



**PLANNING AND
ZONING BOARD
AGENDA
REVISED**

PUBLIC HEARING - WEDNESDAY, JANUARY 16, 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 February 4, 2013 City Council meeting. At that time, City Council will establish February 25, 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 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 DECEMBER 18, AND DECEMBER 19, 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. **Z13-01 (District 6)** 1411 South Power Road. Located south of Southern Avenue on the east side of Power Road (1± acres). District 6. Site Plan Modification. This request will allow development of a restaurant within a group commercial center in the LC-PAD zoning district. Rare Hospitality Management, owner; Heather Hirschberg, Kimley-Horn and Associates, Inc. applicant. (PLN2012-00377)

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

P&Z Action: Continued to February 20, 2013

Vote: 7 – 0

2. **Z13-02 (District 4)** 1303 East Main Street. Located east of Stapley Drive on the south side of Main Street (1± acres). District 4. Site Plan Review. This request will allow the expansion of an existing retail business in the GC zoning district. Victor Martinez, owner; Philip Rosendahl, applicant. (PLN2012-00400)

STAFF PLANNER: Jeff McVay

Staff Recommendation: Continuance to February 20

P&Z Action: Approved with conditions

Vote: 6 – 0 – 1 (Chair Carter abstained)

- *3. **Z13-05 (District 1)** 1626 North Country Club Drive. Located south of McKellips Road on the west side of Country Club Drive (0.8 ± acres). District 1. Site Plan Review. This request will allow for the expansion of existing medical offices in the LC zoning district. (PLN2012-00498)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

P&Z Action: Approved with conditions

Vote: 7 - 0

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

1. **Z12-46 (District 6)** The 10800 to 11000 blocks of East Ray Road (south side). Located east of Signal Butte Road on the south side of Ray Road (22.42± acres). Modification of the PAD within an existing RS-6 zoning district. Approval of the preliminary plat of Bella Via Unit 11A. This request will allow the development of single-residence lots. Pulte Group, owner; Andy Baron, Anderson Baron, applicant. (PLN2012-00397)

STAFF PLANNER: Jason Sanks

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 7 - 0

2. **Z12-50 (District 3)** 146 West Baseline Road. Located east of Country Club Drive on the north side of Baseline Road (.99± acres). District 3. Modification of the existing Council Use Permit and Site Plan Modification. This request will allow development of a restaurant with a drive-thru within an existing commercial center in an LI-CUP zoning district. McDonald's USA LLC, owner; Scott Belford, Synectic Design, Inc., applicant. (PLN2012-00413)

STAFF PLANNER: Wahid Alam

Staff Recommendation: Denial

P&Z Action: Continued to February 20, 2013

Vote: 6 – 1 (Boardmember Coons voted nay)

- *3. **Z13-03 (District 3)** 1830 West Main Street. Located east of Dobson Road on the north side of Main Street (4± acres). District 3. Rezone from GC to ID-2 and Site Plan Review. This request will allow the development of a transit-oriented mixed-use apartment complex with first floor retail along Main Street. Islandia Mesa, LLC, owner; Matthew Segerdal, AMCAL Multi-Housing, Inc., applicant. (PLN2012-00477)

STAFF PLANNER: Jeff McVay

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 6 – 1 (Boardmember Arnett nay)

- *4. **Z13-04 (District 5)** 5656 East Albany Street. Located north of Main Street and west of Recker Road (29.96± acres). District 5. Rezone from Maricopa County R1-8 to City of Mesa RS-9. This request will establish City of Mesa zoning on recently annexed land. (PLN2012-00526)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Continuance to February 20, 2013

P&Z Action: Continued to February 20, 2013

Vote: 6 – 0 – 1 (Boardmember Coons abstained)

- *5. **Z13-06 (District 5)** 5701 East Main Street. Located south of Main Street and west of Recker Road (8.2± acres). District 5. Modification of an existing Planned Area Development (PAD), Site Plan Modification, and preliminary plat approval. This request

will allow modification to the design of an existing subdivision in the RM-2 PAD zoning district. Dan Muickalacki owner/applicant. (PLN2012-00446)

STAFF PLANNER: Jeff McVay

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 7 – 0

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

- *1. GPMInor12-04 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 (10± acres). District 5. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Low Density Residential 1-2 du/acre (LDR 1-2) to Medium Density Residential 2-4 du/acre (MDR 2-4). This request will allow future residential development of a higher density on the site. Foresight Group LLC, Owner; Joe Goforth, applicant. (PLN2012-00295)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Adoption

P&Z Recommendation: Adoption

Vote: 7 – 0

- *2. **Z12-47 (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 (10± acres). District 5. Rezone from Maricopa County R1-35 to City of Mesa RS-35. This request will establish City of Mesa zoning on recently annexed property. Foresight Group LLC, Owner; Joe Goforth, applicant. (PLN2012-00295)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 7 – 0

- *3. **Z12-48 (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 (10± acres). District 5. Rezone from RS-35 to RS-15 PAD. This request will allow future residential development on the site. Foresight Group LLC, Owner; Joe Goforth, applicant. (PLN2012-00295)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 7 – 0

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

- *1. **Bella Via Unit 11A.** District 6. The 10800 to 11000 blocks of East Ray Road (south side). Located east of Signal Butte Road on the south side of Ray Road (22.42± acres). This request will allow the development of single-residence lots. Pulte Group, owner; Andy Baron, Anderson Baron, applicant.

STAFF PLANNER: Jason Sanks

Staff Recommendation: Approval with conditions

P&Z Action: Approved with conditions

Vote: 7 – 0

- *2. **Eastmark Development Unit 7 (North).** District 6. The 4300 to 4700 blocks of South Signal Butte Road alignment. Located west of Signal Butte Road on the north side of the Ray Road alignment (231± acres). This request will allow the development of single-residence lots. DMB Mesa Proving Grounds, LLC, owner; Jill Hegardt, DMB, applicant.

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

P&Z Action: Approved with conditions

Vote: 7 – 0

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