



**CITY OF
MESA**

Great People, Quality Service!

**PLANNING
AND ZONING
AGENDA**

PUBLIC HEARING - THURSDAY, SEPTEMBER 16, 2004 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

MIKE COWAN - Chair

BARBARA CARPENTER, Vice Chair

PAT ESPARZA

ALEX FINTER

RICH ADAMS

BOB SAEMISCH

FRANK MIZNER

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 AUGUST 19, 2004 MEETING.
- B. CONSIDER THE MINUTES OF THE FIRST PUBLIC HEARING FOR GENERAL PLAN AMENDMENTS GPMAJOR04-01, GPMAJOR04-02, AND GPMAJOR04-03 HELD ON AUGUST 26, 2004:
- C. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF 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.

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

- *1. **Z04-54 (District 6)** 10550 East Baseline Road. Located north of Baseline Road and west of Signal Butte Road (56± ac.). Site Plan Modification. This request is to allow for the realignment of an existing driveway at Mesa Market Place. Frank Buonauro, owner; W. Ralph Pew, applicant. **CONTINUED FROM THE JULY 15, AUGUST 19, 2004 MEETING.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to the October 21, 2004 Meeting.

2. **Z04-70 (District 4)** 1860 S. Stapley. Located north and west of Stapley Drive and Baseline Road (3.35ac.). Rezone from M-1 to C-2 and Site Plan Review. This request is to allow for two retail pads. Desco Southwest, Bruce Gillespie, owner; Archicon, Jere Planck, applicant.

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

- *3. **Z04-71 (District 6)** The 10100 to 10200 block of East Southern Avenue (north side) and the 1100 block of South Crismon Road (east side). Located north and east of Southern Avenue and Crismon (19.33ac). Rezone from R-3 to R-3 PAD and Site Plan Modification. This request is for an apartment complex. Glen Walling, Coyote Landing Apartments, LLP, owner; Denise Burton, Broadbent and Associates, Inc., applicant. Also consider the preliminary plat of "Coyote Landing"

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- *4. **Z04-72 (District 6)** 6060 E. Baseline Road. Located north and east of Baseline Road and Recker Road (6.5 ac). Rezone from AG and M-1 to M-1 PAD. This request is to allow for an owner occupied industrial park. Malcom & Loretta Pace, owner; David Udall, applicant. Also consider the preliminary plat of "Delta Commerce Phase II."

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- *5. **Z04-73 (District 3)** The 200 block of West Broadway Road (north side) and the 400 block of South Dobson Road (west side). Located at the northwest corner of Broadway Road and Dobson Road (78.25 ac). Rezone from M-1 to M-1 PAD and Site Plan Review. This request is to allow an owner occupied industrial/office park. David Krumwiede, Scott Hesse, Broadway 101 Venture, LLC, owner; Korey Wilkes, Butler Design Group, applicant. Also consider the preliminary plat of "Broadway 101 Commerce Park."

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

- *6. **Z04-74 (District 5)** 5750 E. Main Street. Located on Main Street (north side) and east of Higley Road (13.6 ac). Rezone from C-2 to C-2 BIZ and Site Plan Review. This request is to allow for a 5-story Holiday Inn Hotel and ancillary uses. Shane Kubler, owner; Gerald Kesler (Gerald Kesler, Inc Architects), applicant.

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

- *7. **Z04-75 (District 1)** 605 E. McKellips Road. Located south and east of McKellips Road and Mesa Drive (1.32 ac). Rezone from R1-43 to C-2 PAD. This request is to allow for the development of three office buildings. David E. Young, owner; Jonathon Johns, High Desert Engineering, Inc., applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

8. **Z04-76 (District 4)** The 200 to 250 block of West Southern Avenue and the 1400 to 1450 block of South Country Club Drive. Located south and east of Southern Avenue and Country Club Drive (37.55 ac). Rezone from R-2 PAD, R-4 and M-1 to R-3 PAD. This request is to allow a condominium development. American Land Lease (Rod Morris), owner; Ralph Pew, applicant. Also consider the preliminary plat of "Villages at Country Club"

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- *9. **Z04-77 (District 6)** The 4300 block of East Southern Avenue (south side) and the 1300 block of South Greenfield Road (west side). Located south of Southern Avenue and west of Greenfield Road (24.1 ac±). Rezone from AG to R-3 PAD and Site Plan Review. This request is to allow for a multi-residential development. DR Horton, owner; Sean Lake, Pew & Lake P.L.C., applicant. Also consider the preliminary plat.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

- *10. **Z04-78 (District 5)** 4503 East Ivy Street. Located south of East McKellips Road and east of North Greenfield Road (1 acre). Council Use Permit. This case is to allow for the expansion of a charter school.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Withdrawn.

