

Planning and Zoning Board

Hearing Agenda



RESULTS

PUBLIC HEARING - WEDNESDAY, FEBRUARY 19, 2014 - 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 **March 3, 2014** City Council meeting. At that time, City Council will establish **March 17, 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 JANUARY 14 AND JANUARY 15, 2014 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. **Z14-007 (District 1)** 860 North Riverview. Located west of Dobson Road and north of Rio Salado Parkway. (8.4± acres). Site Plan Review. This request will allow the development of a hotel and retail uses. BCY Limited Partnership, owner (PLN2014-00009)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (vote: 5-0, absent Boardmembers Hudson and Johnson)

2. **Z14-008 (District 1)** 1948 East McKellips Road. Located west of Gilbert Road on the north side of McKellips Road. (0.93± acres). District 1. Site Plan Modification. This request will allow the redevelopment of drive-thru restaurant. Glenwood Development Co. LLC, owner; Stephen C. Earl, Earl, Curley & Legarde, PC, applicant. (PLN2013-00617)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (vote: 5-0, absent Boardmembers Hudson and Johnson)

- *3. **Z14-009 (District 2)** 5215 East Southern Avenue. Located east of Higley Road on the south side of Southern Avenue. (.99± acres). Site Plan Modification. This request will allow the development of a commercial building. Zahara Office Mesa, LLP; Michael Jorgensen, Cawley Architects, applicant. (PLN2013-00599)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (vote: 5-0 absent Boardmembers Hudson and Johnson)

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

1. **Z14-011 (District 3)** Located at the northwest corner of Dobson Road and Broadway Road. (2.14± acres). Site Plan Review and Special Use Permit to allow a vehicle service station. This request will allow the development of a retail store and vehicle service station. DRA/LC, LLC, owner; Juan Romero, Quiktrip, owner. (PLN2013-00620)

Staff Planner: Jason Sanks

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (vote: 5-0, absent Boardmembers Hudson and Johnson)

- *2. **Z14-003 (District 4)** 345 South Shouse Street. Located west of the northwest corner of Broadway Road and Gilbert Road. (1 ± acre). Rezone from RM-3 to RM-3-BIZ and Site Plan Modification. This request will allow the development of a multi-residence townhome development. One Green Development, owner; James Babos, applicant. (PLN2013-00561)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (vote: 5-0, absent Boardmembers Hudson and Johnson)

3. **Z14-006 (District 2)** 5656 East Albany Street (north side). Located north and east of North 56th Street and East Main Street. (32± acres). Rezone from RS-9 AS to RSL2.5 PAD. This request will allow the development of a single-residence subdivision. Dreamland Golf Limited Partnership LLP, owner; Greg Davis, Iplan Consulting, applicant. (PLN2013-00526)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (vote: 3-1-1, nay Boardmember Di Bella, abstain Vice Chair Coons, absent Boardmembers Hudson and Johnson)

- *4. **Z14-013 (District 6)** The 8600 block of East Desert Lane (south side) and the 8600 block of East Medina Avenue (north side). Located east of Hawes Road and south of Baseline Road. (7.2± acres). Rezone from AG to RSL4.5-PAD. This request will allow the development of single residences. (PLN2013-00616)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (vote: 5-0, absent Boardmembers Hudson and Johnson)

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

1. **GPMInor14-003 (District 5)** 529 South Hawes Road. Located south of Broadway Road on the east side of Hawes Road. (3.4± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from MDR 6-10 to MDR 10-15. This request will allow the development of townhomes. Balmoral Equities, LLP, owner; Sandra Welty, SW Land Services, LLC, applicant. (PLN2013-00619)

Staff Planner: Jason Sanks

Staff Recommendation: Adoption

Board Recommendation: Adoption (vote: 5-0, absent Boardmembers Hudson and Johnson)

2. **Z14-010 (District 5)** 529 South Hawes Road. Located south of Broadway Road on the east side of Hawes Road. (3.4± acres). Rezoning from R-3-PAD to R-3-PAD and Site Plan Modification. This request will allow the modification of the proposed residential development and the associated PAD Ordinance. Balmoral Equities, LLP, owner; Sandra Welty, SW Land Services, LLC, applicant. (PLN2013-00619)

