



**PLANNING AND  
ZONING BOARD  
AGENDA  
REVISED**

**PUBLIC HEARING - WEDNESDAY, JULY 18, 2012 - 4:00 P.M.**

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

RANDY CARTER, Chair

BETH COONS Vice Chair  
VINCE DIBELLA  
BRAD ARNETT

LISA HUDSON  
SUZANNE JOHNSON

**Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the August 20, 2012 City Council meeting. At that time, City Council will establish August 27, 2012, 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](http://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 JUNE 19, AND JUNE 20, 2012 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 TAKE ACTION ON THE FOLLOWING CASES:**

1. **Z12-35 (District 1)** 2100 West 8<sup>th</sup> Street. Located west of Dobson Road and south of the Loop 202 Red Mountain Freeway (170± acres). District 1. Site Plan Review. This request will allow the development of a stadium, team training facility, City recreation fields. City of Mesa, owner; Scot Rigby, applicant. (PLN2012-00181)

**STAFF PLANNER:** Jeff McVay

Staff Recommendation: Approval with conditions

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

1. **Z12-27 (District 6)** The 5200 to 5300 blocks of South Ellsworth Road (east side). Located on the north side of the future State Route 24 freeway alignment between Ellsworth Road to approximately one-quarter mile east of the Crismon Road alignment; southern portion of the former General Motors Proving Grounds (485± acres). District 6. Rezone from Maricopa County Rural 43 SUP to City of Mesa LI. This request will establish City zoning on recently annexed property. Pacific Proving LLC, owner; Beus Gilbert PLC, applicant.

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

2. **Z12-28 (District 6)** The 5200 to 5300 blocks of South Ellsworth Road (east side). Located on the north side of the future State Route 24 freeway alignment between Ellsworth Road to approximately one-quarter mile east of the Crismon Road alignment; southern portion of the former General Motors Proving Grounds (485± acres). District 6. Rezone from LI to PC. This request will establish the Pacific Proving Grounds North Community Plan. Pacific Proving LLC, owner; Beus Gilbert, applicant. (PLN2011-00321)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

- \*3. **Z12-31 (District 6)** 6837 East Monte Avenue. Located north Guadalupe Road and east of Power Road (0.2± acres). District 6. Modification of the PAD within an RS-6 zoning district for the Superstition Springs Village Unit Seven single-residence subdivision. This request will allow an office as an accessory use as part of a PAD overlay within a single-residence subdivision. (PLN2012-00160).

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Continuance to August 15, 2012

- \*4. **Z12-32 (District 4)** 68 East Main Street. Located east of Center Street on the north side of Main Street (1± acre). District 4. Council Use Permit. This request will allow a restaurant with a drive-thru in the Downtown Core zoning district. Louis T. Hines Trust #1, owner; Chris Cooper, Arizado Architecture and Design, applicant.

STAFF PLANNER: Jeff McVay

Staff Recommendation: Approval with conditions

- \*5. **Z12-34 (District 5)** Parcel 14/15 at Mountain Bridge. Located south of McKellips Road and west of Ellsworth Road (32.1± acres). Rezone from RS-9-PAD-PAD to RS-9-PAD-PAD and Site Plan Review. This request will allow the development of a single-residence subdivision. Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, applicant. (PLN2012-00185)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Continuance to August 15, 2012

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

- \*1. **GPMInor12-01** The 9800 through 10000 blocks of East McKellips Road (south side). Located at the southwest corner of McKellips Road and Crismon Road (40± acres). District 5. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from LDR 0-1 to LDR 1-2. This request will allow the development of a single-residential subdivision. US Development Land, LLC, owner; Ralph Pew, Pew and lake, PLC, applicant. (PLN2011-00285)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Continuance to September 19, 2012

- \*2. **Z11-28 (District 5)** The 9800 through 10000 blocks of East McKellips Road (south side). Located at the southwest corner of McKellips Road and Crismon Road (40± acres). District 5. Rezone from RS-35 PAD to RS-15 PAD. This request will allow the development of a single-residential subdivision. US Development Land, LLC, owner; Ralph Pew, Pew and lake, PLC, applicant. (PLN2011-00286)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Continuance to September 19, 2012

3. **GPMInor12-02** The 10800 to 11100 blocks of East Williams Field Road (north side) and the 5600 to 6000 blocks of South Signal Butte Road (east side). Located at the northeast corner of Signal Butte Road and Williams Field Road (105± acres). District 6. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Business Park (BP) to Medium

Density Residential 4-6 du/acre (MDR 4-6). This request will facilitate the future development of a single-residential subdivision and commercial corner. Pacific Proving LLC, owner; Beus Gilbert PLC, applicant. (PLN2011-00358)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Adoption of the General Plan Amendment

4. **Z12-29 (District 6)** The 10800 to 11100 blocks of East Williams Field Road (north side) and the 5600 to 6000 blocks of South Signal Butte Road (east side). Located at the northeast corner of Signal Butte Road and Williams Field Road (105± acres). District 6. Rezone from Rural 43 SUP to City of Mesa LI. This request will establish City zoning on recently annexed property. Pacific Proving LLC, owner; Beus Gilbert PLC, applicant.

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

- \*5. **Z12-30 (District 6)** The 10800 to 11100 blocks of East Williams Field Road (north side) and the 5600 to 6000 blocks of South Signal Butte Road (east side). Located at the northeast corner of Signal Butte Road and Williams Field Road (105± acres). District 6. Rezone from LI to RSL-4.5 PAD and LC. This request will facilitate the future development of a single-residential subdivision and commercial corner. Pacific Proving LLC, owner; Beus Gilbert PLC, applicant. (PLN2011-00358)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Continuance to August 15, 2012

6. **GPMInor12-03** 1141 North Greenfield Road. Located at the southeast corner of Greenfield Road and Brown Road (18± acres). District 2. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Low-Density Residential 1-2 du/acre (LDR 1-2) to Medium Density Residential 2-4 du/acre (MDR 2-4). This request will allow the development of a single residential subdivision. Land holdings Investment Co., LLC, owner; Paul Dugas, applicant. (PLN2012-00110)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Adoption of the General Plan Amendment

7. **Z12-33 (District 2)** 1141 North Greenfield Road. Located at the southeast corner of Greenfield Road and Brown Road (18± acres). District 2. Rezone from RS-15-PAD to RS-15-PAD and Site Plan Review. This request will allow the development of a single residence subdivision. Land Holdings Investment Co., LLC, owner; Paul Dugas, applicant. (PLN2012-00110)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

**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.mesaaz.gov](http://www.mesaaz.gov)**

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