



# PLANNING AND ZONING AGENDA

**REGULAR MEETING - THURSDAY, MAY 20, 2004 - 4:00 P.M.**

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

MARTY WHALEN - Chair

MIKE COWAN - Vice Chair

PAT ESPARZA

ALEX FINTER

RICH ADAMS

BARBARA CARPENTER

BOB SAEMISCH

**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 APRIL 15, 2004 MEETING:

B. CONSIDER 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.

C. CONSIDER THE FOLLOWING CODE AMENDMENTS:

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

\*2. Amending Sections 11-3-8, 11-3-9, 11-4-5, 11-4-7, 11-4-8, 11-4-9, 11-4-10, 11-4-11, 11-5-6, 11-5-9, 11-5-10, 11-5-11, 11-6-6, 11-6-9, 11-6-10, 11-6-11, 11-7-7, 11-7-10, 11-7-11, 11-7-12, 11-9-5, 11-9-8, 11-9-9, 11-9-10, 11-10-8, 11-10-9, 11-10-10, 11-12-5, 11-12-6, 11-12-7, 11-14-2, 11-14-3, 11-15-1, 11-15-2, 11-15-3, 11-15-4, 11-15-5, and 11-16-2 of the Zoning Ordinance pertaining to Design Guidelines and Site Development Design Standards.

Staff Recommendation: **CONTINUANCE TO THE JUNE 17, 2004 MEETING.**

D. CONSIDER THE FOLLOWING GUIDELINES:

1. Consider the Desert Uplands Development Guidelines for the City of Mesa.
2. Section IV-L of the Mesa Commercial Communication Tower Guidelines (Resolution 7042) is proposed to be amended to allow alternative design wireless communication facilities to be placed within public parks and recreation centers. This section would be replaced by a new policy, entitled "Wireless Communications Design and Placement Guidelines for Parks and Recreation Facilities".

E. CONSIDER THE FOLLOWING GENERAL PLAN AMENDMENTS AND RELATED ZONING CASE:

1. **GPMInor04-03 (District 6)** The 7300 to 7500 block of East Southern Avenue (south side). Parcel 2 and a portion of Tract C at Superstition Springs Business Park. Located south of East Southern Avenue and west of South Sossaman Road (14.33± ac.). Proposed change to the General Plan Land Use Map from Business Park (BP) to High Density Residential (HDR 15+) 15+ dwelling units per acre. Superstition Springs Investors Limited Partnership, owner; Shelly McTee, Esq., applicant.  
**COMPANION CASE – Z04-45.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Denial.

2. **Z04-45 (District 6)** The 7300 to 7500 block of East Southern Avenue (south side). Parcel 2 and a portion of Tract C at Superstition Springs Business Park. Located south of East Southern Avenue and west of South Sossaman Road (14.33± ac.). Rezone from M-1-PAD-DMP & PEP-PAD-DMP to C-2-CUP-BIZ-DMP and R-4 DMP, site plan review, and modification to the Superstition Springs DMP. This request is to allow for a mixed-use residential/commercial development. Superstition Springs Investors Limited Partnership, owner; Shelly McTee, Esq., applicant.  
**COMPANION CASE – GPMInor04-03**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Denial.

F. CONSIDER THE FOLLOWING ZONING CASES:

- \*1. **Z04-32 (District 6)** Northwest corner of Baseline Road and East Valley Auto Drive. Located north and west of Baseline Road and Greenfield Road (4.04+ ac). Rezone from AG to M-1 and M-1 PAD. This case involves the development of an office building. Michael Reidy, owner and applicant. **CONTINUED FROM THE APRIL 15, 2004 MEETING.**

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with conditions.

- \*2. **Z04-35 (District 1)** 2158 North Gilbert Road. Located north of Gilbert Road and west of McKellips Road (3.13± ac.). Rezone from O-S to O-S PAD and site plan review. This request is for the development of office condominiums. Ron Buchholz, owner; Jason Allen, applicant. Also consider the preliminary plat “Red Mountain Professional Plaza.”

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with conditions.

- \*3. **Z04-36 (District 2)** The 4200 and 4300 block of East University Drive (north side) and the 400 block of North Greenfield Road (east side). Located on the northwest corner of University Drive and Greenfield Road (6.06± ac.). Site Plan Modification. This request is for the development of medical office buildings and a self-storage facility. Kambiz Zonorroch, owner; Dave Lindquist, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with conditions.

4. **Z04-37 (District 5)** Parcel 39 at Las Sendas. Located south of Thomas Road and east of Power Road (10.10± ac.). Rezone from R1-90 DMP (Conceptual R-2 PAD) to R1-7 PAD DMP, site plan review, and modification of the Las Sendas Development Master Plan. This request is for the development of a single residence subdivision. Robert N. Proehl, Sonoran Desert Holdings LLC, owner and applicant. Also consider the preliminary plat.

STAFF PLANNER: Rich McAllister

Staff Recommendation: Approval with conditions.

5. **Z04- 38 (District 5)** Parcel 20 and 21 at Las Sendas. Located north of Thomas Road and east of Hawes Road (71.71± ac.). Rezone from R1-90 DMP to R1-90 PAD-DMP, site plan review, and modification of the Las Sendas Development Master Plan. This request is for the development of a single residence subdivision. Sonoran Desert Holdings, LLC – Jeff Blandford, manager, owner; Bob Proehl, Sonoran Desert Holdings, LLC, applicant. Also consider the preliminary plat.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with conditions.

