

Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

Chair Michelle Dahlke
Vice Chair Dane Astle
Boardmember Jessica Sarkissian
Boardmember Tim Boyle
Boardmember Shelly Allen
Boardmember Jeffrey Crockett
Boardmember Deanna Villanueva-Saucedo

Wednesday, January 8, 2020

4:00 PM

Council Chambers - Upper Level

Consent Agenda - All items listed with an asterisk (*) will be considered as a group by the Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen requests, in which the item will be removed from the consent agenda, prior to the vote, and considered as a separate item.

Items on this agenda that 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.

Call meeting to order.

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a [PZ 20001](#) Minutes from the December 11, 2019 study sessions and regular hearing.**

3 Take action on the following zoning cases:

- *3-a** **PZ 20002** **ZON19-00711 District 4.** 1956 East Southern Avenue. Located at the northwest corner of Southern Avenue and Gilbert Road. (1.2± acres). Site Plan Review; and Special Use Permit. This request will allow for the development of a convenience store and associated fuel station. Jon Naut, Quik Trip Corporations, applicant; Redlands, LLC, owner.
- Planner: Wahid Alam**
Staff Recommendation: Approval with conditions
- *3-b** **PZ 20003** **ZON19-00792 District 6.** Within the 1300 block of South Signal Butte Road (west side) and the 10700 block of East Hampton Avenue (north side). Located south of Southern Avenue on the west side of Signal Butte Road. (1.2± acres). Site Plan Review. This request will allow for the development of a restaurant with drive-thru. Andrew Whisler, Kimley-Horn, applicant; MVM Shopping Center LLC, owner.
- Planner: Ryan McCann**
Staff Recommendation: Approval with conditions
- *3-c** **PZ 20004** **ZON19-00848 District 6.** Within the 9300 through 9500 blocks East Cadence Parkway (north and east side). Located east of Ellsworth Road and south of Ray Road. (17± acres). Site Plan Review. This request will allow a multi-residential development within the Cadence at Gateway Community. Susan Demmitt, Gammage and Burnham, PLC, applicant; PPGN-Ellsworth, LLLP, owner.
- Planner: Lesley Davis**
Staff Recommendation: Continue to January 22, 2020

4 Discuss and make a recommendation to the City Council on the following zoning cases:

- *4-a** **PZ 20005** **ZON19-00706 District 5.** Within the 2400 block of North Val Vista Drive (east side). Located south of McDowell Road on the east side of Val Vista Drive. (4.6± acres). Rezoning from RS-35 to RS-35 PAD; and Site Plan Review. This request will allow for the development of a single residence subdivision. Joe Burke, Allen Consulting Engineers, applicant; NuSash Investments, owner.
(Continued from December 11, 2019)

Planner: Kellie Rorex

Staff Recommendation: Tabled

- *4-b** **PZ 20006** **ZON19-00710 District 6.** Within the 7000 to 7600 blocks of East Guadalupe Road (south side) and within the 2800 through 3100 blocks of South Sossaman Road (west side). Located south of Guadalupe Road and west of Sossaman Road. Rezone from NC-PAD to RS-6-PAD (6.7± acres); and modification of an existing PAD (213.7± acres). This request will allow for the development of a single-residence subdivision. Sean B. Lake, Pew & Lake, PLC, applicant; B & K Land & Investment Co., owner. **(Companion case to preliminary plat “Desert Place at Morrison Ranch”, associated with item *5-a).**
(Continued from December 11, 2019)

