



**PLANNING AND  
ZONING BOARD  
AGENDA  
Revised 01/15/08**

**PUBLIC HEARING - THURSDAY, JANUARY 17, 2008 - 4:00 P.M.**

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

RICH ADAMS, Chair

PAT ESPARZA, Vice Chair  
KEN SALAS  
RANDY CARTER

FRANK MIZNER  
JARED LANGKILDE  
CHELL ROBERTS

**Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the February 4, 2008 City Council meeting. At that time, City Council will establish February 19, 2008, 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](http://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 FROM THE NOVEMBER 29, 2007 SPECIAL MEETING, DECEMBER 18, 2007, AND DECEMBER 20, 2007 STUDY SESSIONS AND REGULAR HEARING:**

**CONSENT AGENDA**

- 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 MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:**

1. **Z07-96 (District 5)** The 5600 block of East Thomas Road (south side). Located west of Recker Road on the south side of Thomas Road (25± acres). Rezone from R1-90 to PEP PAD. This request will allow for the future development of a business park. Van Bethancourt, Red Mountain Commerce Park, LLC, owner; Josh Hannon, EPS Group, Inc., applicant/engineer. Also consider the preliminary plat. **CONTINUED**

**FROM THE SEPTEMBER 20, 2007, OCTOBER 18, 2007, NOVEMBER 15, 2007 AND THE DECEMBER 20, MEETINGS.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to the February 21, 2008 meeting.

P&Z Recommendation: Continuance to the February 21, 2008 meeting.

- \*2. **Z07-119 (District 2)** 1615 East Main Street. Located west of Gilbert Road on the south side of Main Street (.69± acres). Site Plan Review. This request will allow the development of a retail building. Tom Hanna, owner; Grant Blunt, Cawley Architects, applicant; Jay E. Mihalek, JMA Engineering Corporation, engineer. **CONTINUED FROM THE DECEMBER 20, 2007 MEETING.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Withdraw per the applicant's request.

P&Z Recommendation: Withdrawn.

3. **Z07-122 (District 5)** 7336 East Main Street, Suite 14. Located west of Sossaman Road on the north side of Main Street (23,106 square feet). Council Use Permit to allow for a nightclub in a C-2 zoning district. Michael A. Pollack, Pollack Investments, owner; Reese Anderson, Pew and Lake, PLC, applicant. **CONTINUED FROM THE DECEMBER 20, 2007 MEETING.**

STAFF PLANNER: Josh Mike

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

**D. DISCUSS AND TAKE ACTION ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:**

1. **GPMInor07-11 (District 5)** Parcel 51 at Las Sendas. The 7100 and 7200 blocks of East McDowell Road (north side). Located east of Power Road on the north side of McDowell Road. District 5. General Plan Minor Amendment to change the General Plan Land Use Map from Business Park to Medium Density Residential 6-10 du/acre (25± ac.) and Neighborhood Commercial (14± acres). This request will allow the development of a mixture of multi-family, retail, and office uses within the Las Sendas Development Master Plan. JCA Holdings, LLC, Chris Arnold, owner; Reese Anderson, Pew and Lake, PLC, applicant; Julie S. Rayburn, RCC Design Group, LLC; engineer. **COMPANION CASE Z07-74. CONTINUED FROM THE JULY 19, 2007, SEPTEMBER 20, 2007, OCTOBER 18, 2007 AND THE NOVEMBER 15, 2007, MEETINGS.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Denial.

P&Z Recommendation: Denial.

2. **Z07-74 (District 5)** Parcel 51 at Las Sendas. The 7100 and 7200 blocks of East McDowell Road (north side). Located east of Power Road on the north side of McDowell Road (50± ac.). District 5. Rezone from R1-90 DMP to R-2, C-2 and PEP, all part of a P.A.D. overlay and a modification to the Las Sendas Development Master Plan. This request will allow the development of a mixture of multi-family, retail, and office uses. JCA Holdings, LLC, Chris Arnold, owner; Reese Anderson, Pew and Lake, PLC, applicant; Julie S. Rayburn, RCC Design Group, LLC; engineer. Also consider the preliminary plat. **COMPANION CASE GPMInor07-11. CONTINUED FROM THE JULY 19, 2007, SEPTEMBER 20, 2007, OCTOBER 18, 2007 AND THE NOVEMBER 15, 2007, MEETINGS.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Denial.

P&Z Recommendation: Denial.

3. **GPMInor08-01 (District 5)** The 5500 block of East Thomas Road (south side). Located east of Higley Road and South of Thomas Road (4.95± acres). Change the land use map from BP to LI. This request will allow the development of general office buildings. Alex Goldstein, Rosebud Holdings, LLC; owner, Carl Bommarito, Vision 5 Development, LLC, applicant; Phillip C. Williams, R.B. Williams and Associates, Inc., engineer.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Adoption.

P&Z Recommendation: Denial.

4. **Z08-03 (District 5)** The 5500 block of East Thomas Road (south side). Located east of Higley Road and South of Thomas Road (4.95± acres). District 5. Rezone from R1-90 to PEP-BIZ, and Site Plan Review. This request will allow the development of general office buildings. Alex Goldstein, Rosebud Holdings, LLC; owner, Carl Bommarito, Vision 5 Development, LLC, applicant; Phillip C. Williams, R.B. Williams and Associates, Inc., engineer. Also consider the preliminary plat for "Falcon Vista".

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING RESOLUTION:

1. Consider a recommendation to City Council regarding fees for zoning applications for the Planned Community District and Development Unit Plans.

STAFF PLANNER: John Wesley

Staff Recommendation: Approval.

P&Z Recommendation: Approval.

**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](http://www.cityofmesa.org)**