



**PLANNING
AND ZONING
AGENDA
Revised 5/17/07**

PUBLIC HEARING - THURSDAY, MAY 17, 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 June 4, 2007 City Council meeting. At that time, City Council will establish June 25, 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 APRIL 19, 2007 REGULAR MEETING, AND THE STUDY SESSION MINUTES OF APRIL 17, 2007 AND APRIL 19, 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. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF THE FOLLOWING CODE AMENDMENT:

1. Amending Sections 11-18-2, 11-18-6, 11-18-8, 11-18-9, and 11-18-10 of the Zoning Ordinance pertaining to Fees for planning services.

STAFF PLANNER: John Wesley

Staff Recommendation: Approval.

P&Z Recommendation: Approval.

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

1. **GPMinor07-06 (District 1)** The 2000 through 2600 blocks of West 8th Street - north side, north to 202 Freeway and City of Mesa Reclamation Plant (125 +/- acres). Minor General Plan Amendment of the Mesa 2025 General Plan Land Use Map from Parks and Public/Semi Public to Mixed Use / Residential. This request will allow a future mixed-use development. Owners: City of Mesa, Christopher J Brady, City Manager; Maricopa County, Fulton Brock, Chairman Maricopa County Board of Supervisors; Ralph Pew, applicant.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval.

P&Z Recommendation: Approval.

2. **Z07-35 (District 1)** The 2000 through 2600 blocks of West 8th Street -north side, north to 202 Freeway and City of Mesa Reclamation Plant (125 +/- acres). Establish a Development Master Plan with portions of the site requested to be: Rezoned from PF to C-3; Rezoned from C-3 PAD to C-3; Rezoned with a Bonus Intensity Zone overlay; and a Council Use Permit for residential uses within the C-3 zoning district. This request is to establish the base zoning districts and land uses for the Waveyard Development Master Plan, a future mixed use development with entertainment, retail, offices and residential land uses. Owners: City of Mesa, Christopher J Brady, City Manager; Maricopa County, Fulton Brock, Chairman Maricopa County Board of Supervisors, and; Larry Miller Automotive Group, Ken Ellergard; Ralph Pew, applicant.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

3. **GPMinor07-07 (District 6)** The 9000 to 9100 block of East Southern Avenue (north side). Located east of Ellsworth Road and north of Southern Avenue (3.2± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Low Density Residential (LDR 0-1 du/ac) to Neighborhood Commercial (NC). Mark Kohner, owner; Lisa Luther, Arcadis-US, Inc., applicant. **COMPANION CASE Z07-39.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval.

P&Z Recommendation: Approval.

4. **Z07-39 (District 6)** The 9000 to 9100 block of East Southern Avenue (north Side). Located east of Ellsworth Road and north of Southern Avenue (3.2± ac). District 6. Rezone from R1-43 and R1-7 to C-2 and Site Plan Review. This request will allow the development of an office structure and two restaurant facilities. Mark Kohner, owner; Lisa Luther, Arcadis-US, Inc., applicant. **COMPANION CASE GPMInor07-07.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

E. CONSIDER AND TAKE ACTION ON THE FOLLOWING CASES:

1. **Z07-40 (District 5)** 6712 East Rafriver Street. Located west of Power Road on the north side of Thomas Road (1.02± ac). Site Plan Modification. This request will allow the development of an office building. Martin Maslonka, owner; Michelle Watanabe, Form 5 Architecture, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *2. **Z07-41 (District 4)** The 1000 to 1200 blocks of East Southern Avenue (north side) and the 1100 to 1200 block of South Stapley Drive (west side). Located at the northwest corner of Stapley Drive and Southern Avenue (20± acres). Site Plan Modification. This request will allow for the development of a retail shopping center. Tim Dollander, CTW Retail Partners, LLC, owner; Kellie Hill, Diversified Partners Development, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *3. **Z07-48 (District 1)** 1154 North Alma School Road. Located west and south of Alma School Road and the Loop 202 Freeway (34.54± ac.). Site Plan Review. This request will allow for the development of an office park. Tom Martin, Riverview Park Partners, owner/applicant.

