

Planning and Zoning Board



Hearing Agenda

RESULTS AGENDA

PUBLIC HEARING - WEDNESDAY, SEPTEMBER 17, 2014, 2014 - 4:00 P.M.

MESA CITY COUNCIL CHAMBERS – UPPER LEVEL

57 EAST FIRST STREET

VINCE DIBELLA – Chair	
SUZANNE JOHNSON – Vice Chair	LISA HUDSON
MICHAEL CLEMENT	SHELLY ALLEN
MICHELLE DAHLKE	STEVE IKEDA

Note: Items on this agenda which must be adopted by ordinance and/or resolution will be on a future City Council agenda. Anyone interested in attending the City Council public hearing should call the Planning Division at 480.644.2385 or review the City Council agendas on the City's website at www.mesaaz.gov to find the agenda on which the item(s) will be placed.

- A. CALL MEETING TO ORDER
- B. CONSIDER THE MINUTES FROM THE JULY 15, JULY 16, AUGUST 19, AUGUST 20 AND AUGUST 27, 2014 STUDY SESSIONS, REGULAR HEARINGS AND SPECIAL PUBLIC HEARING:
Board Decision: Minutes Approved (Vote: 6-0-1, Abstains: Boardmember Clement)
- C. TAKE ACTION ON ALL CONSENT ITEMS
- D. TAKE ACTION ON THE FOLLOWING ZONING CASES:
 - *1. **Z14-42 (District 6).** 7930 East Germann Road. Located east of Sossaman Road on the north side of Germann Road (19.2± acres). Site Plan Review. This request will allow for the development of a solar panel test site. (PLN2014-00242)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Board Decision: Approval with Conditions (Vote: 7-0)

- *2. **Z14-43 (District 2).** 448 North Greenfield Road. Located north of University Drive on the west side of Greenfield Road. (2.02 ± acres). Site Plan Modification. This request will allow the development of a two-story self-storage facility. (PLN2014-00357)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Board Decision: Approval with Conditions (Vote: 7-0)

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

- *1. **Z14-44 (District 2).** 5404 East Southern Avenue. Located east of Higley Road on the north side of Southern Avenue. (1.54 ± acres). Rezoning from OC BIZ to OC and Site Plan Modification. This request will allow the development of a veterinary office. (PLN2014-00358)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (Vote: 7-0)

- 2. **Z14-45 (District 6).** The 8400 block through 10800 block of East Elliot Road (north side). Located between Hawes Road and Signal Butte Road on the north side of Elliot Road to the Salt River Project transmission line easement approximately one-half mile to the north (1.5± sq. miles). Rezoning to create the Elliot Road Technology Corridor Planned Area Development Overlay. This request will establish a zoning overlay on the site to guide future development of employment uses. (PLN2014-00433)

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (Vote: 7-0)

F. **DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLATS:**

- *1. **Mulberry Marketplace (District 6).** The 10600 to the 10800 blocks of East Guadalupe Road (north side). Located at the northwest corner of Guadalupe and Signal Butte Roads (20± acres). Ali Fakih, Sustainability Engineering Group, applicant; Paul Dugas, Desert Vista Land Group, LLC, owner. (PLN2014-00422)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Board Decision: Approval with Conditions (Vote: 7-0)

G. REVIEW, DISCUSS AND MAKE A RECOMMENDATION TO THE CITY COUNCIL REGARDING THE FOLLOWING PROPOSED AMENDMENT TO THE MESA ZONING ORDINANCE:

1. Amending Section 11-41-7 of the Sign Ordinance regarding the use of banners when placed in the public right-of-way; attached to public street light and utility poles; and conveying messages related civic and cultural events, activities and programs.

Staff Planner: Gordon Sheffield, AICP CNUa

Staff Recommendation: Approval as Written

Board Recommendation: Approval as Written (Vote: 7-0)

H. HOLD A PUBLIC HEARING AND DISCUSS THE FOLLOWING MAJOR GENERAL PLAN AMENDMENTS:

1. **Case No. GPMajor14-01**

The northeast corner of McDowell and Higley Roads. Located between Higley & Recker Roads north of McDowell and south of the Loop 202 Red Mountain Freeway. (305 ± acres). District 5. General Plan Land Use Major Amendment from Business Park (BP) on 256± acres and Community Commercial (CC) on 49± acres to Mixed Use Residential (MUR) on 305± acres. (PLN2014-00169).

Staff Planner: Lisa Davis

Staff Recommendation: Continuance to the November 19, 2014 meeting

Board Decision: Continued to the November 19, 2014 meeting (Vote: 7-0)

Case No. GPMajor14-02

Northwest corner of Crismon Road and US 60 Freeway. Located between Hampton Avenue and US 60 Freeway on the west side of Crismon Road. (38± acres). District 6. General Plan Land Use Major Amendment from Business Park (BP) on 38± acres to Community Commercial (CC) on 13± acres and to Medium Density Residential 6-10 (MDR 6-10) dwelling units/per acre on 25± acres. (PLN2013-00134)

Staff Planner: Angelica Guevara

Staff Recommendation: Continuance to the November 19, 2014 meeting

Board Decision: Continued to the November 19, 2014 meeting (Vote: 7-0)

I. OTHER BUSINESS:

None.

J. ADJOURNMENT

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

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