



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, JANUARY 18, 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

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 February 6, 2012 City Council meeting. At that time, City Council will establish February 27, 2012, 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 DECEMBER 20, AND DECEMBER 21, 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. **Z12-01** 1919 South Greenfield Road. Located north of Baseline Road on the east side of Greenfield Road (1± acres). District 6. Site Plan Modification. This request will allow the development of a car wash. (PLN2011-00328) Reza Amirrezvani, owner; John Reddell, applicant **(District 6)**

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

P&Z Action: Approved with conditions

- *2. **Z12-03** 2918 South Alma School Road. Located south of Guadalupe Road on the west side of Alma School Road (2± acres). District 3. Site Plan Modification. This request will allow the expansion of an existing retail building. (PLN2011-00345) TMK Properties, LLC., owner; Sake Riendersma, applicant **(District 3)**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

P&Z Action: Approved with conditions

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

- *1. **Z12-02** 6859 East Rembrandt Avenue. Located north of Warner Road and east of Power Road (14,100± sf). District 6. Council Use Permit. This request will continue to allow an existing charter school within an industrial zoned area. (PLN2011-00375) Daniel Deryke, Western Horizons Development LLC, owner; Steven Mills, University Public Schools, applicant. **(District 6)**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

P&Z Action: Continued to March 21, 2012

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

1. **Z12-04** Parcel 5 at Mountain Bridge. Located north of McKellips Road and west of Ellsworth Road (17.5± acres). District 5. Rezone from RS-35-PAD to RS-43-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00002) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

STAFF PLANNER: Tom Ellsworth

2. **Z12-05** Parcel 6 at Mountain Bridge. Located north of McKellips Road and west of Ellsworth Road (21.2± acres). District 5. Rezone from RS-35-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00003) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

STAFF PLANNER: Tom Ellsworth

3. **Z12-06** Parcel 8 at Mountain Bridge. Located north of McKellips Road and west of Ellsworth Road (41.3± acres). District 5. Rezone from RS-35-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00004) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

STAFF PLANNER: Tom Ellsworth

4. **Z12-07** Parcel 1/3 at Mountain Bridge. Located south of McKellips Road and west of Ellsworth Road (34.9± acres). District 5. Rezone from RS-35-PAD to RS-9-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00005) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

STAFF PLANNER: Angelica Guevara

5. **Z12-08** Parcel 10/11 at Mountain Bridge. Located south of McKellips Road and west of Ellsworth Road (39.1± acres). District 5. Rezone from RS-35-PAD to RS-9-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. (PLN2012-00006) Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant **(District 5)**

STAFF PLANNER: Angelica Guevara

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

- *1. **Mesa Trade Center Condominiums (District 4)** 555 West 2 Avenue. Located north of Broadway and west of Country Club (3.93 ac) This request will allow for the sale of existing buildings. Gary Zimmerman, owner; Eric Blunsack, applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

P&Z Action: **Approved with conditions**

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