STAFF PLANNER: Kim Steadman

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

F. 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. Justin Dupuy, Braided Cord Enterprises, Michael Hickey, Ocotillo Gilbert Road LP, owners; Randolph Carter, Dream Catchers Planning and Design, LLC, applicant. Also consider the preliminary plat of "Pecos Business Park". **CONTINUED**

FROM THE DECEMBER 21, 2006, JANUARY 18, 2007, FEBRUARY 15, 2007, MARCH 22, 2007 AND APRIL 19, 2007 MEETINGS.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *2. **Z07-42 (District 6)** 9641 East Hampton Avenue (south side). Located south of Southern Avenue and west of Crismon Road (7.41± ac). Rezone from R1-43 and AG to C-1 BIZ and Site Plan Review. This request will allow the development of two medical office buildings. Also consider the preliminary plat of "Aquila Superstition Medical Park". George F. Tibsherany, owner; Martin M. Hazine, applicant.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

3. **Z07-43 (District 6)** 8659 East Pecos Road. Located south and east of Hawes Road and Pecos Road (10.59± ac). Rezone from AG to O-S-PAD for the southern 130' of the site, PEP-PAD for the portion beginning at the north edge of the O-S-PAD portion and extending north 110', and M-1-PAD beginning at the north edge of the PEP-PAD portion and extending to the north property edge of the site, and Site Plan Review. This request will allow for the development of an office/warehouse development. Also consider the preliminary plat of "Pecos 77 Business Park". Jeff Phillippe, Pecos 77, LLC, owner; Reese Anderson, Pew & Lake, PLC, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Continuance to the June 21, 2007 meeting.

- *4. **Z07-44 (District 6)** 11537 East Warner Road. Located south and west of Meridian Road and Warner Road (8± ac). Rezone from R1-43 to C-2 and Site Plan Review. This request will allow for the development of a two-story indoor self-storage facility and a neighborhood retail center. Also consider the preliminary plat of "Superstition Vistas Square". Tom Billings, Billings Family, LLC, owner; Reese L. Anderson, Pew & Lake, PLC, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *5. **Z07-45 (District 6)** 10630 East Pecos Road. Located north and west of Pecos Road and Signal Butte Road (5.53± ac). Site Plan Review. This request will allow for the development of two buildings to be used for the wholesale distribution of building materials. Tom Leahy, Van Co. Properties LLC, owner; J. Joseph Diemer, Diemer Associates, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- **6. **Z07-46 (District 5)** 6759 East Albany Street, 6756 East Akron Street, and 160 North Power Road. Located north and west of Power Road and Main Street (1.22± ac). Site Plan Review. This request will allow for the development of an office building. Also consider the preliminary plat of "Dana Professional Plaza". Cameron Dana, owner; Randolph L. Carter, Dream Catchers Planning and Design, LLC, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *7. **Z07-47 (District 6)** The 10600 to 10800 blocks of East Southern Avenue (north side) and the 1100 to 1200 block of South Signal Butte Road (west side). Located at the northwest corner of Signal Butte Road and Southern Avenue (15.76± ac). Site Plan Review. This request will allow for the development of a retail shopping center. Also consider the preliminary plat. Jeffrey Tucker, Weingarten/Investments, Inc., owner; W. Ralph Pew, Pew and Lake, PLC, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *8. **Z07-49 (District 1)** 1166 North Alma School Road. Located west and south of Alma School Road and the Loop 202 Freeway (6.6± ac.). Rezone from PEP to PEP-BIZ for the northern portion of the site (5.68± ac.) and Site Plan Review. This request will allow for the development of a four-story hotel and a restaurant pad. David Strong, Wolf Urban Development, owner; Jim Larson, Gensler, applicant.

STAFF PLANNER: Kim Steadman

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

G. CONSIDER THE FOLLOWING PRELIMINARY PLAT(S):

- *1. **"The Enclave" (District 5)** 2451 N. Val Vista Drive. Located south and east of Val Vista Drive and McDowell Road. (4.51 ac.) This request will allow for the development of

a residential subdivision. Scott Simas, owner; Reese Anderson and Sean Lake, Pew and Lake, PLC, applicant.

STAFF PLANNER: Kim Steadman

Staff Recommendation: Approval with Conditions.

P&Z 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.cityofmesa.org*

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