



PLANNING AND ZONING BOARD SPECIAL MEETING AGENDA

PUBLIC HEARING - MONDAY, APRIL 30, 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 May 21, 2012 City Council meeting. At that time, City Council will establish June 4, 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. **DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:**

1. **Z12-20 (District 5)** 7555 East Eagle Crest Drive. Located east of Power Road and north of Thomas Road. District 5. Modifications to the existing PAD overlay for the Las Sendas Golf Club Planned Area Development and Site Plan Review. (5.2 ± acres). This request will allow the development of a banquet facility. PLN2012-00058. LSM Golf LLC, owner; David Iverson, applicant.

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

B. **DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING CODE AMENDMENT AND ZONING CASE:**

Form Based Code (Citywide) – Amending Title 11 of the Mesa City Code (the Mesa Zoning Ordinance) by adding a new Article 6, which consists of Chapters 56 through 64 of

Title 11 governing the following items: Chapter 56 - Overview of the Form-based Code including Purpose, Authority and Applicability; Chapter 57 - Maps; Chapter 58 - Building Form Standards; Chapter 59 - Building Type Standards; Chapter 60 - Private Frontage Standards; Chapter 61 - Thoroughfare Standards; Chapter 62 - Civic Space Standards; Chapter 63 - Smart Growth Community Plans; and Chapter 64 - Definitions related to the Form-based Code. This case includes a Regulating Plan map that applies opt-in Form-Based Code transect districts to existing and established traditional zoning districts affecting the area bounded by a line starting at the intersection University Drive and Country Club Drive (the point of beginning), then continuing east to the intersection of University Drive and Center Street, thence south to the intersection of Center Street and 1st Street, thence east to the intersection of 1st Street and Pasadena, thence north to the intersection of Pasadena and 2nd Street, thence east to the intersection of 300-block of East 2nd Street and Mesa Drive, thence south to an intersection with Mesa Drive and the 400-block of East 2nd Street, thence east to the intersection of 2nd Street and Hobson, thence south to the intersection of Hobson and Main Street, thence east to the intersection of Main Street and Horne, thence south to the intersection of Horne and Broadway Road, thence west to the intersection of Broadway Road and Mesa Drive, thence north to the intersection of Mesa Drive and the 300-block of East 2nd Avenue, thence west to the intersection of 2nd Avenue and Center Street, thence north to the intersection of Center Street and 1st Avenue, thence west to the intersection of 1st Avenue and MacDonald, thence south to the intersection of MacDonald and 2nd Avenue, thence west to the intersection of the 300-block of West 2nd Avenue and Country Club Drive, and thence north to the intersection of Country Club Drive and 400-block of East Mahoney Avenue, and thence west to the intersection of Mahoney Avenue and Date, thence north to the intersection of Date and Main Street, thence east to the intersection of Main Street and Country Club Drive, thence north to the intersection of Country Club Drive and University Drive, and the point of beginning, and including the following: north side of the 0 through 100-blocks of East 1st Street, the west side of North Pasadena from 110 through 130, the north side of the 500-block of West 2nd Street, 609 and 615 East Dora Circle, 61 through 199 North Hobson, 610 and 615 East 1st Place, 615 East 1st Street, 601, 611 and 612 East Pepper, 18 through 44 North Edgemont, 606 through 750 East Main Street, the south side of the 0 through 100 blocks of East 2nd Avenue, 0 to 100 of West 2nd Avenue, 40 through 126 South Country Club Drive, the 400 and 500 blocks of the north side of West Main Street, and 36 through 70 North Country Club Drive. 775-acres±

This request involves adoption of a Form-Based Code for potential Citywide application, and with an initial application on land parcels within the vicinity of Downtown Mesa.

STAFF PLANNER: Jeff McVay

Staff Recommendation: Approval with modifications to the Regulating Plan Map

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*