

Planning and Zoning Board

Hearing Agenda

PUBLIC HEARING - WEDNESDAY, DECEMBER 11TH, 2013 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RANDY CARTER- Chair

BETH COONS- Vice Chair

BRAD ARNETT

VINCE DIBELLA

LISA HUDSON

SUZANNE JOHNSON

MICHAEL CLEMENT

REVISED

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the **January 13th, 2014** City Council meeting. At that time, City Council will establish **January 27th, 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 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 NOVEMBER 19TH AND NOVEMBER 20TH, 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. **Z13-059 (District 6)** 8223 East Pecos Road. Located south of Pecos Road and west of Hawes Road. (10± acres). Site Plan Review. This request will allow the development of an industrial equipment repair facility in the LI zoning district. (PLN2013-00485)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

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

1. **Z13-058 (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. (8.59± acres). Modification of a Planned Area Development to reduce setback requirements for lots in a residential subdivision. (PLN2013-00467)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *2. **Z13-060 (District 5)** 602 South Edgewater Drive. Located east of Power Road and north of Southern Avenue. (0.48± acres). Rezone from RS-6-PAD to RS-6-PAD-HL. This request will add a Historic Landmark Overlay at this address. (PLN2013-00570)

Staff Planner: Wahid Alam

Staff Recommendation: Continuance

- *3. **Z13-061 (District 5)** 10,500 to 10,700 blocks of East Adobe Road (north side) and the 800 to 900 blocks of North Signal Butte Road (west side). Located at the northwest corner of Signal Butte Road and Adobe Road. (40.0± acres). Rezone from Maricopa County Rural-43 to City of Mesa RS-35. This request will establish City of Mesa zoning on recently annexed property. (PLN2013-00269)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *4. **Z13-062 (District 5)** 10,500 to 10,700 blocks of East Adobe Road (north side) and the 800 to 900 blocks of North Signal Butte Road (west side). Located at the northwest corner of Signal Butte Road and Adobe Road. (40.0± acres). Rezone from RS-35 to RS-15-PAD to allow the development of a single-residence subdivision. (PLN2013-00269)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING CODE AMENDMENTS:

1. **Revisions related to the general topic of "Tattoo Parlors and Body Piercing Salons:"**
 - a. Amending Sections 11-6-2, 11-7-2, 11-8-2, 11-58-3, 11-58-7, 11-58-9 and 11-58-10 with regard to the listing tattoo parlors and body piercing salons as a permitted activity or land use in Commercial, Industrial and Downtown Business zoning districts, and in the T4MS, T5MSF and T5MS Form-based Code Transects.
 - b. Deleting Section 11-31-28, which regards separation requirements for the location of tattoo parlors and body piercing salons, and review criteria for the evaluation of Council Use Permits for tattoo parlors.

Staff Planner: Gordon Sheffield

Staff Recommendation: Continuance to the January 15th, 2014 meeting

2. Revisions related to the general topic of “Transit Shelter Signs:”

- a. Revisions to Section 11-41-5 and 11-41-8 with regard to making allowances for transit shelter and bike share signs placed on public rights-of-way or on public easements. The revisions would define a transit shelter/bike share sign, create a limited exception for transit shelter/bike share signs to the present prohibition of off-site signs, and provide standards for the placement and design of such signs.

Staff Planner: Gordon Sheffield

Staff Recommendation: Approved as Written

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

- *1. **Adobe Meadows (District 5)** 10,500 to 10,700 blocks of East Adobe Road (north side) and the 800 to 900 blocks of North Signal Butte Road (west side). This request will allow the development of a 75 lot subdivision.

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *2. **Eastmark DU 3 South (District 6)** 9,300 to the 9,900 blocks of East Ray Road (south side) and the 5,200 to the 5,500 blocks of South Crismon Road (west side). This request will allow the development of a 391 lot subdivision.

Staff Planner: Angelica Guevara

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*