11. **Z04-79 (District 6)** The 1500 block of South Sossaman Road (west side). Located north of US Highway 60 and west of South Sossaman Road (36± acres). Requesting a Council Use Permit to allow the development of a Freeway Landmark Monument sign in conjunction with the construction of group automobile sales center. Superstition Springs Investors, LP, owner; Biskind, Hunt and Taylor, PLC – Karrin Kunasek Taylor, applicant.

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Approval with Conditions.

- *12. **Z04- 80 (District 6)** Southwest corner of Southern Road and Crismon Road (1.15 ac). Site Plan Review. This request is to allow for the development of a bank. Southern & Crismon Road Property II, owner (J. White); Paul Gilbert, Applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Continuance to the October 21, 2004.

- *13. **Z04-81 (District 6)** The 1300 Block of South Ellsworth Road (west side). Located south of Southern Avenue and west of Ellsworth Road (9.58ac). Rezone from AG to R-3 PAD and Site Plan Review. This request is to allow for a multi-residential development. James Barrons, owner; Sean Lake, Pew & Lake P.L.C., applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

- *14. **Z04-82 (District 1)** The 1200 block of North Dobson Road (east side). Located at the northwest corner of North Dobson Road and West Brown Road (17.66± ac). Rezone from Maricopa County Rural 43 to R1-43. This request is to establish City zoning on recently annexed property. Robert Hurley, owner; City of Mesa, applicant.

STAFF PLANNER: Brian McCabe

Staff Recommendation: Approval with Conditions.

15. **Z04-83 (District 6)** The 1600 to 1900 Block of South Signal Butte Road (west side). Located south of Superstition Freeway and west of Signal Butte Road (66.7 ac). Site Plan Modification. This request is to allow for a regional commercial development. Bojer Land/Signal Butte Limited Partnership, owner; Elizabeth Gaston, Diversified Partners, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

E. CONSIDER THE FOLLOWING PRELIMINARY PLATS:

- *1. 1800 block of North Barkley (west side) (**District 1**). South and East of McKellips Road and Stapley Drive. This request is to allow for the development of additional residential parcels. Neuman Petty, Nupetco Associates, owner; Shane M. Kobialka (Landev Engineers, LLC), applicant. Consider the preliminary plat of "Fairway Manor Unit 2" (0.291± ac.).

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

F. CONSIDER THE FOLLOWING MAJOR GENERAL PLAN AMENDMENT:

1. **GPMajor 04-01** Proposed General Plan Land Use Amendment: From Mixed Use/ Residential (30 % at 15+ du/ac) to Medium Density Residential 2-4 (2-4 du/ac), Medium Density Residential 6-10 (6-10 du/ac), High Density Residential 10-15 (10-15 du/ac), Office and Community Commercial for approximately 314.5 ± acres generally located south of Thomas Road between Val Vista Drive and Lehi Road. Various owners; Paul Gilbert; Beus Gilbert PLLC, applicant.

STAFF PLANNER: Wahid Alam

Staff Recommendation: Denial.

2. **GPMajor 04-02** Proposed General Plan Land Use Amendment: From Business Park to Mixed Use/Residential (30% at 15+ du/ac), Medium Density Residential 4-6 (4-6 du/ac), Community Commercial and Public/Semi-Public for approximately 293 ± acres bounded by Ellsworth Road to the west, Crismon Road alignment to the east, Elliot Road to the south, and transmission line corridor to the north. Various owners; Clare Abel and Ed Bull, Burch and Cracchiolo, applicant.

STAFF PLANNER: Wahid Alam

Staff Recommendation: Denial.

3. **GPMajor 04-03** Proposed General Plan Land Use Amendment: From Business Park to Medium Density Residential 4-6 (4-6 du/ac) and Community Commercial for approximately 283 ± acres bounded by Signal Butte Road to the east, Elliot Road to the south, Crismon Road alignment to the west and transmission line corridor to the north. Various owners; Stephen C. Earl, Earl, Curley and Lagarde, applicant.

STAFF PLANNER: Wahid Alam

Staff Recommendation: Denial.