boardmember Arnett, Abstains: Vice Chair Coons)**

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

- \*1. **Z14-026 (District 3)**. 610 West Jerome Avenue. Located west of Country Club Drive and north of Baseline Road (1.78± acres). Site Plan Modification and modification of the existing BIZ overlay within an LI zoning district. This request will allow the development of a healthcare facility. Richard Clutter, EMC2 Architects, applicant; Bill Timmons, Hacienda Healthcare, owner. (PLN2014-00120)

**Staff Planner: Lisa Davis**

**Staff Recommendation: Approval with Conditions**

**Board Recommendation: Approval with Conditions (Vote: 5-0-1, Absent: Boardmember Arnett, Abstains: Vice Chair Coons)**

- \*2. **Z14-035 (District 1)**. 1008, 1058, 1060 and 1102 West McLellan Road. Located south of the Loop 202 Freeway and east of Alma School Road (12.8± acres). Rezone from Maricopa County RU-43 to City of Mesa RS-43. This request will establish City of Mesa zoning on recently annexed property. Dennis Newcombe, Beus Gilbert PLLC, applicant. (PLN2014-00052)

**Staff Planner: Lisa Davis**

**Staff Recommendation: Approval with Conditions**

**Board Recommendation: Approval with Conditions (Vote: 5-0-1, Absent: Boardmember Arnett, Abstains: Vice Chair Coons)**

3. **Z14-029 (District 1)**. 1008, 1058, 1060 and 1102 West McLellan Road. Located south of the Loop 202 Freeway and east of Alma School Road (12.8± acres). Rezone from RS-43 to RSL-4.5 PAD and Site Plan Review. This request will allow the development of a single-residence small-lot subdivision. Dennis Newcombe, Beus Gilbert PLLC, applicant. (PLN2014-00052)

**Staff Planner: Lisa Davis**

**Staff Recommendation: Approval with Conditions**

**Board Recommendation: Approval with Conditions (Vote: 6-0; Absent: Boardmember Arnett)**

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

- \*1. **GPMInor14-007 (District 6)**. The 4400 to 4700 blocks of South Power Road. Located on the southeast corner of Power Road and Warner Road. (57.1± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Mixed Use/Employment to Community Commercial. This request will facilitate the development of a group commercial / office center with a hotel. Michael B. Withey, Withey Morris, applicant; 1<sup>st</sup> HC, LLC, owner. (PLN2014-00118)

**Staff Planner: Lesley Davis**

**Staff Recommendation: Continuance to the August 20, 2014 meeting**

**Board Decision: Continuance to the August 20, 2014 meeting (Vote: 5-0-1, Absent: Boardmember Arnett, Abstains: Boardmember DiBella)**

- \*2. **Z14-027 (District 6)**. The 4400 to 4700 blocks of South Power Road. Located on the southeast corner of Power Road and Warner Road. (57.1± acres). Rezone from AG to GC PAD and Site Plan Review. This request will allow the development of a group commercial / office center with a hotel. Michael B. Withey, Withey Morris, applicant; 1<sup>st</sup> HC, LLC, owner. (PLN2014-00118)

**Staff Planner: Lesley Davis**

**Staff Recommendation: Continuance to the August 20, 2014 meeting**

**Board Decision: Continuance to the August 20, 2014 meeting (Vote: 5-0-1, Absent: Boardmember Arnett, Abstains: Boardmember DiBella)**

G. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLATS:

- \*1. **Eastmark - Grand Canyon University Campus (District 6).** Located east of Ellsworth Road and north of Ray Road. (102.8± acres). Jill Hegardt, DMB Mesa Proving Grounds LLC applicant/owner. (PLN2014-00185)

**Staff Planner: Tom Ellsworth**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approval with Conditions (Vote: 5-0-1, Absent: Boardmember Arnett, Abstains: Vice Chair Coons)**

- \*2. **Eastmark Parcel 7-51 (District 6).** 4816 South Eastmark Parkway. Located east of Ellsworth Road and north of Ray Road. (4± acres). Jill Hegardt, applicant; DMB Mesa Proving Grounds LLC, owner. (PLN2014-00185)

**Staff Planner: Tom Ellsworth**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approval with Conditions (Vote: 5-0-1, Absent: Boardmember Arnett, Abstains: Vice Chair Coons)**

3. **Riverview Village (District 1).** 1008, 1058, 1060 and 1102 West McLellan Road. East of the southeast corner of the 202 Red Mountain Freeway and Alma School Road. This request will allow the development of a single-residence small-lot subdivision. (PLN2014-00052) Beus Gilbert applicant; Ray & Ada Ison, Denvon & Mona Rogers and Mortgages LTD 401K Plan/G A Libling-Mark Winkleman, owner. (PLN2014-00052)

**Staff Planner: Lisa Davis**

**Staff Recommendation: Approval with conditions**

**Board Decision: Approval with Conditions (Vote: 6-0; Absent: Boardmember Arnett)**

H. MESA 2040 GENERAL PLAN:

1. Hold a Public Hearing on the Mesa 2040 General Plan.
2. Discuss and make a recommendation to the City Council on the Mesa 2040 General Plan.

**Staff Recommendation: Adoption**

**Board Recommendation: Adoption (Vote: 6-0; Absent: Boardmember Arnett)**

I. OTHER BUSINESS:  
None

J. ADJOURNMENT:

**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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