



**PLANNING
AND ZONING
AGENDA**
Revised 4/18/07

PUBLIC HEARING - THURSDAY, APRIL 19, 2007 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RICH ADAMS, Chair

ALEX FINTER, Vice Chair
KEN SALAS
RANDY CARTER

FRANK MIZNER
JARED LANGKILDE
PAT ESPARZA

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the May 7, 2007 City Council meeting. At that time, City Council will establish May 21, 2007, 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.cityofmesa.org 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 OF THE MARCH 22, 2007 REGULAR MEETING, AND THE STUDY SESSION MINUTES OF MARCH 20, 2007 AND MARCH 22, 2007.

CONSENT AGENDA

- B. TAKE ACTION ON ALL CONSENT 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. 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. CONSIDER THE FOLLOWING GENERAL PLAN AMENDMENTS AND RELATED ZONING CASES:

1. **GPMInor07-04 (District 6)** The 1300 to 1500 block of South Sossaman Road (west side). Located south of Southern Avenue and west of Sossaman Road (19.98± ac.). Minor General Plan Amendment to change the General Plan Land Use Map from Business Park (BP) to Community Commercial (CC). John D. Kothe, Vice President of T. Wall Properties Arizona L.L.C. manager of Superstition Springs Commerce Park,

LLC, owner; Steven Ybarra, applicant. **COMPANION CASE Z07-30.**

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval.

2. **Z07-30 (District 6)** The 1300 to 1500 block of South Sossaman Road (west side). Located south of Southern Avenue and west of Sossaman Road (34.5± ac.). Site Plan Modification, Modification of the Superstition Springs Development Master Plan, and rezone the eastern portion of the site from M-1-PAD-DMP to C-2-PAD-DMP. This request will allow for the development of a Costco, an industrial park and a future retail development. John D. Kothe, Vice President of T. Wall Properties Arizona L.L.C. manager of Superstition Springs Commerce Park, LLC, owner; Steven Ybarra, applicant. Also consider of the preliminary plat "Costco Wholesale and Superstition Commerce Park". **COMPANION CASE GPMInor07-04.**

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

3. **GPMInor07-05 (District 6)** The 1200 block of South Sossaman Road (west side). Located southwest of Southern Avenue and Sossaman Road (5± ac.). Minor General Plan Amendment to change the General Plan Land Use Map from Business Park (BP) to Neighborhood Commercial (NC). Michael A. DeBell, Executive Vice President of Superstition Springs Investors LP, owner; Shelly McTee, applicant. **COMPANION CASE Z07-34.**

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval.

4. **Z07-34 (District 6)** The 1200 block of South Sossaman Road (west side). Located southwest of Southern Avenue and Sossaman Road (5± ac.). Rezone from AG (Conceptual PEP) DMP to C-2 DMP, Site Plan Review and Modification of the Superstition Springs Development Master Plan. This request will allow the development of new retail buildings. Michael A. DeBell, Executive Vice President of Superstition Springs Investors LP, owner; Shelly McTee, Buchalter Nemer, applicants. Also consider the preliminary plat for "Fresh and Easy Grocery". **COMPANION CASE GPMInor07-05.**

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

D. CONSIDER AND TAKE ACTION ON THE FOLLOWING CASES:

- *1. **Z07-29 (District 6)** 7530 East Hampton Avenue (north side). Located south of Southern Avenue and west of Sossaman Road (3.7± ac.). Site Plan Modification. This request will allow the development of an auto body repair shop and future office warehouse buildings. Eric B. Muilenberg, owner; Michael Jorgensen, Cawley Architects, applicant. Also consider the preliminary plat for "Superstition Springs Collision".

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

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

1. **Z06-97 (District 6)** The 11000 to 11300 block of East Pecos Road (north side) and the 6700 to 6800 block of South Mountain Road (east side). Located at the northeast corner of Pecos and Mountain Roads (12.70± ac.). Rezone from AG to M-1-PAD and Site Plan Review. This request will allow for the development of industrial offices/warehouses. Jason Dupuy, owner; Randolph Carter, Dream Catchers Planning and Design, LLC, applicant. Also consider the preliminary plat of "Dupuy Construction Office". **CONTINUED FROM THE DECEMBER 21, 2006, JANUARY 18, 2007, FEBRUARY 15, 2007 AND MARCH 22, 2007 MEETINGS.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Continuance to the May 17, 2007 meeting.

