

Planning and Zoning Board



Hearing 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		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 to find the agenda on which the item(s) will be placed.

- A. CALL MEETING TO ORDER
- B. CONSIDER THE MINUTES FROM THE JANUARY 20 AND JANUARY 21, 2015 STUDY SESSIONS AND REGULAR HEARING
- C. TAKE ACTION ON ALL CONSENT ITEMS
- 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

- *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

- *Item D.3. **Z15-009 (District 5)**. 5259 East 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

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

ITEMS NOT ON THE CONSENT AGENDA

Z15-007 (District 4) 108 East 2nd Avenue and 161 South 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. Joe Goforth, applicant; Phillip Westbrooks, owner. (PLN2014-00336).

Staff Planner: Wahid Alam
Staff Recommendation:

F. **OTHER BUSINESS:**

G. **ADJOURNMENT:**