



# PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, OCTOBER 26, 2011 - 4:00 P.M.

CITY OF MESA UTILITIES BUILDING  
COMMUNITY ROOM  
640 NORTH MESA DRIVE

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 November 7, 2011 City Council meeting. At that time, City Council will establish November 21, 2011, 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](http://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 SEPTEMBER 20, AND SEPTEMBER 21, 2011 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 MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

1. **Z11-20 (District 2)** The 1400 block of South Val Vista Drive (east side). Located on the east side of Val Vista Drive north of the US 60 Superstition Freeway (7.5± acres). District 2. Rezone from NC and RM-4 to RM-4 BIZ and Site Plan Review. This request will allow the development of an apartment complex. Paul Jennings, PCS Development, owner; Drew Olson, MoDev, applicant. (PLN2011-0135)

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

- \*2. **Z11-25 (District 1)** 26 North Matlock Street. Located west of Stapley Drive and north of Main Street (0.35± acre). Rezone from RM-2 to LC and site plan review. This request will allow the development of a commercial kitchen. Clay Moser, owner; Greg Hitchens, applicant. (PLN2011-00195)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

D. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

None

**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](http://www.mesaaz.gov)*

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