



Meeting Agenda - Final

Planning and Zoning Board - Public Hearing

*Chair Vince DiBelle
Vice Chair Suzanne Johnson
Boardmember Lisa Hudson
Boardmember Michael Clement
Boardmember Shelly Allen
Boardmember Michelle Dahike
Boardmember Steve Ikeda*

Wednesday, April 20, 2016

4:00 PM

Council Chambers - Upper Level

Consent Agenda - All items listed with an asterisk (*) will be considered as a group by the Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen requests, in which the item will be removed from the consent agenda, prior to the vote, and considered as a separate item.

Items on this agenda that 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.

Call meeting to order.

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

*2-a [PZ 16157](#) Minutes from the March 22, 2016 and March 23, 2016 study sessions and regular hearing.

3 Take action on the following zoning cases:

- *3-a** [PZ 16152](#) **Z15-044 District 5** The 7100 and 7200 blocks of East McDowell Road (north side). Located east of Power Road on the north side of McDowell Road (14.3± acres). Site Plan Review and Special Use Permit. This request will allow for the development of a transitional senior living facility (independent living, assisted living, memory care). Ralph Pew, Reese Anderson, Pew and Lake, applicant; JCA Holdings, LLC, owner. (PLN2015-00447)

Staff Planner: Kim Steadman

Staff Recommendation: Continuance to May 18, 2016

- *3-b** [PZ 16154](#) **Z16-018 District 5** 1747 North Banning. Located south of McKellips Road on the west side of Higley Road (2.3± acres). Site Plan Review. This request will allow for the development of an office warehouse. Bret Ryan, LGE Design Group, applicant; Jocko Development, LLC, owner (PLN2016-00162)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *3-c** [PZ 16156](#) **Z16-019 District 5** 8400 block of East Southern Avenue. Located at the northeast corner of Hawes Road and Southern Avenue. (2.45± acres) Site Plan Review. This request will allow development of a retail store. Dan Biswas, Simon CRE Alpha IV, LLC, applicant; Crescent Run Limited Partnership, owner (PLN2016-00070)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

4 Discuss and make a recommendation to the City Council on the following zoning cases:

- *4-a** [PZ 16153](#) **Z16-017 District 2** 5850 East Still Circle. Located north of Baseline Road and west of Recker Road. (11.44± acres). PAD modification and Site Plan Review. This request will allow for development of an academic building and parking garage. Toby Rogers, Butler Design Group, applicant; Kirksville College of Osteopathic Medicine IN, owner (PLN2015-00585). Continued from March 23, 2016.

Staff Planner: Andrew Spurgin

Staff Recommendation: Continuance to May 18, 2016

- *4-b [PZ 16155](#) **Z16-020 District 2** 1700 block of South Recker Road. Located north of Baseline Road on the east side of Recker Road. (3.1± acres). Rezone from AG to RS-43-BIZ and Site Plan Review. This request will allow development of a single-residential lot. Allen Willis, applicant; Marcus Ridgway, owner (PLN2016-00159)

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

Items not on the Consent Agenda

- 5 Other Business.
- 6 Adjournment.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.