



**CITY OF
MESA**

Great People, Quality Service!

**PLANNING
AND ZONING
AGENDA**

REGULAR MEETING - THURSDAY, FEBRUARY 19, 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 JANUARY 15, 2004 MEETING:
- B. CONSIDER THE MINUTES OF THE JANUARY 13, 2004 PUBLIC MEETING AND THE JANUARY 15, 2004 PUBLIC HEARING FOR GPMinor04-01:
- C. 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.

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

1. **GPMinor04-02 (District 5)** The 6000 – 6200 block of East McKellips Road (north side) and the 6200 – 6400 block of East Hermosa Vista Drive (south side). Located north of McKellips Road and east of Recker Road (47 ac ±). Proposed change to the General Plan Land Use Map from Medium Density Residential (MDR 4-6) 4-6 dwelling units per acre and High Density Residential (HDR 15+) 15+ dwelling units per acre to Medium Density Residential (MDR 6-10) 6-10 dwelling units per acre. **COMPANION CASE – Z04-22**

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval.

2. **Z04-22 (District 5)** The 6000 – 6200 block of East McKellips Road (north side) and the 6200 – 6400 block of East Hermosa Vista Drive (south side). Located north of McKellips Road and east of Recker Road (47 ac ±). Rezone from R1-6 DMP and R-4 PAD-DMP to R1-6 PAD-DMP; also modification of a Development Master Plan. This case involves the development of a residential community. Shelby Futch, owner; Ray Mehan, Mehan Construction, applicant. Also consider the preliminary plat of “Painted Mountain Townhomes.” **COMPANION CASE – GPMINOR04-02**

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Denial.

E. CONSIDER THE FOLLOWING ZONING CASES:

- *1. **Z03-66 (District 2)** The 2500 block of East Southern Avenue (north side) Located north and west of Southern and Lindsay (1.26 ac.). Rezone from R1-43 to O-S. This request is for the development of a medical office building. S.L.A.M. (Drs. Thomas Sulton, Cynthia Lowe, James Anderson, and Richard Merkley), owner; Marty Fifer, applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with Conditions.

- *2. **Z04-05 (District 6)** 517 South Higley Road. Located south of Broadway Road and east of Higley Road (12.69 ac.). Rezone from AG to R1-6 PAD. This request is for the development of a single residence subdivision. Donald R. Allison, Monogram Development Services, L.L.C., owner/applicant. Also consider the preliminary plat of “Heritage Pointe.” **CONTINUED FROM THE JANUARY 15, 2004 MEETING.**

STAFF PLANNER: Rich McAllister

Staff Recommendation: Approval with Conditions.

- *3. **Z04-10 (District 3)** The 2900 block of South Alma School Road (west side). Located south of Guadalupe Road. Site Plan Modification (5± ac.). This request is to allow the development of a new drive-through restaurant. SWC Guadalupe+ Alma School Road Limited Partnership (Gary Davidson); owner; Paul Gilbert, applicant. **CONTINUED FROM THE JANUARY 15, 2004 MEETING.**

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Continuance to the March 18, 2004 meeting.

- *4. **Z04-11 (District 6)** 5416 and 5424 East Southern Avenue (3.4 ac ±). Located north of Southern Avenue and east of Higley Road. Rezone from O-S to O-S PAD. This case involves rezoning to facilitate condominium ownership on an existing building. David Rothberg (Manager), owner; Clare Abel, applicant. Also consider the preliminary plat of “Superstition Springs Square II.”

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- *5. **Z04-12 (District 5)** 2835 North Power Road. Located north of McDowell Road and East of Power Road (3.9 ac. ±). Rezone from C-2 DMP to C-2 PAD DMP. This request is for the development of office condominiums within an approved center. Sam Sprague/Power and McDowell Associates, LLC, owner and applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with Conditions.

