



**PLANNING  
AND ZONING  
AGENDA  
Revised 6/14/05**

**PUBLIC HEARING - THURSDAY, JUNE 16, 2005 - 4:00 P.M.**

**CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET**

MIKE COWAN - Chair	
BARBARA CARPENTER, Vice Chair	RICH ADAMS
PAT ESPARZA	BOB SAEMISCH
ALEX FINTER	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 MAY 19, 2005 MEETING:
- B. CONSIDER THE MINUTES OF THE MAY 26, 2005 MEETING:
- 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. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF THE FOLLOWING ZONING CASES:

- \*1. **Z05-56 (District 6)** The 8400 Block of East Broadway Road (south side). Located at the southeast corner of Broadway Road and Hawes Road (9.4 ac). Rezone from C-2 to R-2 PAD BIZ and site plan review. This request is to allow the development of two and three story single-family detached residences. Michael Cawley, Mt. Baldy Ltd. Partnership, owner; Sean Lake, Pew & Lake, PLC, applicant. Also consider the preliminary plat. **CONTINUED FROM THE MAY 19, 2005 MEETING.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions.

2. **Z05-58 (District 1)** 2245 North Center Street (east side). Located north of the northeast corner of McKellips Road and Center Street (6.5 ± ac). Rezone from R1-43 to R1-9 PAD and site plan review. This request is to allow for the development of a residential subdivision. Nancy Mahr, owner; Kenneth Caldwell, applicant. Also consider the preliminary plat "Pasadena Estates". **CONTINUED FROM THE MAY 19, 2005 MEETING.**

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

3. **Z05-60 (District 2)** The 1600-1700 blocks of South Val Vista Drive (west side). Located at the northwest corner of Val Vista Drive and Baseline Road (14.3 ac. ±) Site Plan Review. This request is for a retail tenant building and future commercial / retail development. Mike Clements, owner; Paul Gilbert, applicant.

STAFF PLANNER: Kim Steadman

Staff Recommendation: Approval with Conditions.

- \*4. **Z05-61 (District 6)** The 3600 - 4200 blocks of South Mountain Road (west to the Signal Butte Road alignment) excluding parcels 304-33-003B/C. (225 ac.) Rezoning from County Rural 43 and R1-8 PD to City R1-43 and R1-9 Establishment of city zoning. William Ring, GBGM 240 Limited Partnership LLLP, owner; City of Mesa, applicant.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval with Conditions.

- \*5. **Z05-62 (District 6)** Northeast corner of Signal Butte Road and Elliot Road (108.43 ac.) Rezone from R1-43 to PF (Public Facility) and site plan review. This request is for the development of a City of Mesa water treatment facility. City of Mesa, owner; Carrie Hinson, City of Mesa, applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- \*6. **Z05-63 (District 3)** 1720 West Broadway Road (north side). Located north and east of Broadway Road and Dobson Road (15.5 ac. ±) Rezone from M-1 to M-1PAD and site plan modification. This request is for a light industrial and retail complex. Broadway Mesa Commons, LLC (Robert Nutall, Manager), owner; Bob Saemisch, Saemisch & DiBella Architects, applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- \*7. **Z05-64 (District 6)** The 400-500 block of South Hawes Road (east side). Located south and east of Broadway Road and Hawes Road (3.35 ac. ±) Modification of a previously approved PAD overlay and site plan review. This request is to allow for individual residential building ownership. John Bellerose, owner; Randy Carter, applicant. Also consider the preliminary plat.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

8. **Z05-65 (District 6)** The 2850-2900 block of South Power Road (east side). Located north and east of Guadalupe Road and Power Road (2.3 ac ±) Rezone from R1-7 (conceptual C-2) to C-2. This request is to allow for the development of a gas station with a convenience store. Karl Kohlhoff, owner; Craig Boswell, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Denial.

- \*9. **Z05-66 (District 6)** 11611 and 4011 South Power Road (east side). Located south and east of Elliot Road and Power Road (24.73 ac.) Rezone from R1-43 to C-2 and M-1. This request is to bring the existing zoning into conformance with the Mesa 2025 General Plan. Joe Vertuccio, owner; Wayne Balmer, City of Mesa, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

- \*10. **Z05-67 (District 6)** 18515, 18525, 18501 East Ray Road (south side). Located south and east of Ray Road and Power Road (3.43 ac.) Rezone from R1-43 to C-2. This request is to bring the existing zoning into conformance with the Mesa 2025 General Plan. City of Mesa, owner; Wayne Balmer, City of Mesa, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

- \*11. **Z05-68 (District 6)** 14031 South 185<sup>th</sup> Street (east side). Located south and east of Ray Road and Power Road (1.2 ac.) Rezone from R1-43 to C-2. This request is to bring the existing zoning into conformance with the Mesa 2025 General Plan. Craig and Vickilyn VanSickle, owner; Wayne Balmer, City of Mesa, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

- \*12. **Z05-69 (District 5)** The 2900 block of North Sericin (east side). Located north and west of McDowell Road and Power Road (1.04 ac ±). Rezone from C-2 to R-2 PAD and site plan review. This request is to allow for the development of a residential subdivision. Robert L. Schultz, owner; Gary Johnson, Archicon, L.C., applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with Conditions.

E. CONSIDER THE FOLLOWING PRELIMINARY PLATS:

- \*1. The 10800 Block of East Guadalupe Road (south side) (**District 6**). East of Signal Butte Road, south of Guadalupe Road (47.82 ac.). This request is to allow for the development of Unit 6 in the Sunland Springs Village Development Master Plan. Craig Ahlstrom, owner/applicant. Consider the preliminary plat of "Sunland Springs Village Unit 6."

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- \*2. 116 South Dobson (west side) (**District 3**). West side of Dobson Road, south of Main Street (6.13 ac.). This request is to allow for the Dobson Plaza parcel to be subdivided into three parcels. Dobson Plaza L.L.C., owner; David S. Klein, applicant. Consider the preliminary plat of "Dobson Plaza."

STAFF PLANNER: Amy Veith

Staff Recommendation: Approval with Conditions.

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