



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, FEBRUARY 15, 2012 - 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 March 5, 2012 City Council meeting. At that time, City Council will establish March 19, 2012, 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 JANUARY 17, AND JANUARY 18, 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. **Z12-09** 2100 West 8th Street. Located west of Dobson Road and south of the Loop 202 Red Mountain Freeway (170± acres). District 1. Special Use Permit. This request is for a Comprehensive Sign Plan in association with the development of a stadium, team training facility, City recreation fields, and commercial development on the site. (PLN2011-00371) City of Mesa, owner; Chicago Cubs Baseball, applicant (**District 1**)

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Approval with conditions

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

- *1. **Z12-04** Parcel 5 at Mountain Bridge. Located north of McKellips Road and west of Ellsworth Road (17.5± acres). District 5. Rezone from RS-35-PAD to RS-43-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00002) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

- *2. **Z12-05** Parcel 6 at Mountain Bridge. Located north of McKellips Road and west of Ellsworth Road (21.2± acres). District 5. Rezone from RS-35-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00003) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

- *3. **Z12-06** Parcel 8 at Mountain Bridge. Located north of McKellips Road and west of Ellsworth Road (41.3± acres). District 5. Rezone from RS-35-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00004) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

- *4. **Z12-07** Parcel 1/3 at Mountain Bridge. Located south of McKellips Road and west of Ellsworth Road (34.9± acres). District 5. Rezone from RS-35-PAD to RS-9-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00005) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

- *5. **Z12-08** Parcel 10/11 at Mountain Bridge. Located south of McKellips Road and west of Ellsworth Road (39.1± acres). District 5. Rezone from RS-35-PAD to RS-9-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00006) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

- *6. **Z12-10** The 1000 to 1100 block of West Grove Avenue (north side). Located south of Southern Avenue and east of Alma School Road (5± acres). District 3. Rezone from LC PAD-BIZ-CUP to PF BIZ and Site Plan Review. This request will allow the development of a Police Station. (PLN2011-00373) City of Mesa, owner; Chris Scott, applicant. **(District 3)**

STAFF PLANNER: Jeff McVay

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

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