- *6. **Z04-13 (District 6)** West of the southwest corner of Southern Avenue and Ellsworth Road. (3.27 ac. ±) Rezone from AG to C-2. This request is for the development of an auto service building. Russell Scaramella, owner; Vince Dalke, V.P. Archicon L.C., applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with Conditions.

- *7. **Z04-14 (District 2)** 1102 North Val Vista Drive. Located south of Brown Road and west of Val Vista Drive (0.36 ac. ±). Rezone from O-S to R1-9. This request is for the development of a single residence lot. Tydam LLC; Tyson M. Tibshraeny, owner; Ray W. Syder, Ray Quality Homes, Inc., applicant.

STAFF PLANNER: Rich McAllister

Staff Recommendation: Approval with Conditions.

- *8. **Z04-15 (District 6)** Southeast corner of Southern Avenue and Higley Road (13.39 ac. ±). Site Plan Review. This request is for the development of a commercial shopping center. Richard F. Cavanaugh, Southern and Higley Realty Partners, LLC, owner; Nick Wood and Reese Anderson, Snell and Wilmer, applicants.

STAFF PLANNER: Veronica Gonzalez

Staff Recommendation: Approval with Conditions.

- *9. **Z04-16 (District 6)** 5800 E. Still Circle. Located north of Baseline Road and west of Recker Road (9.15 ac. ±). Site Plan Review of PEP, PAD parcel. This case involves the development of a medical office complex as part of the Arizona Health and Technology Park. Superstition Springs Investors Limited Partnership, owner; Brian Johns, Associated Architects, applicant.

STAFF PLANNER: Charlie Scully

Staff Recommendation: Approval with Conditions.

- *10. **Z04-17 (District 5)** The northeast corner of North Sossaman Road and East Willetta Street. South and East of Sossaman and McDowell (2.86± ac.). Rezone from Maricopa County R1-35 to City of Mesa R1-35. This case involves the establishment of City zoning on recently annexed property. Aaron David Smith, owner; City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth and Brian McCabe

Staff Recommendation: Approval with Conditions.

- *11. **Z04-18 (District 6)** The northwest corner of South Signal Butte Road and East Pecos Road. (36.37± ac.). Rezone from Maricopa County Rural 43 to City of Mesa R1-43. This case involves the establishment of City zoning on recently annexed property. Clark Fox, David Jarvis, owners; City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth and Brian McCabe.

Staff Recommendation: Approval with Conditions.

- *12. **Z04-19 (District 5)** Area south of East Hermosa Vista Drive to East McKellips Roads, and west of North Sossaman Road to the Central Arizona Project Canal. (150.2± ac.). Rezone from Maricopa County R1-35 and R-18 to City of Mesa R1-35 and R-15. This case involves the establishment of City zoning on recently annexed property. Various owners; City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth and Brian McCabe

Staff Recommendation: Approval with Conditions.

- *13. **Z04-20 (District 5)** Certain properties south of University Dr. and east of Crismon Rd. between N. 101st Cir. and 102nd St. (2.4± ac.). Rezone from Maricopa County R1-8 to City of Mesa R1-9. This case involves the establishment of City zoning on recently annexed property. Various owners; City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth and Brian McCabe

Staff Recommendation: Approval with Conditions.

- *14. **Z04-21 (District 5)** Areas on the east and west sides of Ellsworth Road north of Main Street. (38± ac.). Rezone from Maricopa County R1-8, R-2 RUPD, R-5, C-2, and C-3 to City of Mesa R1-9, R1-6 PAD, and C-2. This case involves the establishment of City zoning on recently annexed property. Various owners; City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth and Brian McCabe

Staff Recommendation: Approval with Conditions.

F. CONSIDER THE FOLLOWING PRELIMINARY PLAT:

- *1. Southwest corner of Hermosa Vista Drive & Hawes Road. This project involves the development of a single residence subdivision. Fitch & Nesbitt Family Limited Partnership (Thomas Nesbitt), owner; Jim Carlson, US Land Development, applicant. Consider the preliminary plat of "Hermosa Vista Estates" (38.77 ± ac.).

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.