



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, MARCH 20, 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 April 15, 2013 City Council meeting. At that time, City Council will establish May 6, 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 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 FEBRUARY 19, AND FEBRUARY 20, 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 MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:**

- 1. Z12-50 (District 3)** 146 West Baseline Road. Located east of Country Club Drive on the north side of Baseline Road (.99± acres). District 3. Modification of the existing Council Use Permit and Site Plan Modification. This request will allow development of a restaurant with a drive-thru within an existing commercial center in an LI-CUP zoning district. McDonald's USA LLC, owner; Scott Belford, Synectic Design, Inc., applicant. (PLN2012-00413)

STAFF PLANNER: Wahid Alam

Staff Recommendation: To be determined

- *2. **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; Reese Anderson, applicant. (PLN2012-00492)

STAFF PLANNER: Jason Sanks

Staff Recommendation: Continuance to April 17, 2013

- *3. **Z13-07 (District 5)** The 7800 to 7900 blocks of East University Drive (south side) and the 200 to 300 blocks of South 80th Street (west side) (24± acres). District 5. Modification of the Villas at Montana Vista PAD. This request will allow modification to the development standards of single-residence lots. Pulte Homes Corporation, owner; Ralph Pew, applicant. (PLN2013-00003)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

- *4. **Z13-12 (District 5)** The 8800 to 8900 blocks of East Range Rider Trail (south side). Located north of McDowell Road and east of Hawes Road (17.09± acres). District 5. Rezone from Maricopa County R1-35 to City of Mesa RS-35. This request will establish City of Mesa zoning on recently annexed property. Land Holdings Investment Co., LLC, owner; Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant. (PLN2012-00499)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

- *5. **Z13-13 (District 5)** The 8800 to 8900 blocks of East Range Rider Trail (south side). Located north of McDowell Road and east of Hawes Road (17.09± acres). District 5. Rezone from RS-35 to RS-35 PAD. This request will allow the development of single-residence lots. Land Holdings Investment Co., LLC, owner; Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant. (PLN2012-00499)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

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

- *1. **Villas at Montana Vista (District 5)** The 7800 to 7900 blocks of East University Drive (south side) and the 200 to 300 blocks of South 80th Street (west side) (24± acres). This request will allow modification to the development standards of single-residence lots. (PLN2013-00003)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

- *2. **Range Rider (District 5)** The 8800 to 8900 blocks of East Range Rider Trail (south side). Located north of McDowell Road and east of Hawes Road (17.09± acres). This request will allow the development single-residence lots. (PLN2012-00499)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

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

Receive a presentation and discuss the direction proposed for the General Plan update

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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