



**PLANNING
AND ZONING
AGENDA
Revised 6/19/07**

PUBLIC HEARING - THURSDAY, JUNE 21, 2007 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RICH ADAMS, 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 July 2, 2007 City Council meeting. At that time, City Council will establish July 9, 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 MAY 8, MAY 10, AND MAY 17, 2007, STUDY SESSION AND REGULAR MEETINGS:**

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

- *1. **GPMinor07-08 (District 6)** The 8700 to 9200 block of East Warner Road (south side) and the 4400 to 4800 block of South Ellsworth Road (west side). Located south of Warner Road and west of Ellsworth Road (77± ac). Minor General Plan Amendment

from Office (O), Community Commercial (CC) and Mixed Use Employment (MUE) to Mixed Use Residential (MUR) and Mixed Use Employment (MUE). Via West Properties, Steven Schwarz, owner; Jason Morris, applicant. **COMPANION CASES Z07-57 & Z07-58.**

STAFF PLANNER: John Wesley

Staff Recommendation: Continuance to the August 16, 2007.

P&Z Recommendation: Continuance to the August 16, 2007 meeting.

- *2. **Z07-57 (District 6)** The 8700 to 9200 block of East Warner Road (south side) and the 4400 to 4800 block of South Ellsworth Road (west side). Located south of Warner Road and west of Ellsworth Road (216± ac). Rezone from M-1 AF to M-1 and C-2 with a BIZ overlay on the northwestern portion of the site as part of the approval for the "Entrada" Development Master Plan (an exhibit is available for review in the Planning Division). This request will establish the development pattern for a regional employment center. Via West Properties, Steven Schwarz, owner; Jason Morris, applicant. Also consider the preliminary plat of "Entrada at the Santan". **COMPANION CASES GPMInor07-08 & Z07-58.**

STAFF PLANNER: John Wesley

Staff Recommendation: Continuance to the August 16, 2007.

P&Z Recommendation: Continuance to the August 16, 2007 meeting.

- *3. **Z07-58 (District 6)** The 9000 block of East Warner Road (south side). Located south of Warner Road and west of Ellsworth Road (19± ac). Council Use Permit. This request is to allow a residential use within a C-2 district as part of a mixed-use development. Via West Properties, Steven Schwarz, owner; Jason Morris, applicant. Also consider the preliminary plat of "Entrada at the Santan". **COMPANION CASES GPMInor07-08 & Z07-57.**

STAFF PLANNER: John Wesley

Staff Recommendation: Continuance to the August 16, 2007.

P&Z Recommendation: Continuance to the August 16, 2007 meeting.

4. **GPMInor07-09 (District 5)** The 5500 block of East McKellips Road (south side). Located east of Higley Road on the south side of McKellips Road (4.09± ac.). Minor General Plan Amendment to change the General Plan Land Use Map from Office (O) to High Density Residential (HDR 10-15 du/ac). Ross N. Farnsworth, RSB Partners, LLC., owner; Jeff D. Welker, Welker Development Resources, applicant. **COMPANION CASE Z07-59.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval.

P&Z Recommendation: Approval.

5. **Z07-59 (District 5)** The 5500 block of East McKellips Road (south side). Located east of Higley Road on the south side of McKellips Road (4.09± ac.). Rezone from O-S

to R-2 BIZ DMP and Site Plan Review. This request will allow the development of a townhouse community. Ross N. Farnsworth, RSB Partners, LLC., owner; Jeff D. Welker, Welker Development Resources, applicant. Also consider the preliminary plat for "Sanctuary at Alta Mesa". **COMPANION CASE GPMInor07-09.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

6. **GPMInor07-10 (District 6)** The 2600 block of South Power Road (east side). Located north of Guadalupe Road on the east side of Power Road (16.06± ac). Minor General Plan Amendment from Community Commercial (CC) to Medium Density Residential 6-10 du/acre (MDR 6-10). This request will allow the development of a single residential subdivision. Mark Reeb, owner; Greg Hitchens, applicant. **COMPANION CASE Z07-60.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval.

P&Z Recommendation: Approval.

7. **Z07-60 (District 6)** The 2600 block of South Power Road (east side). Located north of Guadalupe Road on the east side of Power Road (20.62± ac). Rezone from AG and R1-7 to R1-6 PAD, C-2 on the northwest and southwest corners of the site and Site Plan Review. This request will allow the development of a single residential subdivision and to future retail sites. Mark Reeb, owner; Greg Hitchens, applicant. Also consider the preliminary plat for "Tierra del Rey" **COMPANION CASE GPMInor07-10**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

D. CONSIDER AND TAKE ACTION ON THE FOLLOWING CASES:

- *1. **Z07-61 (District 1)** 1221 East McKellips Road. Located at the southeast corner of Stapley Drive and McKellips Road (10.25 ± ac). Site Plan Modification. This request will allow the development of a fueling station. Gabriel Howe, owner; Elizabeth Ohep, Tait & Associates, Inc., applicant.

STAFF PLANNER: Rob Dmohowski

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

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

1. **Z07-28 (District 3)** 1350 West Main Street. Located west of Alma School Road and north of Main Street (3.32± ac.). District 3. Rezone from C-3 to C-1 BIZ CUP and R-4-

BIZ and Site Plan Review. This request will allow the development of a mixed-use office/retail and townhouse development. Dan Randal/Mulberry Business Park, LLC, owner; Fred Woods/Fred Woods Architecture, applicant. Also consider the preliminary plat for "West Main Station Village".

