

MINUTES OF PUBLIC HEARING HELD JAN. 15, 2014

Planning and Zoning Board

RANDY CARTER- Chair

Hearing Agenda

BETH COONS- Vice Chair LISA HUDSON

PUBLIC HEARING - WEDNESDAY, January 15TH, 2014 - 4:00 P.M.

BRAD ARNETT SUZANNE JOHNSON

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

VINCE DIBELLA MICHAEL CLEMENT

RESULTS

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the **February 10, 2014** City Council meeting. At that time, City Council will establish **February 24, 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 DECEMBER 10TH AND DECEMBER 11ST, 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 MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

*1. **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

Staff Planner: Kim Steadman

Staff Recommendation: Continuance to the February 19, 2014 meeting

Board Recommendation: Continue to the February 19, 2014 meeting (vote: 7 – 0) Planning & Zoning Board Agenda Date: January 15th, 2014

2. **Z14-004 (District 5)** 4004 East Hermosa Vista Drive (north side). Located south and east of McDowell Road and Val Vista Drive. (12.7± acres). Rezone from RS-35 to RS-35-PAD and Site Plan Review. This request will allow the development of a single-residence subdivision.

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (vote: 6-0-1, abstain Vice Chair Coons)

*3. **Z14-005 (District 2)** 5656 East Albany Street (north side). Located north and east of North 56th Street and East Main Street. (32± acres). Rezone from Maricopa County R1-8 SC to City of Mesa RS-9 AS. This request will establish City of Mesa zoning on previously annexed property.

Staff Planner: Lesley Davis

Staff Recommendation: Continuance to the February 19, 2014 meeting

Board Recommendation: Continue to the February 19, 2014 meeting (vote: 6-0-1, abstain Vice Chair Coons)

*4. **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.

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Board Recommendation: Continue to the February 19, 2014 meeting (vote: 6-0-1, abstain Vice Chair Coons)

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

1. **GPMInor14-001 (District 6)** 2836 South Signal Butte Road (west side). Located on the southwest corner of Signal Butte Road and Guadalupe Road. (12.5± acres.) Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from NC (8± acres) and MDR 4-6 (4± acres) to CC. This request will allow the development of a retail store and a fueling station.

Staff Planner: Kim Steadman

Staff Recommendation: Withdrawn

2. **Z14-001 (District 6)** 2836 South Signal Butte Road (west side). Located at the southwest corner of Signal Butte Road and Guadalupe Road. (12.5± acres). Rezone from AG to LC, Site Plan Review, and a Special Use Permit. This request will allow the development of a retail store and a fueling station.

Planning & Zoning Board Agenda Date: January 15th, 20143

Staff Planner: Kim Steadman

Staff Recommendation: Withdrawn

3. **GPMInor14-002 (District 1)** 3200 to 3300 blocks of East McKellips Road (north side) and the 2000 to 2100 blocks of North 32nd Street (east side). Located at the northeast corner of McKellips Road and 32nd Street. (37.07± acres.) Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from PSP to LDR1-2. This request will allow single-residence development.

Staff Planner: Jason Sanks

Staff Recommendation: Adoption

Board Recommendation: Adoption (vote: 6-0-1, abstain Boardmember Hudson)

4. **Z14-002 (District 1)** 3200 to 3300 blocks of East McKellips Road (north side) and the 2000 to 2100 blocks of North 32nd Street (east side). Located at the northeast corner of McKellips Road and 32nd Street. Rezone 4± acres from LC to RS-35-PAD and rezone 33.07± acres from AG to RS-35-PAD and Site Plan Review. This request will allow the development of a single-residence subdivision.

Staff Planner: Jason Sanks

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with conditions (vote: 6-0-1, abstain Boardmember Hudson)

E. 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.

Staff Planner: Kim Steadman

Staff Recommendation: Continuance to the February 19th, 2014 meeting.

Board Decision: Continued to the February 19, 2014 meeting (vote: 7 – 0)

*2. **Armstrong Citrus Property (District 5)** 4004 East Hermosa Vista Drive (north side). Located south and east of McDowell Road and Val Vista Drive. (12.7± acres). This request will allow the development of a single-residence subdivision.

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Board Decision: Approval with Conditions (vote: 6-0-1, abstain Vice Chair Coons) Planning & Zoning Board Agenda Date: January 15th, 2014

*3. **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.

Staff Planner: Lesley Davis

Staff Recommendation: Continuance to the February 19, 2014 meeting.

Board Decision: Continue to the February 19, 2014 meeting (vote: 6-0-1, abstain Vice Chair Coons)

4. **Estates at 32nd Street (District 1)** 3200 to 3300 blocks of East McKellips Road (north side) and the 2000 to 2100 blocks of North 32nd Street (east side). Located at the northeast corner of McKellips Road and 32nd Street. This request will allow the development of a single-residence subdivision.

Staff Planner: Jason Sanks

Staff Recommendation: Adoption

Board Decision: Approval with conditions (vote: 6-0-1, abstain Boardmember Hudson)

***5. Mesa Spring Training and Riverview Park Subdivision (District 1)** 2100 West 8th Street. Located west of Dobson Road and south of the Loop 202 Red Mountain Freeway (170± acres).

Staff Planner: Lesley Davis

Staff Recommendation: Approval with conditions

Board Decision: Approval with conditions (vote: 7 – 0)

***6. Leawood (District 2)** 4125 East Southern Avenue (south side). Located west of the SWC of Southern Avenue and Greenfield Roads. (6.2 ± acres). This request will allow the development of a single-residence subdivision.

Staff Planner: Lesley Davis

Staff Recommendation: Approval with conditions

Board Decision: Approval with conditions (vote: 7 – 0)

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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