



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, DECEMBER 19 , 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 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 NOVEMBER 27, AND NOVEMBER 28, 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. [Z12-49](#) 550 North Country Club Drive. Located north of University Drive on the west side of Country Club Drive (1.4± acres). District 1. Site Plan Review. This request will allow the development of a retail store. Candland D. Noel/Wendy W Trust, owner; Ralh Pew, applicant. (PLN2012-00365)

STAFF PLANNER: Jeff McVay

Staff Recommendation: Approval with conditions

2. [Z12-50](#) 146 West Baseline Road. Located east of Country Club Drive on the north side of Baseline Road (.99± acres). District 3. Site Plan Modification. This request will allow for the development of a restaurant with a drive-thru. McDonald's USA owner; Scott Belford, applicant. (PLN2012-00413)

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

D. 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: Continuance to January 16, 2013

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: Continuance to January 16, 2013

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: Continuance to January 16, 2013

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*

DA:
I:\P&Z\12\Agendas\12-19-12.doc