



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, NOVEMBER 16, 2011 - 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 December 5, 2011 City Council meeting. At that time, City Council will establish December 12, 2011, 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. **CONSIDER THE MINUTES FROM THE OCTOBER 18, AND OCTOBER 19, 2011 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 MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:**

1. **GPMinor11-01** 2100 West 8th Street. Located west of Dobson Road and south of the Loop 202 Red Mountain Freeway (170± acres). District 1. Minor General Plan Amendment to adjust the boundaries of the existing the Mesa 2025 General Plan Land Use designations of Parks (P) and Mixed Use Residential (MUR) on the site. This request will facilitate the development of a stadium, team training facility, City recreation fields, and commercial development on the site. City of Mesa owner; (PLN2011-00276)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

2. **Z11-26** 2100 West 8th Street. Located west of Dobson Road and south of the Loop 202 Red Mountain Freeway (170± acres). District 1. Rezone from PS and GC BIZ CUP to GC PAD and a Special Use Permit to allow Outdoor Entertainment and Activities within the project. This request will allow the development of a stadium, team training facility, City recreation fields, and commercial development on the site. City of Mesa owner; (PLN2011-00276)
(District 1)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

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

- *1. **Z11-27** 915 North Val Vista Drive. Located north side of Adobe Road on the east side of Val Vista Drive (40.4± acres). District 2. Modification of the existing PAD. This request will allow the development of a single-residential subdivision. Taylor Morrison/Arizona, Inc., owner; W. Ralph Pew, Pew & lake, PLC, applicant. (PLN2011-00298)
(District 2)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

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

- *1. **Southern Avenue Marketplace. (District 6)** The 7400 to 7500 blocks of East Southern Avenue (north side). Located west of Sossaman Road on the north side of southern Avenue. (11.57± acres) This request will allow for extension of a preliminary plat. Kevin page, Vice President, The Arizona Real Estate Fund II, LLC., owner; David Calcaterra, Deutsch Architecture Group, applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval

- *1. **DU7 South (District 6)** The 5000 through 5100 blocks of South Signal Butte Road (west side) and the 10400 through 10700 blocks of East Ray Road (north side). (220± acres) This request will allow the development of a residential subdivision. DMB Mesa Proving Grounds, LLC, owners; Jill Hegardt, DMB, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

F. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING CODE AMENDMENT:

1. Housekeeping revisions to the Zoning Code

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Approval as submitted

G. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

1. Central Main Plan

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*

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