

## RESULTS AGENDA

**PUBLIC HEARING - WEDNESDAY, FEBRUARY 18, 2015 – 4:00 P.M.**

**MESA CITY COUNCIL CHAMBERS – UPPER LEVEL**

**57 EAST FIRST STREET**

VINCE DIBELLA – Chair	
SUZANNE JOHNSON – Vice Chair - <b>Absent</b>	LISA HUDSON
MICHAEL CLEMENT	SHELLY ALLEN
MICHELLE DAHLKE	STEVE IKEDA

**Note:** Items on this agenda which must be adopted by ordinance and/or resolution will be on a future City Council agenda. Anyone interested in attending the City Council public hearing should call the Planning Division at 480.644.2385 or review the City Council agendas on the City's website at [www.mesaaz.gov](http://www.mesaaz.gov) to find the agenda on which the item(s) will be placed.

- A. **CALL MEETING TO ORDER – 4:00 PM**
- B. **CONSIDER THE REGULAR HEARING AND THE MINUTES FROM THE JANUARY 20 AND JANUARY 21, 2015 STUDY SESSIONS AND HEARING**  
**Board Decision: Approved (Vote: 6-0: Absent: Vice Chair Johnson)**
- C. **TAKE ACTION ON ALL CONSENT ITEMS**  
**Board Decision: Approved (Vote: 6-0: Absent: Vice Chair Johnson)**

D. TAKE ACTION ON THE FOLLOWING ZONING CASES:

- \*Item D.1. **Z15-003 (District 5)** 245 South Power Road. Located south of Main Street on the east side of Power Road (1± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Sake Reindersma, SRA 360, applicant: Tony Christofellis, And Go Concepts, owner. (PLN2014-00587) **Continued from the January 21, 2015 Hearing**

**Staff Planner:** Kaelee Wilson

**Staff Recommendation:** Approval with conditions

**Board Recommendation:** Approval with Conditions (Vote: 6-0; Absent: Vice Chair Johnson)

- \*Item D.2 **Z15-005 (District 3)** 865 South Dobson Road. Located north of Southern Avenue on the east side of Dobson Road (1.2± acres). Site Plan Review. This request will allow for the development of a single-tenant retail building. Kimley Horn and Associates, Inc., applicant: Mesa FDS 711478, LLC, owner. (PLN2015-00002)

**Staff Planner:** Kim Steadman

**Staff Recommendation:** approval with conditions

**Board Recommendation:** Approval with Conditions (Vote: 6-0; Absent: Vice Chair Johnson)

- \*Item D.3. **Z15-009 (District 5)** 5259 E. Brown. Located east of Higley Road and south of Brown Road (0.5± acres). Site Plan Modification. This request will allow for the development of a restaurant with a drive-thru. Alta Mesa Salad, LLC, applicant/owner: PLN2014-00644).

**Staff Planner:** Kaelee Wilson

**Staff Recommendation:** Approval with conditions

**Board Recommendation:** Approval with Conditions (Vote: 6-0; Absent: Vice Chair Johnson)

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

- \*Item E.1. **Z15-008 (District 6)** The 2400 through 2500 blocks of South Signal Butte Road (west side). Located north of Guadalupe Road and west of Signal Butte Road (30± acres). Modification of the existing PAD overlay for Parcels 1 and 2 at Mulberry. This request will modify an existing PAD to allow encroachments into the 10' required vehicular access set back. Paul Dugas, applicant; Phoenix Land Division, LLC, owner. (PLN2015-00019)

**Staff Planner:** Lisa Davis

**Staff Recommendation:** approval with conditions

**Board Recommendation:** Approval with Conditions (Vote: 6-0; Absent: Vice Chair Johnson)

**Items not on the Consent Agenda**

**Z15-007 (District 4).** 108 East 2<sup>nd</sup> Avenue and 161 S. Serrine. Located south of Main Street on the east side of Serrine (0.97± acres). Requesting: 1) To rezone from DR-2 to DB-1-BIZ; 2) A Council Use Permit for a social service facility; and 3) Site Plan Modification. This request would authorize a limited expansion of an existing substance abuse and detoxification treatment center. Phillip Westbrooks, owner. (PLN2014-00336).

**Staff Planner: Wahid Alam**

**Staff Recommendation: Denial**

**Board Recommendation: Denial (Vote: 6-0; Absent: Vice Chair Johnson)**

F. OTHER BUSINESS:  
None

G. ADJOURNMENT: - **4:39 PM**