



PLANNING AND ZONING BOARD AGENDA

**THIS MEETING HAS BEEN CANCELLED
DUE TO LACK OF A QUORUM**

PUBLIC HEARING - WEDNESDAY, SEPTEMBER 16, 2009 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

FRANK MIZNER, Chair

RANDY CARTER Vice Chair
BETH COONS
VINCE DIBELLA

CHELL ROBERTS
SCOTT PERKINSON

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the October 5, 2009 City Council meeting. At that time, City Council will establish October 19, 2009, 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 AUGUST 18, AND AUGUST 19, 2009 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 ZONING CASES:

1. **Z09-17 (District 6)** The 4800 through 5200 block of South Hawes Road. Located south of the Loop 202 Freeway on the east and west sides of the Hawes Road alignment including the southeast corner of the Hawes and Ray Road alignments (230± acres). District 6. Rezone from AG-AF to C-2 and PEP with a BIZ overlay and a Council Use Permit, and the establishment of the Gateway 202 Airpark Development Master Plan. This request will allow for the development of a high quality master planned Mixed Use Employment area with office, retail, hotel, and urban living components. 202 Holdings, owner; Stephen Earl, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

2. **Z09-18 (District 5)** The 6400 through 6600 block of East Redmont Drive (east side). Located west and north of the northwest corner of Power Road and Thomas Road (13± acres). District 5. Rezone from R1-9-DMP to R1-9-DMP-PAD, modification of the Red Mountain Ranch Development Master Plan, and Site Plan Review. This request will allow for the development of a gated custom home subdivision and four individual custom home lots. Shelby Futch, Divot Partners, owners; Jeff Welker, applicant.

STAFF PLANNER: Jeff McVay

Staff Recommendation: Continuance to October 21, 2009

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

Progress report on the Zoning Code Update including Telecommunication

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*