



# PLANNING AND ZONING BOARD AGENDA

**PUBLIC HEARING - WEDNESDAY, NOVEMBER 28 , 2012 - 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 January 14, 2013 City Council meeting. At that time, City Council will establish January 28, 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 OCTOBER 16, AND OCTOBER 17, 2012 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. **Z12-45 (District 1)** 1945 South Stapley Drive. Located at the northeast corner of Stapley Drive and Baseline Road (1± acres). District 3. Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Danny Bockting, Evergreen Development, owner; Ali Fakhri, Sustainability Engineering Group, applicant. (PLN2012-00270)

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

P&Z Action: Approved with conditions

Vote: 6 – 0 (Boardmember Arnett absent)

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

1. **Z12-46 (District 6)** The 10800 to 11000 blocks of East Ray Road (south side). Located east of Signal Butte Road on the south side of Ray Road (22.42± acres). Modification of the PAD within an existing RS-6 zoning district. This request will allow the development of single-residence lots. (PLN2012-00397)

STAFF PLANNER: Jason Sanks

Staff Recommendation: Continuance to December 19, 2012

P&Z Action: Continued to January 16, 2013

Vote: 6 – 0 (Boardmember Arnett absent)

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

1. GPMInor12-04 The 2000 block of North Sossaman Road (east side) and the 7600 block of East McKellips Road (north side). Located at the northeast corner of Sossaman Road and McKellips Road (10± acres). District 5. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Low Density Residential 1-2 du/acre (LDR 1-2) to Medium Density Residential 2-4 du/acre (MDR 2-4). This request will allow future residential development of a higher density on the site. Foresight Group LLC, Owner; Joe Goforth, applicant. (PLN2012-00295)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Adoption

P&Z Action: Continued to December 19, 2012

Vote: 6 – 0 (Boardmember Arnett absent)

2. **Z12-47 (District 5)** The 2000 block of North Sossaman Road (east side) and the 7600 block of East McKellips Road (north side). Located at the northeast corner of Sossaman Road and McKellips Road (10± 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. Foresight Group LLC, Owner; Joe Goforth, applicant (PLN2012-00295)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

P&Z Action: Continued to December 19, 2012

Vote: 6 – 0 (Boardmember Arnett absent)

3. **Z12-48 (District 5)** The 2000 block of North Sossaman Road (east side) and the 7600 block of East McKellips Road (north side). Located at the northeast corner of Sossaman Road and McKellips Road (10± acres). District 5. Rezone from RS-35 to RS-9 PAD. This request will allow future residential development on the site. Foresight Group LLC, Owner; Joe Goforth, applicant (PLN2012-00295)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

P&Z Action: Continued to December 19, 2012

Vote: 6 – 0 (Boardmember Arnett 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)**