



**PLANNING
AND ZONING
AGENDA**
Revised 07/19/05

PUBLIC HEARING - THURSDAY, JULY 21, 2005 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

	RICH ADAMS, Chair	
BARBARA CARPENTER, Vice Chair		BOB SAEMISCH
ALEX FINTER		FRANK MIZNER
KEN SALAS		JARED LANGKILDE

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 JUNE 16, 2005 MEETING:

- B. 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.

- C. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF THE FOLLOWING CODE AMENDMENTS:

- *1. Amending Section 11-18-8 of the Zoning Ordinance by adding a fee for Section 106 Reviews, which are required by the National Historic Preservation Act Of 1966.

STAFF PLANNER: Patrick Murphy

Staff Recommendation: Continuance to the September 15, 2005 Meeting.

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

1. **GPMInor05-04 (District 5)** The 2600 to 2700 block of North Power Road (east side). Located south of the southeast corner of McDowell Road and Power Road (15.8± ac.) Minor General Plan Amendment to change the General Plan land use map from Office (OS) to High Density Residential 10-15 dwelling units per acre (HDR 10-15) and Neighborhood Commercial (NC). Power and McDowell, LLC (Edwin Gutzman), owner; Martin Hazine of HGN, LLC, applicant. **COMPANION CASE Z05-79.**

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval.

2. **Z05-79 (District 5)** The 2600 to 2700 block of North Power Road (east side). Located south of the southeast corner of McDowell Road and Power Road (15.8± ac.) Rezone from R1-35 DMP to R-3 PAD and C-1 PAD, Site Plan Review. This request is to allow for the development of retail/office buildings and residential condominiums. Power and McDowell, LLC (Edwin Gutzman), owner; Martin Hazine of HGN, LLC, applicant. Also consider the preliminary plat "Aquila Las Sendas". **COMPANION CASE GPMInor05-04.**

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

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

1. **Z05-65 (District 6)** The 2850-2900 block of South Power Road (east side). Located north and east of Guadalupe Road and Power Road (2.3 ac ±) Rezone from R1-7 (conceptual C-2) to C-2 and Site Plan Review. This request is to allow for the development of a gas station with a convenience store. Karl Kohlhoff, owner; Craig Boswell, applicant. **CONTINUED FROM THE JUNE 16, 2005 MEETING.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- *2. **Z05-70 (District 6)** The 11200 to 11600 block of East Ray Road (north side) and the 4800 to 5200 block of South Meridian Road (west side) and the 5000 to 5200 block of South Mountain Road (east side). Located north and east of Ray Road and South Mountain Road (99± ac.). Rezone from R1-35 to R1-6 and R1-9 and Site Plan Review. This request is to allow for the development of a single-residence subdivision. Nyssa Land Company, Inc (Paul R. Skogebo), owner; Nyssa Land Company, Inc (John Poulsen), applicant. Also consider the preliminary plat "Keighley".

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- *3. **Z05-71 (District 6)** The 7200 to 7300 block of East Baseline Road (south side). Located east and south of Superstition Springs Boulevard and Baseline Road (6± ac.) Rezone from C-2 to C-2 PAD and Site Plan Review. This request is to allow for the development of retail/office condominiums. Boyd Anderson, owner; Randolph Carter, Dream Catchers, applicant. Also consider the preliminary plat for “Superstition Springs Gardens”.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

4. **Z05-72 (District 5)** The 3500 to 3600 blocks of North Power Road (west side). Located on the southwest corner of Power Road and Thomas Road (6.13±). Rezone from C-2 to C-2 PAD and Site Plan Modification. This request is to allow for the development of an office condominium project with limited commercial uses. Philip L. Ellis and David C. Ellis, owner; Craig Cote & Steve Bauer – Shea Commercial, applicant. Also consider the preliminary plat “Red Mountain Village Office Suites”.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with Conditions.

- *5. **Z05-73 (District 5)** The 4600 to 4800 block of East McKellips Road (south side). Located south and east of McKellips Road and Greenfield Road (33± ac.). Council Use Permit and Site Plan Review. This request is to allow for the development of a Sam’s Club anchored retail center. Marsha G. Greene, owner; Sean Lake, Pew & Lake PLC, applicant. Also consider the preliminary plat.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to the August 18, 2005 Meeting.

- *6. **Z05-74 (District 6)** The 3600 to 4200 blocks of South Mountain Road (west to the Signal Butte Road alignment), excluding Gilbert School site (parcels 304-33-003B/C). Located south and west of Elliot and Mountain Roads (225 +/- ac). Site Plan Review and Rezone from R1-43 and R1-9 to R1-6 PAD, R1-7 PAD, and R1-9 PAD all within a Development Master Plan overlay. This request is to allow development of a residential community known as Nova Vista. GBGM 240 Limited Partnership LLLP (William Ring), applicant. US Homes, applicant. Also consider the preliminary plats for the Nova Vista DMP.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval with Conditions.

- *7. **Z05-75 (District 5)** The 150 to 250 block of North 67th Street (west side). Located west and north of the northwest corner of Main Street and Power Road (6.3 acres). Rezone from Maricopa County R-3 RUPD to City of Mesa R1-6 PAD. This case involves the establishment of City zoning on recently annexed property. Desert Cove Subdivision Property Owners, owner; Associated Asset Management

Company, applicant.

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with Conditions.

- *8. **Z05-76 (District 5)** The 50 to 150 block of North 65th Street (east side). Located west and north of the northwest corner of Main Street and Power Road (6.7 ac.). Rezone from Maricopa County R-3 RUPD to City of Mesa R1-6 PAD. This case involves the establishment of City zoning on recently annexed property. Apache Cove Subdivision Property Owners, owner; Associated Asset Management Company, applicant.

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with Conditions.

9. **Z05-77 (District 6)** The 10800 to 10840 block of East Apache Trail (south side). Located at the southeast corner of Apache Trail and Signal Butte Road (1± ac.). Site Plan Review. This request is to allow for the development of a single-story retail stop building. Geoff Jacobs, owner; Mark A. Bowker, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

- *10. **Z05-78 (District 5)** The 4320 to 4400 block of East Presidio Street (north side). Located north and west of McDowell Road and Greenfield Road (2.75 ac.). Rezone from M-1 to M-1 PAD. This request is to allow for individual ownership of condominium suites inside industrial buildings. H-B Dover/Office, L.L.C. By: Hewson Development Corporation – David E. Lord, owner/applicant. Also consider the preliminary plat.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.