



**PLANNING AND
ZONING BOARD
AGENDA
Revised 04/15/08**

PUBLIC HEARING - THURSDAY, APRIL 17, 2008 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RICH ADAMS, Chair

PAT ESPARZA, Vice Chair
KEN SALAS
RANDY CARTER

FRANK MIZNER
JARED LANGKILDE
CHELL ROBERTS

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the May 5, 2008 City Council meeting. At that time, City Council will establish May 21, 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 MARCH 25, AND MARCH 27, 2008 STUDY SESSIONS AND REGULAR HEARING:**

CONSENT AGENDA

- B. **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.

- C. **DISCUSS AND TAKE ACTION ON THE FOLLOWING CASES:**

*1. **Z08-20 (District 6)** The 10000 to 10100 blocks of east Southern Avenue (north side) and the 1000 to 1100 blocks of South Crismon Road (east side). Located north of Southern Avenue and east of Crismon Road (14.31± ac). Site Plan Modification. This

request will allow the development of a medical office subdivision. Robert Stave, owner; Michael Jorgensen, applicant; Robert E. Mohning, Rick Engineering Co., engineer. Also consider the preliminary plat.

STAFF PLANNER: Mia Lozano-Helland

Staff Recommendation: Approval with Conditions.

P&Z Decision: Approval with Conditions.

- *2. **Z08-26 (District 1)** 1353 East McKellips Road. Located east of Stapley Drive on the south side of McKellips Road (1.03± ac). Site Plan Modification. This request will allow for the development of a medical office. Richard Dobrusin, Dorbusin Investments LLC, owner; Marc Brimhall, Cawley Architects, Inc., applicant; Jay Edward Mihalex, JMA Engineering, engineer. Also consider the preliminary plat.

STAFF PLANNER: Josh Mike

Staff Recommendation: Approval with Conditions.

P&Z Decision: Approval with Conditions.

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

- *1. **Z08-21 (District 6)** 5524 East Baseline Road. Located on the north side between Higley Road and Recker Road (2.34± ac). Site Plan Modification. This request will allow for construction of a new warehouse addition to an existing office building. Lynn Urry, owner; Gregory Hitchens, applicant/engineer.

STAFF PLANNER: Jeff Conkle

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *2. **Z08-23 (District 5)** 3845 North Higley Road. Located on the east side of Higley Road and north of Thomas Road (1.60± ac). Rezone from R1-90 to M-1 and Site Plan Review. This request will allow the expansion of a metal fabrication shop. Steve Wright, Sheet Metal Works of Arizona, owner; William Petrie, Petrie Planning & Development Services, L.L.C., applicant; Gregory L. Allen, Allen Consulting Engineers, Inc., engineer.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

3. **Z08-25 (District 1)** 1150 North Alma School Road. Located north of University Drive on the west side of Alma School Road (34.54± ac). Rezone from PEP DMP to PEP PAD DMP. This request will allow modifications to a previously approved site plan and the creation of an office subdivision. Joshua Mulhall, Lauth Property Group, owner/applicant; Mark Beck, Kimley-Horn Associates, Inc. engineer. Also consider the preliminary plat.

STAFF PLANNER: Josh Mike

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

4. **Z08-28 (District 2)** 2860 East Main Street. Located north of Main Street and east of Lindsay Road (.20± ac). Council Use Permit. This request will allow the use of a pawn shop in an existing shopping center. Eric A. Nelson, owner; Brad Shain, Max-It Pawn & Retail, applicant.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

E. DISCUSS AND TAKE ACTION ON THE FOLLOWING GENERAL PLAN AMENDMENTS AND RELATED ZONING CASES:

1. **GPMInor08-07 (District 5)** The 4200 to 4300 blocks of East McKellips Road (north side) and the 2000 to 3900 blocks of North Greenfield Road (west side). Located north of McKellips Road and west of Greenfield Road (151.93± ac). General Plan Minor Amendment to change the General Plan Land Use Map from MUE to BP (63.59± ac) and NAOS (88.34± ac). This request will allow Falcon Field Airport to protect the land southwest of the runways, and to lease the land north of that area to commercial developers. City of Mesa, owner; Corinne Nystrom, Falcon Field Airport Director, City of Mesa, applicant. **COMPANION CASE Z08-22.**

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Adoption.