- *2. **Z07-15 (District 6)** 8743 East Pecos Road. Located west of Ellsworth Road on the south side of Pecos Road (10.5± ac.). Rezone from AG to M-1 PAD and O-S and Site Plan Review. This request will allow the development of a new office/warehouse development. Allen Marsh, Pecos Gateway, LLC, owner; Michael P. Monroe, Archicon, L.C., applicant. **CONTINUED FROM THE FEBRUARY 15, 2007 AND MARCH 22, 2007 MEETINGS.**

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

3. **Z07-27 (District 5)** The 3800 block of North Higley Road (east side). Located north of Thomas Road and east of Higley Road (9.84± ac.). Rezone from R1-90 (conceptual M-1) to M-1 and Site Plan Review. This request will allow the development of an industrial subdivision. Inez M. Boyle, Boyle Family Investments, LLC, owner; Jeff Welker, applicant. Also consider the preliminary plat for "Higley and Thomas" commercial subdivision.

STAFF PLANNER: Rob Dmohowski

Staff Recommendation: Approval with Conditions.

- *4. **Z07-31 (District 4)** 337 South Nina Drive (east side). Located east of Alma School Road and north of Broadway Road (0.22± ac.). Rezone from R-4 to M-1 and Site Plan Review. This request will bring the existing use into conformance with the Zoning Ordinance and with the General Plan. Edith Mosley, owner; Devin Tietjen, applicant

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

- *5. **Z07-32 (District 5)** 5747 East McKellips Road. Located west of Recker Road on the south side of McKellips Road (14± acres). Site Plan Review. This request will allow

the development of a retail center. Western States Lodging, Gary K. Griffiths, Manager, owner; Dennis Price, applicant.

STAFF PLANNER: Mia Lozano-Helland

Staff Recommendation: Approval with Conditions.

6. **Z07-33 (District 6)** The 8400 to 8800 block of East Elliot Road (north side) and the 3200 to 3600 block of South Hawes Road (east side). Located at the northeast corner of Elliot Road and Hawes Road (170± ac.). Establishment of a Development Master Plan (±170 ac.) for a Regional Shopping and Mixed-Use Employment Center. Rezone the northern portion (±85 ac.) of the site from AG to AG DMP (Conceptual C-2) and rezone the southern portion (±85 ac.) of the site from AG to C-2 DMP. This request will facilitate the development of a Regional Shopping and Mixed-Use Employment Center. Nelson K. Stewart, NKS Group III, LP, owner; W. Ralph Pew, Pew & Lake, PLC, applicant.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

F. CONSIDER THE FOLLOWING GENERAL PLAN AMENDMENTS AND RELATED ZONING CASES:

1. **GPMInor07-03 (District 3)** 1350 West Main Street. Located west of Alma School Road and north of Main Street (3.32± ac.). Minor General Plan Amendment to change the General Plan Land Use Map from Mixed-Use Residential 30 percent at 15+ dwelling units per acre (MUR 15+) to High Density Residential 15+ dwelling units per acre (HDR 15+). Dan Randal/Mulberry Business Park, LLC, owner; Fred Woods/Fred Woods Architecture, applicant. **COMPANION CASE Z07-28.**

STAFF PLANNER: Jeff McVay

Staff Recommendation: Approval.

2. **Z07-28 (District 3)** 1350 West Main Street. Located west of Alma School Road and north of Main Street (3.32± ac.). Rezone from C-3 to C-1 BIZ CUP and R-4-BIZ and Site Plan Review. This request will allow the development of a mixed-use office/retail and townhouse development. Dan Randal/Mulberry Business Park, LLC, owner; Fred Woods/Fred Woods Architecture, applicant. Also consider the preliminary plat for "West Main Station Village". **COMPANION CASE GPMInor07-03.**

STAFF PLANNER: Jeff McVay

Staff Recommendation: Continuance.

Note: Audiotapes 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.cityofmesa.org