



Planning and Zoning Board

Hearing Agenda

PUBLIC HEARING - WEDNESDAY, JULY 10TH, 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

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the August 19, 2013 City Council meeting. At that time, City Council will establish August 26, 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 MAY 14 AND MAY 15, 2013 STUDY SESSIONS AND REGULAR HEARING
- B. CONSIDER THE MINUTES FROM THE JUNE 18 AND JUNE 19, 2013 STUDY SESSIONS AND REGULAR HEARING
- C. 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.

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

- *1. **Z13-31 (District 4)** 1014, 1015, 1029, and 1042 South Lewis and 1014 and 1022 South Serrine. Located on the south side of 10th Avenue, west of Serrine and east and west of Lewis (4.4± acres). Rezone from LI and GI to GI-PAD and Site Plan Review. This request will allow redevelopment and expansion of an existing industrial use. Milling Machinery, Inc. owner; Bret Harris, applicant. (PLN2013-00010)

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 CASE:

1. **GPMInor13-03 (District 6)** 10800 to 10900 blocks of East Broadway Road (south side) and the 400 to 500 blocks of South Signal Butte Road. (13.03± 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 du/acre (MDR 6-10) to Medium Density Residential 4-6 du/acre (MDR 4-6). This request will allow future residential development of a lower density on the site. Intravest Holdings LLC, owner; Ed Reichenberg/Project Design Consultants, applicant. (PLN2013-00001)

Staff Planner: Jason Sanks

Staff Recommendation: Adoption

P&Z Recommendation: Adoption

Vote: 7-0

2. **Z13-29 (District 6)** 10800 to 10900 blocks of East Broadway Road (south side) and the 400 to 500 blocks of South Signal Butte Road. Located south of Broadway and east of Signal Butte Road. (13.03± acres). Rezone from LC-PAD and RS-6-PAD to RS-6 PAD and Site Plan Review. This request will allow development of a single-residence subdivision. Intravest Holdings LLC, owner; Ed Reichenberg/Project Design Consultants, applicant. PLN2013-00001

Staff Planner: Jason Sanks

Staff Recommendation: Approval with Conditions

P&Z Recommendation: Approval with Conditions

Vote: 7-0

3. **GPMInor13-04 (District 3)** 2200 to 2300 blocks of South Country Club Drive (west side). Located south of Baseline on the west side of Country Club Drive. (24.35± acres) Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Business Park (BP) to High Density Residential 15+ (HDR 15+). This request will allow multi-residence development on the site. Lowe's HIW, Inc. owner; Stephen Earl, Earl, Curley and Lagarde, applicant. (PLN2013-00132)

Staff Planner: Lesley Davis
Staff Recommendation: Adoption
P&Z Recommendation: Adoption
Vote: 7-0

4. **Z13-30 (District 3)** 2200 to 2300 blocks of South Country Club Drive (west side). Located south of Baseline on the west side of Country Club Drive. (24.35± acres). Rezone from LI-CUP to RM-3-PAD and Site Plan Review. This request will allow the development of a multi-residence project. Lowe's HIW, Inc., owner; Stephen Earl, Earl, Curley and Largarde, applicant. (PLN2013-00132)

Staff Planner: Lesley Davis
Staff Recommendation: Approval with Conditions
P&Z Recommendation: Approval with Conditions
Vote: 7-0

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

1. **Prato Villagio- (District 6)** 10800 to 10900 blocks of East Broadway Road (south side) and the 400 to 500 blocks of South Signal Butte Road. Located south of Broadway and east of Signal Butte Road. (13.03± acres). Approval of a preliminary plat. This request will allow development of a single-residence subdivision. Intravest Holdings LLC, owner; Ed Reichenberg/Project Design Consultants, applicant.

Staff Planner: Jason Sanks
Staff Recommendation: Approval with Conditions
P&Z Action: Approved with Conditions
Vote: 7-0

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*