Planning and Zoning Board

mesa·az

RESULTS AGENDA

PUBLIC HEARING - WEDNESDAY, JULY 16, 2014 - 4:00 P.M.

MESA CITY PLAZA – 20 EAST MAIN STREET, ROOM 170

VINCE DIBELLA – Chair – Absent	
SUZANNE JOHNSON – Vice Chair	LISA HUDSON
MICHAEL CLEMENT	SHELLY ALLEN
MICHELLE DAHLKE	STEVE IKEDA

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the **August 18, 2014** City Council meeting. At that time, City Council will establish **August 25, 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. CALL MEETING TO ORDER

B. CONSIDER THE MINUTES FROM THE JUNE 17 AND JUNE 18, 2014 STUDY SESSIONS AND REGULAR HEARING

Board Decision: Approved (Vote: 6-0, Absent Chair DiBella)

C. TAKE ACTION ON ALL CONSENT ITEMS

Board Decision: Approved (Vote: 6-0, Absent Chair DiBella)

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

*****1. **Z14-38 (District 6).** The 10600 to the 10800 blocks of East Guadalupe Road (north side). Located at the northwest corner of Guadalupe and Signal Butte Roads (17.6± acres). Rezone from RM-2 PAD to LC with a PAD overlay, a Special Use Permit to allow for a service station, and Site Plan Review. This request will allow for the development of a commercial center. Ali Fakih, SEG, applicant; Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00193)

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Staff Planner: Lisa Davis
Staff Recommendation: Approval with Conditions
Board Recommendation: Approval with Conditions (Vote: 6-0, Absent Chair DiBella)

*2. **Z14-39 (District 6).** 6907 E. Ray Road. Located east of Power Road on the south side of Ray Road. (2.9± acres) Site Plan Review and Rezone from LC to LC-BIZ. This request will allow for the development of a four-story hotel. Paul Welker/Sunridge Properties, Gateway Hospitality Group, LLC, applicant; Warren and Lindsay Holdings, LLC, owner. (PLN2014-00236)

Staff Planner: Kim Steadman
Staff Recommendation: Approval with Conditions
Board Recommendation: Approval with Conditions (Vote: 6-0, Absent Chair DiBella)

*****3. **Z14-40 (District 6).** The 7100 - 7300 blocks of East Guadalupe Road (south side). Located south of Guadalupe Road west of Sossaman Road (22.46± acres). Modification of the PAD for Desert Place at Morrison Ranch Phase 2, specifically lots 88 to 133 and Desert Place at Morrison Ranch Phase 3, specifically lots 93-142 in the RS-7-PAD-PAD zoning district. This request will allow residential lot coverage to increase from 45% to 50%. Jackie Guthrie, EPS Group, applicant; Daniel Bonow, Pulte Home Corporation, owner. (PLN2014-00305)

Staff Planner: Lesley Davis
Staff Recommendation: Approval with Conditions
Board Recommendation: Approval with Conditions (Vote: 6-0, Absent Chair DiBella)

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

1. **GPMinor14-10 (District 6).** The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Medium Density Residential 6-10 (MDR 6-10), Neighborhood Commercial (NC) and High Density Residential 15+ (HDR 15+) to Medium Density Residential 4-6 (MDR 4-6) and High Density Residential 10-15 (HDR 10-15). This request will allow the development of a residential master plan subdivision. Josh Hannon, EPS Group, Inc. applicant Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00172)

   Staff Planner: Lisa Davis
   Staff recommendation: Continuance until the August 20, 2014 meeting
   Board Recommendation: Adoption (Vote: 5-1, Nay Boardmember Allen, Absent Chair DiBella)

2. **Z14-37 (District 6).** The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Rezone from AG, RS-9 PAD, RS-6 PAD, and RM-2 PAD to RS-7 PAD, RS-6 PAD, RSL4.5 PAD, RSL 2.5 PAD and RM-2 PAD. This request will allow for the development of a residential master planned community. Josh Hannon, EPS Group, Inc. applicant Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00172)

   Staff Planner: Lisa Davis
   Staff Recommendation: Continuance until the August 20, 2014 meeting
   Board Recommendation: Approval with Conditions (Vote: 5-1, Nay Boardmember Allen, Absent Chair DiBella)

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

1. **Crescent Ridge (District 6).** The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Josh Hannon, EPS Group, Inc. applicant Paul Dugas, Desert Land Group, LLC, owner (PLN2014-00172)

   Staff Planner: Lisa Davis
   Staff Recommendation: Continuance until the August 20, 2014 meeting
   Board Recommendation: Approval with Conditions (Vote: 5-1, Nay Boardmember Allen, Absent Chair DiBella)

G. CONSIDER AMENDMENTS TO THE MESA CITY CODE:

1. Discuss and make a recommendation to the City Council with regard to the requirements of the placement and use of portable storage containers.

Board Recommendation: Approval as Written (Vote: 6-0, Absent Chair DiBella)

H. 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.

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