



PLANNING AND ZONING BOARD AGENDA REVISED

PUBLIC HEARING - WEDNESDAY, APRIL 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 May 7, 2012 City Council meeting. At that time, City Council will establish May 21, 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 MARCH 20, AND MARCH 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 MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING CODE AMENDMENT:**

*1. The amendment proposes revisions to Section 11-8-3, Land Use Regulations by revising Table 11-8-3 to include additional land uses relating to recycling facilities, and providing references to existing additional land use regulations relating to the operation of recycling facilities. The proposed amendments would revise only the permitted land uses for the DB-1 and DB-2 zoning districts.

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Approval as submitted

P&Z Recommendation: Approval as submitted

Vote: 6 – 0 (Chair Carter absent)

D. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING ITEMS WHICH WILL BE HEARD APRIL 30, 2012:

1. Form Based Code

STAFF PLANNER: Jeff McVay

P&Z Action: Continued to April 30, 2012

Vote: 6 – 0 (Chair Carter absent)

2. **Z12-20 (District 5)** 7555 East Eagle Crest Drive. Located east of Power Road and north of Thomas Road. District 5. Modifications to the existing PAD overlay for the Las Sendas Golf Club Planned Area Development and Site Plan Review. (5.2 ± acres). This request will allow the development of a banquet facility. PLN2012-00058. LSM Golf LLC, owner; David Iverson, applicant.

STAFF PLANNER: Angelica Guevara

E. DISCUSS AND TAKE ACTION ON THE FOLLOWING CASES:

1. **Z12-13 (District 4)** The 40 to the 60 block of East Main Street (north side). Located east of Center Street on the north side of Main Street (1.25± acres). District 4. Site Plan Review. This request will allow a multi-residential development. PLN2012-00082. City of Mesa, owner; Charles Huellmantel, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Denial

P&Z Action: Approved with conditions

Vote: 4 – 0 - 2 (Board members Coons and Arnett abstained) (Chair Carter absent)

- *2. **Z12-15 (District 6)** 1841 South Greenfield Road. Located north of Baseline Road on the east side of Greenfield Road (1± acres). District 6. Site Plan Review. This request will allow the development of a drive-thru restaurant. PLN2012-00023. Lumberjack Capital, owner; Dana Rose, applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

P&Z Action: Approved with conditions

Vote: 6 – 0 (Chair Carter absent)

- *3. **Z12-16 (District 6)** 9155 East Baseline Road. Located at the southwest corner of Ellsworth Road and Baseline Road (1± acres). District 6. Site Plan Review. This request will allow the development of a bank with a drive-thru. PLN2012-00048. Ted Watson-JPMorgan Chase owner; Robert Lepore- Architekton , applicant.

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

P&Z Action: Continued to May 16, 2012

Vote: 6 – 0 (Chair Carter absent)

- *4. **Z12-17 (District 2)** 4509 East Main Street. Located east of Greenfield Road on the south side of Main Street (0.5± acres). District 2. Site Plan Review. This request will allow the development of an ice kiosk. PLN2012-00050. Timothy Hyland, owner/applicant.

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

P&Z Action: Approved with conditions

Vote: 6 – 0 (Chair Carter absent)

F. 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 Recommendation: Approval with conditions

Vote: 5 – 0 - 1 (Boardmember Roberts abstained) (Chair Carter absent)

- *2. **Z12-14 (District 4)** 32 South Center Street. Located south of Main Street on the west side of Center Street (1± acres). District 4. Council Use Permit and Site Plan Modification. This request will allow the development of a sport court at an existing charter school. PLN2012-00097. Earl Taylor, owner/applicant.

STAFF PLANNER: Jeff McVay

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 6 – 0 (Chair Carter absent)

- *3. **Z12-18 (District 3)** 1840 & 1910 South Stapley Drive. Located north of Baseline Road and west of Stapley Drive (17± acres). Rezone from LC to LI. District 3. This request will allow for the development of business park uses. DAZ3-Stapley LLC, owner; City Staff, applicant.

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval of rezone to PEP with conditions

Vote: 6 – 0 (Chair Carter absent)

- *4. **Z12-19 (District 6)** The 10000 to 10200 block of East Baseline Road. Located at the northeast corner of Crismon Road and Baseline Road (24.7± acres). District 6. Rezone from LC to LC BIZ (10.4± acres) and from LC BIZ to LC (14.3± acres) and Site Plan Review. This request will allow the development of a medical center. PLN2011-0039. Richard Richmond, Crismon Gateway LP owner; Bill Smith, Banner Health, applicant.

STAFF PLANNER: Jeff McVay

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

Vote: 6 – 0 (Chair Carter absent)

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

- *1. **GPMInor12-01** The 9800 through 10000 blocks of East McKellips Road (south side). Located at the southwest corner of McKellips Road and Crismon Road (40± acres). District 5. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from LDR 0-1 to LDR 1-2. This request will allow the development of a single-residential subdivision. (PLN2011-00285). US Development Land, LLC, owner; Ralph Pew, PLC, applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Continuance to May 16, 2012

P&Z Recommendation: Continued to June 20, 2012

Vote: 6 – 0 (Chair Carter absent)

- *2. **Z11-28** The 9800 through 10000 blocks of East McKellips Road (south side). Located at the southwest corner of McKellips Road and Crismon Road (40± acres). Rezone from RS-35 PAD to RS-15 PAD. This request will allow the development of a single-residential subdivision. PLN2011-00285. US Development Land, LLC, owner; Ralph Pew, PLC, applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Continuance to May 16, 2012

P&Z Recommendation: Continued to June 20, 2012

Vote: 6 – 0 (Chair Carter 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*