



PLANNING AND ZONING BOARD AGENDA

Revised 10.14.08

PUBLIC HEARING - THURSDAY, OCTOBER 16, 2008 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

PAT ESPARZA, Chair

FRANK MIZNER, Vice Chair
RANDY CARTER
BETH COONS

KEN SALAS
CHELL ROBERTS
SCOTT PERKINSON

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the November 3, 2008 City Council meeting. At that time, City Council will establish November 17, 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 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 SEPTEMBER 4, 2008 SPECIAL HEARING.
P&Z Recommendation: *Approved as written.*
- B. CONSIDER THE MINUTES FROM THE SEPTEMBER 16, AND SEPTEMBER 18, 2008, STUDY SESSIONS AND REGULAR HEARING.
P&Z Recommendation: *Approved as written.*

CONSENT AGENDA

- C. 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.

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

1. **Z08-47 (District 6)** The 8200 to 8500 blocks of East Baseline Road (north side). Located west of the Loop 202 on the north side of Baseline Road (53± acres). Rezone from AG (conceptual M-1, C-2, O-S, R-3, and R-2) to C-2, PEP, and R-4 and the establishment of the “Baseline Center” Development Master Plan (DMP). This request will establish a Development Master Plan to allow the creation of a mixed-use residential development. David Glimcher, GVSW 202/60 LLC, owner; Susan Demmitt, Beus Gilbert PLLC, applicant;

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to November 20, 2008 hearing.

P&Z Recommendation: Continuance to the December 18, 2008 hearing.

- *2. **Z08-64 (District 6)** 5460 South Mountain Road. Located South of Ray Road and east of Signal Butte Road (62± ac). Rezone from R-2 PAD DMP to R1-9 PAD DMP and Modification to the Mountain Horizons Development Master Plan. This request will allow for the development of a single residential subdivision. Pulte Homes, Tim Loughrin, owner; Ralph Pew, Pew & Lake, PLC, applicant. Also consider the preliminary plat.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:

1. **GPMInor08-11 (District 6)** 8260 East Baseline Road. Located west of the Loop 202 and north of Baseline Road (14.5± acres). Minor General Plan Amendment. This request will amend the Mesa 2025 General Plan land use designation for the site from Mixed Use Residential (MUR) to High Density Residential 15+ du/acre (HDR 15+). Loren & Colette Jessen; Jessco Dev. LLC, owner; Sean Lake; Pew and Lake, PLC, applicant. **COMPANION CASE Z08-62. CONTINUED FROM THE SEPTEMBER 18, 2008 HEARING.**

STAFF PLANNER: Tom Ellsworth/Lesley Davis

Staff Recommendation: Continuance to November 20, 2008 hearing.

P&Z Recommendation: Continuance to the December 18, 2008 hearing.

2. **Z08-62 (District 6)** 8260 East Baseline Road. Located west of the Loop 202 and north of Baseline Road (14.5± acres). District 6. Rezone from AG (conceptual M-1, C-2, R-2, and R-3) to R-4. This request will allow the zoning for high-density residential development. Loren & Colette Jessen; Jessco Dev. LLC, owner; Sean Lake; Pew and Lake, PLC, applicant. **COMPANION CASE GPMINOR08-11. CONTINUED FROM THE SEPTEMBER 18, 2008 HEARING.**

STAFF PLANNER: Tom Ellsworth/Lesley Davis

Staff Recommendation: Continuance to November 20, 2008 hearing.

P&Z Recommendation: Continuance to the December 18, 2008 hearing.

3. **GPMINOR08-12 (District 5)** The 3200 to 3300 blocks of North Recker Road (west side). Located north of Longbow Parkway and west of Recker Road. (49.08± ac.) General Plan Minor Amendment to change the General Plan Land Use Map from Business Park (BP) to Community Commercial (CC). This request will allow for commercial uses and align the land use category for this site with the Falcon Field Sub-Area Plan. Associates, LLC, Robert M. McNichols, managing member, owner; Sean Lake, Pew and Lake, PLC, applicant. **COMPANION CASE Z08-63.**

STAFF PLANNER: Krissa Lucas

Staff Recommendation: Adoption.

P&Z Recommendation: Adoption.

4. **Z08-63 (District 5)** The 2800 to 3100 blocks of North Higley Road (east to Recker Road) and the 3200 to 3300 blocks of North Recker Road (west side). Located north of McDowell Road between Higley Road and Recker Road. (313.42± ac.). Modification of the Longbow Business Park and Golf Club Development Master Plan (313.42± ac.). Rezone from M-1 DMP and M-1 DMP (Conceptual BIZ) to C-2 DMP (Conceptual BIZ) (49.08± ac.). This request will modify the existing Development Master Plan to reconfigure the zoning to align with the approved subdivision plat and allow for future commercial and employment uses. Associates, LLC, Robert M. McNichols, managing member, owner; Sean Lake, Pew and Lake, PLC, applicant. **COMPANION CASE GPMINOR08-12.**

STAFF PLANNER: Krissa Lucas

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

F. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING CODE AMENDMENT:

- *1. Amending Section 11-6-3 of the Zoning Ordinance. The amendment proposes minor wording revisions to clarify language used to describe standards and evaluation criteria related to land uses requiring Council Use Permits in the C-1, C-2, and C-3 zoning districts.

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Adoption.

P&Z Recommendation: Adoption.

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