Planner: Evan Balmer

Staff Recommendation: Continue to January 22, 2020

- *4-c** **PZ 20007** **ZON19-00805 District 6.** Within the 10600 to 10800 blocks of East Williams Field Road (south side), within the 6000 to 6200 blocks of South Signal Butte Road (west side), within the 6200 to 6400 blocks of South Signal Butte Road (east side) and within the 10800 to 11100 blocks of the East Underwood Avenue alignment (south side). Located on the southwest corner of Williams Field Road and Signal Butte Road and south of Williams Field Road on the east side of Signal Butte Road. (33± acres). Modifying portions of an approved zoning district designations with a PAD overlay in the Destination at Gateway PAD. Specifically, rezoning from RS-9-PAD, RSL-2.5-PAD, and RM-2-PAD to LC-PAD, RM-3-PAD, and RSL-4.5-PAD with major modifications to the PAD overlay; and Site Plan Review. Also consider the preliminary plat for “Destination at Gateway - Parcel 15”. This request will allow for major modifications to Destination at Gateway PAD. Sean Lake, Pew & Lake, PLC, applicant; Signal Butte 24, LLC, owner. **(Companion case to preliminary plat “Destination at Gateway Parcel 15”, associated with item *5-b)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-d** **PZ 20008** **ZON19-00834 District 4.** 1102 East University Drive. (0.46± acres). Located west of Stapley Drive on the north side of University Drive. Rezone from RM-4 to NC; and Site Plan review. This request will allow for the expansion of existing personal services (hair salons) within an existing building. Nicole Posten-Thompson, On-Pointe Architecture, applicant; 1102 E University LLC, owner.

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

5 **Discuss and take action on the following preliminary plats:**

- *5-a** **PZ 20009** **“Desert Place at Morrison Ranch” District 6.** Within the 7000 to 7600 blocks of East Guadalupe Road (south side) and within the 2800 through 3100 blocks of South Sossaman Road (west side). Located south of Guadalupe Road and west of Sossaman Road. Preliminary Plat. (6.7± acres). Sean B. Lake, Pew & Lake, PLC, applicant; B & K Land & Investment Co., owner. **(Companion case to ZON19-00710, associated with item *4-b).**
(Continued from December 11, 2019)

Planner: Evan Balmer

Staff Recommendation: Continue to January 22, 2020

- *5-b PZ 20010 “Destination at Gateway Parcel 15” District 6.** Within the 10600 to 10800 blocks of East Williams Field Road (south side), within the 6000 to 6200 blocks of South Signal Butte Road (west side), within the 6200 to 6400 blocks of South Signal Butte Road (east side) and within the 10800 to 11100 blocks of the East Underwood Avenue alignment (south side). Located on the southwest corner of Williams Field Road and Signal Butte Road and south of Williams Field Road on the east side of Signal Butte Road. (33± acres). Preliminary Plat. Sean Lake, Pew & Lake, PLC, applicant; Signal Butte 24, LLC, owner. **(Companion case to ZON19-00805, associated with item *4-c)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Items not on the Consent Agenda

6 Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:

- 6-a PZ 20011 ZON19-00954 District 5.** Within the 5600 to 6000 blocks of East Thomas Road (north side) and within the 3600 to 4000 blocks of North Recker Road (west side). Located north of Thomas Road and west of Recker Road. (109.8± acres). Minor General Plan amendment to change the Character Type from Parks to Neighborhood. This request will allow for the development of a single-residence subdivision. Desert Vista 100, LLC, applicant; City of Mesa, owner. **(Companion case to ZON19-00806 and Preliminary Plat “Reserve at Red Rock”, associated with items 6-b and 6-c)**

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

- 6-b PZ 20012 ZON19-00806 District 5.** Within the 5600 to 6000 blocks of East Thomas Road (north side) and within the 3600 to 4000 blocks of North Recker Road (west side). Located north of Thomas Road and west of Recker Road. (109.8± acres). Rezone from PS to RS-6-PAD and RS-7-PAD. This request will allow for the development of a single-residence subdivision. Desert Vista 100, LLC, applicant; City of Mesa, owner. **(Companion case to ZON19-00954 and Preliminary Plat “Reserve at Red Rock”, associated with items 6-a and 6-c)**

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

- 6-c** **PZ 20013** **“Reserve at Red Rock” District 5.** Within the 5600 to 6000 blocks of East Thomas Road (north side) and within the 3600 to 4000 blocks of North Recker Road (west side). Located north of Thomas Road and west of Recker Road. (109.8± acres). Preliminary Plat. Desert Vista 100, LLC, applicant; City of Mesa, owner. **(Companion case to ZON19-00954 and ZON19-00806, associated with items 6-a and 6-b)**
Planner: Evan Balmer
Staff Recommendation: Approval with conditions

7 Adjournment.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.