P&Z Recommendation: Adoption.

2. **Z08-22 (District 5)** The 4200 to 4300 blocks of East McKellips Road (north side) and the 2000 to 3900 blocks of North Greenfield Road (west side). Located north of McKellips Road and west of Greenfield Road (151.93± ac). Rezone from M-1 to PEP (63.59± ac) and PF (88.34± ac), and approval of a Development Master Plan. This request will allow Falcon Field Airport to protect the land southwest of the runways and to lease the land north of that area to commercial developers. City of Mesa, owner; Corinne Nystrom, Falcon Field Airport Director, City of Mesa, applicant. **COMPANION CASE GPMInor08-07.**

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval of Conditions.

P&Z Recommendation: Approval with Conditions.

3. **GPMInor08-08 (District 1)** 1310 East McKellips Road. Located north of McKellips Road and east of Stapley Drive (2.1± ac). General Plan Minor Amendment to change the General Plan Land Use Map from O to NC (1.1± ac). This request will allow the

development of a neighborhood fitness center. Jeff Kost, NWC McKellips & Doran, L.L.C., owner; Reese Anderson, Pew & Lake, PLC, applicant; Jeffrey L. Williams, R.B. Williams & Associates, Inc., engineer. **COMPANION CASE Z08-24.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Adoption.

P&Z Recommendation: Adoption.

4. **Z08-24 (District 1)** 1310 East McKellips Road. Located north of McKellips Road and east of Stapley Drive (2.1± ac). Rezone from O-S to C-1 (1.1± ac) and Site Plan Review. This request will allow the development of a neighborhood fitness center and office development. Jeff Kost, NWC McKellips & Doran, L.L.C., owner; Reese Anderson, Pew & Lake, PLC, applicant; Jeffrey L. Williams, R.B. Williams & Associates, Inc., engineer. Also consider the preliminary plat for "McKellips and Doran Plaza." **COMPANION CASE GPMInor08-08.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

5. **GPMInor07-11 (District 5)** Parcel 51 at Las Sendas. The 7100 and 7200 blocks of East McDowell Road (north side). Located east of Power Road on the north side of McDowell Road. General Plan Minor Amendment to change the General Plan Land Use Map from Business Park to Medium Density Residential 6-10 du/acre (20± ac) and Neighborhood Commercial (9± ac). This request will allow the development of a mixture of multi-family, retail, resort, and office uses within the Las Sendas Development Master Plan. JCA Holdings, LLC, Chris Arnold, owner; Reese Anderson, Pew and Lake, PLC, applicant; Julie S. Rayburn, RCC Design Group, LLC; engineer. **COMPANION CASE Z07-74. CONTINUED FROM THE MARCH 27, 2008 HEARING.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Adoption.

P&Z Recommendation: Adoption.

6. **Z07-74 (District 5)** Parcel 51 at Las Sendas. The 7100 and 7200 blocks of East McDowell Road (north side). Located east of Power Road on the north side of McDowell Road (51± ac). Rezone from R1-90 DMP to R-2 (20± ac), C-2 (9± ac) and PEP (21± ac), and PEP with a Council Use Permit (2± ac), all part of a P.A.D. overlay and a modification to the Las Sendas Development Master Plan. This request will allow the development of a mixture of multi-family, retail, resort, and office uses. JCA Holdings, LLC, Chris Arnold, owner; Reese Anderson, Pew and Lake, PLC, applicant; Julie S. Rayburn, RCC Design Group, LLC; engineer. Also consider the preliminary plat. **COMPANION CASE GPMInor07-11. CONTINUED FROM THE MARCH 27, 2008 HEARING.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

F. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT(S):

- *1. **“Urban Villas” (District 4)** 1759 E. Broadway Road. Located on the south side of Broadway Road, west of Gilbert Road. (0.29± ac.). This Request will allow for the individual ownership of condominium units. Michael Watson, owner; Edmir Dzudza, E-Project International, Inc., applicant.

STAFF PLANNER: Jeff Conkle

Staff Recommendation: Approval with Conditions.

P&Z Decision: Approval with Conditions.

G. CONSIDER AND MAKE A RECOMMENDATION TO THE CITY COUNCIL ON PROPOSED PLANNING DIVISION FEES FOR FISCAL YEAR 08/09.

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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