



**CITY OF
MESA**

Great People, Quality Service!

**PLANNING
AND ZONING
AGENDA**

PUBLIC HEARING - THURSDAY, OCTOBER 21, 2004 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

MIKE COWAN - Chair

BARBARA CARPENTER, Vice Chair
PAT ESPARZA
ALEX FINTER

RICH ADAMS
BOB SAEMISCH
FRANK MIZNER

Note: Items on this agenda which must be adopted by Ordinance, will be introduced at a future City Council meeting. At that time, Council will establish a public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. For specific times and dates please call the Planning Division at 480-644-2385.

- A. CONSIDER THE MINUTES OF THE SEPTEMBER 16, 2004 MEETING:
- B. CONSIDER THE MINUTES FOR GENERAL PLAN AMENDMENTS GPMAJOR04-01, GPMAJOR04-02, AND GPMAJOR04-03 HELD ON SEPTEMBER 16, 2004:
- C. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF ALL CONSENT AGENDA ITEMS:

All items listed with an asterisk (*) 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.

- D. CONSIDER THE FOLLOWING GENERAL PLAN AMENDMENTS AND RELATED ZONING CASE:

- 1. **GPMInor04-08 (District 6)** The 3600 to 4200 Blocks of South Signal Butte Road (east side) and 10800 to 11200 Blocks of East Elliot Road (south side). Located at the southeast corner of Signal Butte Road and Elliot Road (240 ac). Proposed change to the General Plan Land Use Map from Medium Density Residential 2-4 dwelling units per acre (MDR 2-4) to Medium Density Residential 4-6 dwelling units per acre (MDR 4-6).

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Continuance to the November 18, 2004 Meeting.

2. **GPMInor04-09 (District 6)** The 7600 to 7800 Blocks of East Baseline Road (north side). Located north of Baseline Road and east of Sossaman Road (8.7 ac). Proposed change to the General Plan Land Use Map from Neighborhood Commercial (NC) to High Density Residential 10-15 dwelling units per acre (HDR 10-15). Baseline Sossaman II Partnership, Charles Clausen, owner; Del Pueblo Homes, Elizabeth Ross, applicant. **COMPANION CASE – Z04-99.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

3. **Z04-99 (District 6)** The 7600 to 7800 Blocks of East Baseline Road (north side). Located north of Baseline Road and east of Sossaman Road (8.7 ac). Rezone from C-1 to R-3-PAD and Site Plan Review. This request is to allow for a townhouse/condominium development. Baseline Sossaman II Partnership, Charles Clausen, owner; Del Pueblo Homes, Elizabeth Ross, applicant. **COMPANION CASE – GPMInor04-09.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

E. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF THE FOLLOWING ZONING CASES:

- *1. **Z04-54 (District 6)** 10550 East Baseline Road. Located north of Baseline Road and west of Signal Butte Road (56± ac.). Site Plan Modification. This request is to allow for the realignment of an existing driveway at Mesa Market Place. Frank Buonauro, owner; W. Ralph Pew, applicant. **CONTINUED FROM THE JULY 15, AUGUST 19, 2004 AND SEPTEMBER 16, 2004 MEETINGS.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Withdrawn at the applicant's request.

- *2. **Z04- 80 (District 6)** Southwest corner of Southern Road and Crismon Road (1.15 ac). Site Plan Review. This request is to allow for the development of a bank. Southern & Crismon Road Property II, owner (J. White); Paul Gilbert, Applicant. **CONTINUED FROM THE SEPTEMBER 16, 2004 MEETING.**

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- *3. **Z04-89 (District 6)** The 4300 Block of East Southern Avenue (south side). Located south and west of Southern Avenue and Greenfield Road (1.86 ac.). Site Plan Modification. This request is for the development of a neighborhood commercial building. Paul Mathews, Lexon Developer Services, LLC, owner; Mark Bowker, K&I Architects, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

- *4. **Z04-90 (District 3)** The 450 Block of West Holmes Avenue. Located west of Country Club Road and north of US 60 (2.4). Rezone from C-2 BIZ to C-2 and Site Plan Modification. This request is to allow the development of a church. Rajeshwar Sharma, owner; Vincent P. DiBella, applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- *5. **Z04-91 (District 6)** The 1200 Block of South Greenfield Road (west side). Located south and west of Southern Avenue and Greenfield Road (1.72 ac.). Site Plan Modification. This request is for the development of a neighborhood commercial building. Paul Mathews, Lexon Developer Services, LLC, owner; Mark Bowker, K&I Architects, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

