

Planning and Zoning Board

Hearing Agenda

PUBLIC HEARING - WEDNESDAY, JUNE 18, 2014 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

	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 **August 18, 2014** City Council meeting. At that time, City Council will establish **August 25, 2014**, 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. CALL MEETING TO ORDER
- B. CONSIDER THE MINUTES FROM THE MAY 20 AND MAY 21, 2014 STUDY SESSIONS AND REGULAR HEARING
- C. TAKE ACTION ON ALL CONSENT ITEMS:
- D. TAKE ACTION ON THE FOLLOWING ZONING CASES:
 - *1. **Z14-025 (District 5)** 2041 North Recker Road. Located north of McKellips Road on the east side of Recker Road. (1.41± acres). Site Plan Review and Special Use Permit to allow the development of a fueling center. Ali Fakh, applicant; PFA Enterprises, LLC, owner. (PLN2014-00095)
Staff Planner: Wahid Alam
 - *2. **Z14-28 (District 2)** 6742 East Main Street. Located west of Power Road on the north side of Main Street. (1± acre) Site Plan review. This request will allow for the development of a drive-through restaurant. (PLN2014-00175)
Staff Planner: Kim Steadman

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

- *1. **Z14-31 (District 4)** 1542 East Dana Avenue. Located south of Main Street and east of Stapley Drive. (1± acres). This request is for a Council Use Permit for a Social Service Facility in the RM-2 zoning district. Bruce Linclon, Maggie's Place Arizona, applicant; Christ the King Catholic Church, owner. (PLN2014-00165)

Staff Planner: Kaelee Wilson

- *2. **Z14-32 (District 4)** 15 East 1st Avenue. Located south of Main Street on the east side of Center Street. (4± acres) Rezone from DR-2 DE to DR-2 DE HL. This request will establish a Historic Landmark Overlay for the First United Methodist Church of Mesa. James Ripley, applicant: United First Methodist Church of Mesa, owner. (PLN2014-00218)

Staff Planner: Kim Steadman

- *3. **Z14-34 (District 5)** 10160 East Brown Road. Located east of Crismon Road on the north side of Brown Road (20± acres). Rezone from Maricopa County R1-35 to City of Mesa RS-35. This request will establish City of Mesa zoning on recently annexed property. Lindsay Schube, Withey Morris, applicant; M. Laurin Hendrix, owner. (PLN2014-00186)

Staff Planner: Tom Ellsworth

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

1. **GPMInor14-10 (District 6)** The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Medium Density Residential 6-10 (MDR 6-10), Neighborhood Commercial (NC) and High Density Residential 15+ (HDR 15+) to Medium Density Residential 4-6 (MDR 4-6) and High Density Residential 10-15 (HDR 10-15). This request will allow the development of a residential master plan subdivision. Josh Hannon, EPS Group, Inc. applicant Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00172)

Staff Planner: Lisa Davis

2. **Z14-37 (District 6)** The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Rezone from AG, RS-9 PAD, RS-6 PAD, and RM-2 PAD to RS-7 PAD, RS-6 PAD, RSL4.5 PAD, RSL 2.5 PAD and RM-4 PAD. This request will allow for the development of a residential master planned community. Josh Hannon, EPS Group, Inc. applicant Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00172)

Staff Planner: Lisa Davis

2. **GPMInor14-11 (District 5)** 10160 East Brown Road. Located east of Crismon Road on the north side of Brown Road (20± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Low Density Residential 0-1 (LDR 0-1) to Low Density Residential 1-2 (LDR 1-2). This request will allow the development of a single residential subdivision. Lindsay Schube, Withey Morris, applicant; M. Laurin Hendrix, owner. (PLN2014-00186)

Staff Planner: Lesley Davis

3. **Z14-36 (District 5)** 10160 East Brown Road. Located east of Crismon Road on the north side of Brown Road (20± acres). Rezone from RS-35 to RS-15 PAD. This request will allow the development of a single residential subdivision. Lindsay Schube, Withey Morris, applicant; M. Laurin Hendrix, owner. (PLN2014-00186)

Staff Planner: Lesley Davis

4. **GPMInor14-12 (District 6)** The 10600 to the 10800 blocks of East Guadalupe Road (north side). Located at the northwest corner of Guadalupe and Signal Butte Roads (17.6± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Medium Density Residential 6-10 (MDR 6-10), to Community Commercial (CC). This request will allow the development of local commercial center. Josh Hannon, EPS Group, Inc. applicant Paul Dugas, Desert Land Group, LLC, owner (PLN2014-00193)

Staff Planner: Lisa Davis

5. **Z14-38 (District 6)** The 10600 to the 10800 blocks of East Guadalupe Road (north side). Located at the northwest corner of Guadalupe and Signal Butte Roads (17.6± acres). Rezone from RM-2 PAD to LC, a Special Use Permit to allow for a service station, and Site Plan Review. This request will allow for the development of a commercial center. Josh Hannon, EPS Group, Inc. applicant Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00193)

Staff Planner: Lisa Davis

G. **DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLATS:**

- *1. **Hendrix Point Estates (District 5)** 10160 East Brown Road. Located east of Crismon Road on the north side of Brown Road (20± acres). Lindsay Schube, Withey Morris, applicant; M. Laurin Hendrix, owner. (PLN2014-00186)

Staff Planner: Lesley Davis

- *2. **Crescent Ridge (District 6)** The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Josh Hannon, EPS Group, Inc. applicant Paul Dugas, Desert Land Group, LLC, owner (PLN2014-00172)

Staff Planner: Lisa Davis

H. CONSIDER AMENDMENTS TO THE MESA CITY CODE:

1. Hear a presentation on the placement and usage of portable storage containers in specific zoning districts.
2. Discuss and make a recommendation to the City Council with regard to the requirements of the placement and use of portable storage containers.

I. OTHER BUSINESS:

None

J. ADJOURNMENT:

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.

JK: