



# PLANNING AND ZONING BOARD AGENDA

**PUBLIC HEARING - WEDNESDAY, JUNE 19, 2013 - 4:00 P.M.**

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

RANDY CARTER, Chair

BETH COONS, Vice Chair  
VINCE DIBELLA  
BRAD ARNETT

LISA HUDSON  
SUZANNE JOHNSON  
MICHAEL CLEMENT

**Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the June 20, 2013 City Council meeting. At that time, City Council will establish August 19, 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 MAY 14, AND MAY 15, 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. **Z13-32 (District 6)** The 10,000 to 10,800 blocks of Ray Road (south side), the 5200 to 6000 blocks of Signal Butte Road (west side), the 10,100 to 10,800 blocks of Williams Field Road (north side), and the 5200 to 5600 block of Crismon Road (east side). (550± acres). District 6. Approval of Development Unit Plans 8 and 9 at Eastmark Community Plan (formerly known as Mesa Proving Grounds). This request will allow residential development. Terrawest Communities, owners; Trevor Barger, Espiritu Loci, applicant. (PLN2013-00087)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with conditions

P&Z Action: Approved

Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

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

1. **Z13-08 (District 5)** The 7100 and 7200 blocks of East McDowell Road (north side) Parcel 51 of the Las Sendas PAD. Located east of Power Road on the north side of McDowell Road (22.73± acres). District 5. Modification of the Desert Creek PAD and Site Plan Modification of the residentially zoned portion of the development in the RM-2-PAD. This request will allow the development of single-residence/townhomes. Talon Properties, LLC, owner; EPS Group, Inc./Reese Anderson, applicant. (PLN2012-00492)

Staff Planner: Jason Sanks

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

- \*2. **Z13-24 (District 5)** North of 3142 North 90<sup>th</sup> Street (west side) and 8900 block of East Plymouth (north side) Located within the area bound by Quenton on the north, Plymouth on the south, the 88<sup>th</sup> Street alignment on the west, and 90<sup>th</sup> Street on the east. Parcel numbers 219-33-002 and 219-33-006E. (11.07± acres). District 5. Rezone from Maricopa County R1-35 to City of Mesa RS-35. This request will establish City of Mesa zoning on annexed undeveloped property. Linda Rae Ramsey, Trueno Montana, LLC, owner; City of Mesa, applicant.

Staff Planner: Julia Kerran

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

- \*3. **Z13-25 (District 2)** 6521 East University Drive. Located south and east of 65<sup>th</sup> Street and University Drive. (1.85± acres). District 2. Rezone from Maricopa County R-3 to City of Mesa RM-3. This request will establish City of Mesa zoning on annexed property. Jan and Frances Hyc, owners; City of Mesa, applicant.

Staff Planner: Julia Kerran

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

- \*4. **Z13-26 (District 6)** 10002, 10018, 10036, and 10052 East Broadway Road. Located north and east of Broadway Road and Crismon Road. (2.89± acres). District 6. Rezone from Maricopa County R-2 to City of Mesa RM-2. This request will establish City of Mesa zoning on annexed property. Thomas E. Aspel, owner; City of Mesa, applicant.

Staff Planner: Julia Kerran

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

- \*5. **Z13-27 (District 5)** 9651 East Brown Road. Located south and west of Brown Road and Crismon Road. (1.25± acres). District 5. Rezone from Maricopa County RU-43 to City of Mesa RS-43. This request will establish City of Mesa zoning on annexed property. Christopher and Kelly Carmichael, owners; City of Mesa, applicant.

Staff Planner: Julia Kerran

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

- \*6. **Z13-28 (District 5)** 10100 block of East Boise Street (north side immediately east of 203 N. 101<sup>st</sup> Place). Located east of Crismon Road, south of University Drive. (1± acre). District 5. Rezone from Maricopa County R1-8 to City of Mesa RS-7. This request will establish City of Mesa zoning on recently annexed property. Hacienda del Este HOA, owner; City of Mesa, applicant. PLN2013-00015

Staff Planner: Jason Sanks

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

7. **Z13-19 (District 6)** 7013 East Warner Road. Located on the south side of Warner Road, just east of Power Road (1.56± acres). District 6. Rezone from AG-AF to LI- AF and Site Plan Review. This request will allow the development of a boat and RV storage facility. Ed Nasser, owner; Doug Zimmerman, applicant. PLN2012-00014

Staff Planner: Wahid Alam

Staff Recommendation: Denial

P&Z Recommendation: Denial

Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

- \*8. **Z13-31 (District 4)** 1014, 1015, 1029, and 1042 South Lewis and 1014 and 1022 South Serrine. Located on the south side of 10<sup>th</sup> Avenue, west of Serrine and east and west of Lewis (4.4± acres). District 4. Rezone from LI and GI to GI-PAD and Site Plan Review. This request will allow redevelopment and expansion of an existing industrial use. Milling Machinery, Inc. owner; Bret Harris, applicant. (PLN2013-00010)

Staff Planner: Jeff McVay

Staff Recommendation: Continuance to July 10, 2013

P&Z Action: Continued to July 10, 2013

Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

9. **Z13-33 (District 5)** The 8700 to 8800 blocks of East Upper Canyon Drive (north side). Located north of McKellips Road east of Hawes Road. (21.44± acres). District 5. Rezone from RS-35-PAD to RS-35-PAD and Site Plan Review. This request will allow the development of a single-residence subdivision. Pinnacle Ridge Holdings, LLC, Jeff Blandford, owner; Paul Dugas, applicant. (PLN2013-00139)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

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

- \*1. **GPMInor13-03** 10800 to 10900 blocks of East Broadway Road (south side) and the 400 to 500 blocks of South Signal Butte Road. (13.03± acres). District 6. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Medium Density Residential 6-10 du/acre (MDR 6-10) to Medium Density Residential 4-6 du/acre (MDR 4-6). This request will allow future residential development of a lower density on the site. Intravest Holdings LLC, owner; Ed Reichenberg/Project Design Consultants, applicant. (PLN2013-00001)

Staff Planner: Jason Sanks

Staff Recommendation: Continuance to July 9, 2013 study session and July 10, 2013

P&Z Action: Continued to July 9, 2013 study session and July 10, 2013

Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

- \*2. **Z13-29 (District 6)** 10800 to 10900 blocks of East Broadway Road (south side) and the 400 to 500 blocks of South Signal Butte Road. Located south of Broadway and east of Signal Butte Road. (13.03± acres). District 6. Rezone from LC-PAD and RS-6-PAD to RS-6 PAD and Site Plan Review. This request will allow development of a single-residence subdivision. Intravest Holdings LLC, owner; Ed Reichenberg/Project Design Consultants, applicant. PLN2013-00001

Staff Planner: Jason Sanks

Staff Recommendation: Continuance to July 10, 2013

P&Z Action: Continued to July 10, 2013

Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

- \*3. **GPMInor13-04** 2200 to 2300 blocks of South Country Club Drive (west side). Located south of Baseline on the west side of Country Club Drive. (24.35± acres) District 3. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Business Park (BP) to High Density Residential 15+ (HDR 15+). This request will allow multi-residence development on the site. Lowe's HIW, Inc. owner; Stephen Earl, Earl, Curley and Lagarde, applicant. (PLN2013-00132)

Staff Planner: Lesley Davis

Staff Recommendation: Continuance to July 9, 2013 study session and July 10, 2013

P&Z Action: Continued to July 9, 2013 study session and July 10, 2013

Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

- \*4. **Z13-30 (District 3)** 2200 to 2300 blocks of South Country Club Drive (west side). Located south of Baseline on the west side of Country Club Drive. (24.35± acres) District 3. Rezone from LI-CUP to RM-3-PAD and Site Plan Review. This request will allow the development of a multi-residence project. Lowe's HIW, Inc., owner; Stephen Earl, Earl, Curley and Lagarde, applicant. (PLN2013-00132)

Staff Planner: Lesley Davis

Staff Recommendation: Continue to July 10, 2013

P&Z Action: Continued to July 10, 2013

Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

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

- \*1. Preliminary Plat of Desert Creek at Las Sendas

**(District 5)** The 7100 and 7200 blocks of East McDowell Road (north side). Parcel 51 of the Las Sendas PAD. Located east of Power Road on the north side of McDowell Road (22.73± acres). This request will allow the development of single-residence/townhomes. Talon Properties, LLC, owner; EPS Group, Inc./Reese Anderson, applicant. (PLN2012-00492)

Staff Planner: Jason Sanks  
Staff Recommendation: Approval with conditions  
P&Z Recommendation: Approval with conditions  
Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

\*2 Preliminary Plat of The Club at Eastmark DU8 & DU9

**(District 6)** The 10,000 to 10,800 blocks of Ray Road (south side), the 5200 to 6000 blocks of Signal Butte Road (west side), the 10,100 to 10,800 blocks of Williams Field Road (north side), and the 5200 to 5600 block of Crismon Road (east side). (550± acres). This request will allow residential development. (PLN2013-00087)

Staff Planner: Angelica Guevara  
Staff Recommendation: Approval with conditions  
P&Z Recommendation: Approval with conditions  
Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

\*3. Preliminary Plat of Vitalia at Eastmark DU8 & DU9

**(District 6)** The 10,000 to 10,800 blocks of Ray Road (south side), the 5200 to 6000 blocks of Signal Butte Road (west side), the 10,100 to 10,800 blocks of Williams Field Road (north side), and the 5200 to 5600 block of Crismon Road (east side). (550± acres). This request will allow residential development. (PLN2013-00087)

Staff Planner: Angelica Guevara  
Staff Recommendation: Approval with conditions  
P&Z Recommendation: Approval with conditions  
Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

\*4 Preliminary Plat of Parcel 4A at Mountain Bridge

**(District 5)** The 8700 to 8800 blocks of East Upper Canyon Drive (north side). Located north of McKellips Road east of Hawes Road. (21.44± acres). This request will allow the development of a single-residence subdivision. (PLN2013-00139)

Staff Planner: Angelica Guevara  
Staff Recommendation: Approval with conditions  
P&Z Recommendation: Approval with conditions  
Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

\*5. **(District 5)** Replat of Lot 15A of Falcon Commerce Park.

1722 N Banning Condominiums. South of McDowell and west of Higley. 1± acre. To create commercial condominiums

Staff Planner: Julia Kerran

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 4 – 0 (Boardmembers DiBella, Hudson, Johnson absent)

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

DA:

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