- *6. **Z04-92 (District 6)** 4704 East Southern Avenue. Located north and east of Southern Avenue and Greenfield Road (2.2 ac.). Rezone from AG to O-S PAD and Site Plan Review. This request is for the development of office buildings. James Hold, owner; Daniel Brock, applicant. Also consider the preliminary plat

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

- *7. **Z04-93 (District 4)** The 100 – 400 Block of West Baseline Road (north side). Located north of Baseline Road and east of Country Club Drive (32.82 ac). Site Plan Modification. This request is to allow for the development of a commercial shopping center. John E. Clarke / Wal-Mart Stores, Inc., owner; Sean B. Lake, Pew & Lake, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- *8. **Z04-94 (District 4)** 1511 South Mesa Drive. Located north of the Superstition Freeway and east of Mesa Drive (2.39 ac). Rezone from R1-6 to C-1 and Site Plan Review. This case is to allow for the development of a retail center. Venancio Macias, owner; Robert Gomez, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

9. **Z04-95 (District 4)** The 1100 block of West Birchwood Avenue. Located east of Alma School Road and north of Broadway Road (0.79 ac). Council Use Permit and Site Plan Review. This request is to allow for the development of a recycling center. E.W. Buehner, Jonathon Buehner, owners; Ralph Pew, Pew and Lake, PLC, applicant.

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

- *10. **Z04-96 (District 5)** The 3600 Block of North Power Road (west side). Located north of Thomas Road and west of Power Road (5.5 ac). Rezone from C-2-DMP to C-2-PAD-DMP and Site Plan Modification. This case is to allow for the development of an office condominium complex. Brendan Lundy / SPB Commercial, LLP, owner; Erik Peterson / Peterson Architecture, applicant. Also consider the Preliminary Plat for "Zahara at Las Sendas"

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

11. **Z04-97 (District 5)** The 4200 Block of East Brown Road (north side). Located west of Greenfield Road and north of Brown Road (1.17 ac). Site Plan Modification. This request is to allow development of an office building. David Gillette, FCF UTAH, LLC, owner; Allen Willis, Amberwood Homes, applicant. Also consider the preliminary plat.

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

- *12. **Z04-98 (District 6)** The 10700 Block of East Pecos Road (north side). Located north and west of Pecos Road and the Signal Butte Road alignment (40 ac.). Rezone from R1-43 to M-1. This request is to bring the existing zoning into conformance with the General Plan. Dave Jarvis, owner; Wayne Balmer, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

- *13. **Z04-100 (District 6)** 6136 East Auto Loop Avenue. Located south and west of Southern Avenue and Superstition Springs Boulevard (5.7 ac.). Rezone from M-1 to M-1 BIZ. This request is for the development of a four story parking facility. Kent C. Earle, owner; Richard Cartell, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Continuance to the November 18, 2004 Meeting.

- *14. **Z04-101 (District 4)** 1152 East Broadway Road. Located at the northwest corner of Broadway Road and Stapley Drive (0.5 ac ±). Rezone from C-1 and R-2 to C-1 and Site Plan Review. This request is to allow for the development of a retail building. Ken Crane, owner; Tim Rasnake (Archicon), applicant. Also consider the preliminary plat "Preliminary Plat for Retail Building"

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

F. CONSIDER THE FOLLOWING MAJOR GENERAL PLAN AMENDMENT:

1. **GPMajor04-01** Proposed General Plan Land Use Amendment: From Mixed Use/ Residential (30 % at 15+ du/ac) to Medium Density Residential 2-4 (2-4 du/ac), Medium Density Residential 6-10 (6-10 du/ac), High Density Residential 10-15 (10-15 du/ac), Office and Community Commercial for approximately 314.5 ± acres generally located south of Thomas Road between Val Vista Drive and Lehi Road. Various owners; Paul Gilbert; Beus Gilbert PLLC, applicant. **CONTINUED FROM THE SEPTEMBER 16, 2004 MEETING.**

STAFF PLANNER: Wahid Alam

Staff Recommendation: Denial.

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