6. **Z04-39 (District 5)** Parcel 41 at Las Sendas. Located south of Thomas Road and east of Power Road (12.70± ac.). Rezone from R-2 PAD DMP to R1-7 PAD-DMP, site plan review, and modification of the Las Sendas Development Master Plan. This request is for the development of a single residence subdivision. Robert N. Proehl, Sonoran Desert Holdings LLC, owner and applicant. Also consider the preliminary plat.

STAFF PLANNER: Rich McAllister

Staff Recommendation: Approval with conditions.

7. **Z04-40 (District 5)** Parcels 24 and 25 at Las Sendas. Located east of Power Road and north of Thomas Road. (9.24± ac.). Rezone from R1-90 DMP (conceptual C-1 and R-3) to R1-7 PAD-DMP, site plan review, and modification of the Las Sendas Development Master Plan. This request is for the development of a single residence subdivision. Sonoran Desert Holdings, LLC – Jeff Blandford, manager, owner; Bob Proehl, Sonoran Desert Holdings, LLC, applicant. Also consider the preliminary plat.

STAFF PLANNER: Veronica Gonzalez

Staff Recommendation: Approval with conditions.

8. **Z04-41 (District 5)** Parcel 23 at Las Sendas. Located east of Power Road and north of Thomas Road. (14.8± ac.). Rezone from R1-90 DMP (conceptual R-2 PAD) to R1-7 PAD-DMP, site plan review, and modification of the Las Sendas Development Master Plan. This request is for the development of a single residence subdivision. Sonoran Desert Holdings, LLC – Jeff Blandford, manager, owner; Bob Proehl, Sonoran Desert Holdings, LLC, applicant. Also consider the preliminary plat.

STAFF PLANNER: Veronica Gonzalez

Staff Recommendation: Approval with conditions.

9. **Z04-42 (District 5)** Parcel 22 at Las Sendas. Located east of Power Road and north of Thomas Road (12.6± ac.). Rezone from R1-90 DMP (conceptual R-2 PAD) to R1-7 PAD-DMP, site plan review, and modification of the Las Sendas Development Master Plan. This request is for the development of a single residence subdivision. Sonoran Desert Holdings, LLC – Jeff Blandford, manager, owner; Bob Proehl, Sonoran Desert Holdings, LLC, applicant. Also consider the preliminary plat “Parcel 22 at Las Sendas.”

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with conditions.

10. **Z04-43 (District 6)** Southeast corner of South Power Road and East Pecos Road (105± ac.). Rezone from R1-43 to M-1. This request is to bring zoning into conformance with the Mesa 2025 General Plan. Power Enterprises, Richfield Investment Co., City of Mesa, Rhonda Raper, Patrick & Carolyn Tuffly, owners; Wayne Balmer, Project Manager WGAA, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions.

- \*11. **Z04-44 (District 3)** Northeast corner of Alma School Road and Guadalupe Road (1.55± ac.). Site Plan Modification. This request involves the development of a Walgreen's. Hugh Bancroft III, owner; Kristjan Sigurdson, K&I Architects, applicant.

STAFF PLANNER: Charlie Scully

Staff Recommendation: Approval with conditions.

- \*12. **Z04-46 (District 5)** Located south and east of Signal Butte and Main Street (67.2± ac.). Rezone from Maricopa County C-2, C-3, C-3 P.D. R-2 R.U.P.D., and R-5 to City of Mesa C-2, C-3, R1-6 P.A.D. and R-4. This request involves the establishment of city zoning on recently annexed property. Various owners; City of Mesa, applicant.

STAFF PLANNER: Brian McCabe

Staff Recommendation: Approval with conditions.

- \*13. **Z04-47 (District 6)** 1955 South Val Vista Drive. Located north and east of East Baseline Road and South Val Vista Drive (7.4± ac.). Rezone from C-2 to C-2-PAD. This request is to allow individual sale of office suites. Christopher W. Warren, SB&W Development –Mesa LLC, owner; Brian Moore, BCMA Architecture, applicant.

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with conditions.

- \*14. **Z04-48 (District 6)** The 3900 and 3800 block of South Power Road (east side). Located south and east of Elliot and Power Roads (13.8± ac.). Rezone from M-1 to PEP PAD, M-1 PAD and M-1 and Site Plan Review. This request involves the development of a commercial, office and light industrial development. Franklin D. Richards Jr., owner; Dean Sulzer, applicant. Also consider the preliminary plat "San Tan Commerce Center."

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with conditions.

G. CONSIDER THE FOLLOWING PRELIMINARY PLAT:

- \*1. Northeast corner of Baseline Road and Extension Road (**District 3**). North of Baseline Road and west of Country Club Drive. This project involves the development of a Business Park consisting of warehouse and office uses. Millet Family Properties, LTD. (Torry Lofgreen, Jr.); owner, Jeff Swan, Swan Architects, Inc. applicant. Consider the preliminary plat "Eastgate Business Park" (23.6± ac.).

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with conditions.

MS:  
I:\P&Z 04\Agendas\May04.doc