STAFF PLANNER: Jeff McVay

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

2. **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 100' of the site, and M-1-PAD for the remainder of the site, and Site Plan Review. This request will allow for the development of an office/warehouse development. Jeff Phillippe, Pecos 77, LLC, owner; Reese Anderson, Pew & Lake, PLC, applicant. Also consider the preliminary plat of "Pecos 77 Business Park". **CONTINUED FROM THE MAY 17, 2007 MEETING.**

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Continuance to the July 19, 2007 meeting.

- *3. **Z07-62 (District 5)** 3941 North Higley Road. Located north and east of Thomas Road and Higley Road (2.5± ac.). Site Plan Modification and Site Plan Review. This request will allow the development of an addition to a cabinet shop and construction of an associated parking field. Roger Understiller, Burdette Properties, LLC, owner; Design Professional, LLC, John C. Manross, applicant.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Continuance to the July 19, 2007 meeting.

P&Z Recommendation: Continuance to the July 19, 2007 meeting.

4. **Z07-63 (District 5)** The 1340 to 1430 block of North Power Road (east side). Located north of Brown Road on the east side of Power Road (2.05± ac.). Rezone from R1-35 to O-S, and Site Plan Review. This request will allow for the development of office buildings. Dave Marquez, owner; Boyd Thacker – Brock, Craig and Thacker Architects, Ltd., applicant.

STAFF PLANNER: Jenny Gniffke

Staff Recommendation: Continuance to the July 19, 2007 meeting.

P&Z Recommendation: Approval with Conditions.

5. **Z07-64 (District 3)** The 1000 to 1200 block of West Grove Avenue (north side). Located south of Southern Avenue and east of Alma School Road (4.9± ac.). Site Plan Modification and Modification of the existing BIZ overlay. This request will allow the development of a mixed-use mid-rise condominium project with first floor retail. TR Alma Partners, LLC; Thomas Roszak, owner; Pew and Lake, PLC; Reese Anderson, applicant. Also consider the Preliminary Plat for "Fiesta Lofts".

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to the July 19, 2007 meeting.

P&Z Recommendation: Approval with Conditions.

- *6. **Z07-65 (District 6)** The 5600 to 5900 blocks of East Baseline Road (north side). Located west of Recker Road on the north side of Baseline Road (78.5± ac.). Rezone from AG, AG (Conceptual C-2 and M-1) and PEP-PAD to PEP-DMP-CUP, and Site Plan Review. This request will allow for the development of a hospital, specialty hospital, and physician office buildings including a 15,000sf pharmacy. Dan F. Ausman, Sr. V.P. of Operations, VHS Acquisition Subsidiary No. 11 Abrazo Health Care, owner; Stephen C. Earl – Earl, Curley and Lagarde, applicant. Also consider the preliminary plat for “Arizona Health and Technology Park – Unit 2”

STAFF PLANNER: Jenny Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *7. **Z07-66 (District 5)** North side of McKellips from Hawes to the alignment of 92nd Street and the south side of McKellips from the alignment of 80th Street to the alignment of 92nd Street. Modification of the Stone Bridge Mountain DMP. Site Plan Review and rezone of parcel 23 from R1-35 DMP (conceptual R1-9) to R1-15 PAD. Pinnacle Ridge Holdings, LLC, Jeff Blandford, owner; Paul Dugas, applicant. Also consider the preliminary plat of parcel 23.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *8. **Z07-67 (District 6)** 11202 East Germann Road. Located on the west side of the Meridian Road alignment between Pecos Road and Germann Road (227± ac). Rezone from M-2 to M-2 BIZ, Council Use Permit, and Site Plan Review. This request will allow the development of a steel mill. TRW-VSSI; Will C. Rogers, owner; Commercial Metals Company; Andrew Sarat, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *9. **Z07-68 (District 3)** 1803 South Vineyard Road. Located north and west of Baseline Road and Country Club Drive (7.8± ac.). Rezone from M-1 and C-3 to C-3 and Site Plan Review. This request will allow the development of five medical office buildings. David Sellers, LGE Design Build, owner; Michael Edwards, DFD Architecture, applicant.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.
P&Z Recommendation: Approval with Conditions.

- *10. **Z07-69 (District 6)** 9135 East Guadalupe Road. Located on the southwest corner of Guadalupe Road and Ellsworth Road (9.9± ac.). Site Plan Review. This request will allow the development of a retail shopping center and health club facility. Chris Lattanzio, VDG Guadsworth, LLC., owner; Jeff Looker, Looker & Cappello Architects Inc., applicant.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.
P&Z Recommendation: Approval with Conditions.

11. **Z07-70 (District 5)** 4827 East McKellips Road. Located west of Higley Road on the south side of McKellips Road (2.8± ac.). Rezone from M-1 to M-1 BIZ and Site Plan Review. This request will allow the development of a four-story hotel and a restaurant pad. Jason Jones, Hansji Hotels, owner/applicant.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.
P&Z Recommendation: Approval with Conditions.

F. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF THE FOLLOWING RESOLUTION:

1. Review and make a recommendation to the City Council on the resolution for Planning Division fees for the fiscal year 2007/2008 budget.

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*

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