



Planning and Zoning Board

Hearing Agenda

PUBLIC HEARING - WEDNESDAY, NOVEMBER 20TH, 2013 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RANDY CARTER- Chair	
BETH COONS- Vice Chair	LISA HUDSON
BRAD ARNETT	SUZANNE JOHNSON
VINCE DIBELLA	MICHAEL CLEMENT

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the **December 9th, 2013** City Council meeting. At that time, City Council will establish **January 14th, 2014**, 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 OCTOBER 15TH AND OCTOBER 16TH, 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. **213-056 (District 6)** 2737 South Ellsworth Road. Located at the northeast corner of Ellsworth and Guadalupe Roads. (2.35± acres). Site Plan Review and Special Use Permit. This request will allow the development of a retail store and a fueling station. (PLN2013-00431)

Staff Planner: Mia Lozano

Staff Recommendation: Approval with Conditions

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

- *1. [Z13-055 \(District 2\)](#) The 4100 block of East Southern Avenue (south side). Located on the southwest corner of East Southern Avenue and South Norfolk. (6.2± acres). District 2. Rezone from RS-15 to RS-9 and Site Plan Review. This request will allow the development of a 17 lot single-residence subdivision. (PLN2013-00344)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *2. [Z13-057 \(District 2\)](#) The 3600-3900 blocks of East Brown Road (south side). Located on the southeast corner of East Brown Road and South Val Vista Drive. (60± acres). District 2. Rezone from RS-15 to RS-15 PAD and Site Plan Review. This request will allow the development of a 98 lot single-residence subdivision. (PLN2013-00429)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING CODE AMENDMENTS:

1. **Revisions related to the general topic of "Vacation Homes:"**

- a. Amending Section 11-86-4 by adding a new definition of "Vacation Homes."
- b. Amending Section 11-5-2, by adding "Vacation Homes" as a permitted land use or activity, subject to approval of an Administrative Use Permit, in the Single Residence and Multiple Residence zoning districts.
- c. Amending Chapter 31 of the Zoning Ordinance by adding a new section, 11-31-36, to establish review criteria by which to evaluate the Administrative Use Permit as listed in Item 2, above.

Staff Planner: Gordon Sheffield

Staff Recommendation: Approval with Conditions

2. **Revisions related to the general topic of “Tattoo Parlors and Body Piercing Salons:”**
- a. Amending Sections 11-6-2, 11-7-2, 11-8-2, 11-58-3, 11-58-7, 11-58-9 and 11-58-10 with regard to the listing tattoo parlors and body piercing salons as a permitted activity or land use in Commercial, Industrial and Downtown Business zoning districts, and in the T4MS, T5MSF and T5MS Form-based Code Transects.
 - b. Deleting Section 11-31-28, which regards separation requirements for the location of tattoo parlors and body piercing salons, and review criteria for the evaluation of Council Use Permits for tattoo parlors.

Staff Planner: Gordon Sheffield

Staff Recommendation: Approval with Conditions

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

- *1. **Trovita Norte (District 2)** The 3600-3900 blocks of East Brown Road (south side). This request will allow the development of a 98 lot single-residence subdivision. (PLN2013-00429)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *2. **Sunland Village Unit 8 (District 6)** The 2800 block of South Springwood Boulevard. This request will allow the development of a 137 lot single-residence subdivision. (PLN2013-00429)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *3. **Sossaman and McKellips (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 (8.4± acres). This request will allow the development of a single-residence subdivision. (PLN2013-00265)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

G. PRESENTATION ON THE GENERAL PLAN UPDATE.

1. Hear presentation and discuss the draft Mesa General Plan 2040.

Note: *Audio recordings 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*