Staff Planner: Jason Sanks

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (vote: 5-0, absents Boardmembers Hudson and Johnson)

3. **GPMInor14-004 (District 2)** 6350 East Main Street. Located east of Recker Road on the north side of Main Street. (0.63± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from CC to MUR. This request will allow the redevelopment of a commercial building. Granite Reef, Inc., owner; Lindsay Schube, Withey Morris, PLC., applicant. (PLN2013-00618)

Staff Planner: Jason Sanks

Staff Recommendation: Adoption

Board Recommendation: Adoption (vote: 4-0, absent Boardmembers Clement, Hudson and Johnson)

4. **Z14-012 (District 2)** 6350 East Main Street. Located east of Recker Road on the north side of Main Street. (0.63± acres). Rezone from LC to LI-BIZ. This request will allow the redevelopment of a commercial building. Granite Reef, Inc., owner; Lindsay Schube, Withey Morris, PLC., applicant. (PLN2013-00618)

Staff Planner: Jason Sanks

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (vote: 4-0, absent Boardmembers Clement, Hudson and Johnson)

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

1. **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: Approve as Written

Board Recommendation: Approval with Conditions (vote: 3-1-1, nay Boardmember Arnett, absent Boardmembers Clement, Hudson and Johnson)

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

- *1. **3FOUR5 Villas (District 4)** 345 South Shouse Street. Located west of the northwest corner of Broadway Road and Gilbert Road. (1 ± acre). This request will allow the development of a multi-residence townhome development. One Green Development, owner; James Babos, applicant. (PLN2013-00561)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (vote: 5-0, absent Boardmembers Hudson and Johnson)

2. **Farnsworth (District 2)** 5656 East Albany Street (north side). Located north and east of North 56th Street and East Main Street. (32± acres). This request will allow the development of a single-residence subdivision. Dreamland Golf Limited Partnership, LLP, owner; Greg Davis, Iplan Consulting, applicant. (PLN2013-00526)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (vote: 3-1-1, nay Boardmember Di Bella, abstain Vice Chair Coons, absent Boardmembers Hudson and Johnson)

3. **Casa Sole Vita (District 5)** 529 South Hawes Road. Located south of Broadway Road on the east side of Hawes Road. This request will allow the modification of the proposed residential development. Balmoral Equities, LLP, owner; Sandra Welty, SW Land Services, LLC, applicant. (PLN2013-00619)

Staff Planner: Jason Sanks

Staff Recommendation: Approval with conditions

Board Decision: Approved with Conditions (vote: 5-0, absent Boardmembers Hudson and Johnson)

- *4. **Mission Heights (District 2)** 8635 East Desert Lane (south side). Located west of the Loop 202 San Tan Freeway, east of Hawes Road, south of Baseline Road and north of Guadalupe Road. (7.2 ± acres). This request will allow the development of a single-residence subdivision. Brighton Companies, LLC., owner; Sean Lake, Pew & Lake PLC, applicant. (PLN2013-00533)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with conditions

Board Decision: Approved with Conditions (vote: 5-0, absent Boardmembers Hudson and Johnson)

- *5. **Pacific Proving Grounds North DU2 Phase 1 (District 6)** The 5300 to the 5800 blocks of South Crismon Road alignment (west side). Located east of Ellsworth Road, south of Ray Road, west of Crismon Road alignment and north of the future SR24 alignment. (164.5 ± acres). This request will allow the development of a single-residence subdivision. PPGN-Ray LLLP and PPGN-Core LLLP, Owner; Susan E. Demmitt, Withey Morris, PLC, applicant. (PLN2013-00622)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with conditions

Board Decision: Approved with Conditions (vote: 5-0, absent Boardmembers Hudson and Johnson)

- *6. **Parcel 13 at Mountain Bridge (District 5)** The 8900 to 9000 blocks of East McKellips Road (south side). Located west of Ellsworth Road south of McKellips Road (south side). (11.5± acres). This request will allow the development of a single-residence subdivision. Pinnacle Ridge Holdings, LLC., owner; Darrell D. Smith, Wood, Patel & Associates, Inc., applicant. (PLN2014-00088)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (vote: 5-0, absent Boardmembers Hudson and Johnson)

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