



# Planning and Zoning Board

## Hearing Agenda

**PUBLIC HEARING - WEDNESDAY, OCTOBER 16<sup>TH</sup>, 2013 - 4:00 P.M.**

**CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET**

**REVISED**

RANDY CARTER- Chair	
BETH COONS- Vice Chair	LISA HUDSON
BRAD ARNETT	SUZANNE JOHNSON
VINCE DIBELLA	MICHAEL CLEMENT

**Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the **November 4<sup>th</sup>, 2013** City Council meeting. At that time, City Council will establish **November 18<sup>th</sup>, 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](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 17<sup>TH</sup> AND SEPTEMBER 18<sup>TH</sup>, 2013 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 TAKE ACTION ON THE FOLLOWING CASES:

\*1. **213-053 (District 3)** 827 West Grove Avenue. Located south of Southern Avenue and east of Alma School Road. (5.32± acres). Site Plan Modification. This request will allow the redevelopment of an existing office in the LC-BIZ zoning district. (PLN2013-00403)

**Staff Planner:** Mia Lozano

**Staff Recommendation:** Approval with Conditions

- \*2. **Z13-054 (District 1)** 1626 North Country Club Drive. Located south of McKellips Road on the west side of Country Club Drive. (1.48± acres). Site Plan Modification. This request will allow the redevelopment of an existing group commercial center. (PLN2013-00264)

**Staff Planner: Mia Lozano**

**Staff Recommendation: Approval with Conditions**

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

- \*1. **Z13-050 (District 2)** 3831 and 3841 East Main Street. Located east of Val Vista Drive on the south side of Main Street. (1.63± acres). Rezone approximately 0.64 acres from LC to GC and Site Plan Review. This request will allow the expansion of an existing general commercial use. (PLN2013-00389)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

- \*2. **Z13-051 (District 5)** The 8900 block of East Upper Canyon Drive (north side). Located north of McKellips Road on the west side of Ellsworth Road. (37.1± acres). Rezone from RS-35-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow a single-residence subdivision in Parcel 2 of the Mountain Bridge master plan. (PLN2013-00396)

**Staff Planner: Angelica Guevara**

**Staff Recommendation: Approval with Conditions**

- \*3. **Z13-052 (District 6)** 6560 South Mountain Road. Located north of Pecos on the west side of Mountain Road. (4.8± acres). Rezone from AG to HI-AF-PAD and Site Plan Review. This request will allow the expansion of an existing industrial facility. (PLN2013-00383)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Approval with Conditions**

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:

1. **GPMInor13-005 (District 6)** 3400 to 3500 blocks of South Signal Butte Road (west side) and 10,300 to 10,700 East Elliot Road (north side). (32± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Business Park (BP) to Community Commercial (CC). This request will allow commercial development. (PLN2013-00131)

**Staff Planner: Jason Sanks**

**Staff Recommendation: Adoption**

2. **Z13-035 (District 6)** 3400 to 3500 blocks of South Signal Butte Road (west side) and 10,300 to 10,700 blocks of East Elliot Road (north side). Located at the northwest corner of Signal Butte Road and Elliot Road (32± acres). Rezone from AG to LC and Site Plan Review. This request will allow commercial development. (PLN2013-00131)

**Staff Planner: Jason Sanks**

**Staff Recommendation: 1) Approval with Conditions for rezoning; and 2) Continuance to the December 18<sup>th</sup>, 2013 hearing for site plan approval.**

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

- \*1. **Mountain Bridge Parcel 2 (District 5)** The 8900 block of East Upper Canyon Drive (north side). Located north of McKellips Road on the west side of Ellsworth Road. (37.1± acres). This request will allow a single-residence subdivision in Parcel 2 of the Mountain Bridge master plan. (PLN2013-00396)

**Staff Planner: Angelica Guevara**

**Staff Recommendation: Approval with Conditions**

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