



# PLANNING AND ZONING AGENDA

**PUBLIC HEARING - THURSDAY, FEBRUARY 17, 2005 - 4:00 P.M.**

**CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET**

MIKE COWAN - Chair	
BARBARA CARPENTER, Vice Chair	RICH ADAMS
PAT ESPARZA	BOB SAEMISCH
ALEX FINTER	FRANK MIZNER

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

1. **GPMInor05-01 (District 5)** 5702 East Main Street. Located south and west of Main Street and Recker Road (8.3 ac.). Minor General Plan Amendment to change existing land use designation from Community Commercial and High Density Residential 10-15 (10-15 du/ac) to Medium Density Residential 6-10 (6-10 du/ac). Dan Mikalacki, owner/applicant. **COMPANION CASE Z05-04.**

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval.

2. **Z05-04 (District 5)** 5702 East Main Street. Located south and west of Main Street and Recker Road (8.3 ac.). Rezone from C-2 to R-2 PAD and site plan review. This request is for the development of a town home development. Dan Mikalacki, owner/applicant. Also consider the preliminary plat "Main Street Casitas". **CONTINUED FROM THE JANUARY 20, 2005 MEETING. COMPANION CASE GPMInor05-01.**

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

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

- \*1. **Z04-105 (District 6)** The 1600 block of South Signal Butte Road (west side). Located south of US 60 and west of Signal Butte Road (66.7 ac.). Requesting a Council Use Permit to allow the development of a Freeway Landmark Monument sign in conjunction with the construction of group commercial center. Bojer Land/Signal Butte, owner; Diversified Partners – Elizabeth Gaston, applicant. **CONTINUED FROM THE DECEMBER 16, 2004 MEETING.**

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Continuance to the March 17, 2005 Meeting.

- \*2. **Z05-03 (District 1)** The 1300 block of East McKellips Road (south side). Located south and east of McKellips Road and Stapley Drive (8.7 ac.). Rezone from O-S to C-1 PAD and site plan review. This request is for the development of a medical office building and a restaurant. Nupetco Association (Albert Petty), owner; Paul Devers, Jr. – Cawley Architects, applicant. Also consider the preliminary plat "Mesa Family Medical Center" and "McKellips Restaurant". **CONTINUED FROM THE JANUARY 20, 2005 MEETING.**

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- \*3. **Z05-15 (District 6)** 8320 E. Germann Road. Located on the northwest corner of Germann and Hawes Roads (6.93 ac.). Rezone from AG to M-1 and site plan review. This request is to allow for the operation of a Chas Roberts Air Conditioning business. Christopher Derken, owner; Michelle Dahlke, Pew & Lake, PLC, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

- \*4. **Z05-16 (District 6)** The 2500 – 2700 block of South Signal Butte Road (east side). Located south and east of Baseline Road and Signal Butte Road (20± ac.). Rezone from R-2 PAD-DMP, R1-6 DMP, and AG to R1-6 PAD-DMP and R1-6 DMP and Site Plan Review and expansion of the Sunland Springs Village Development Master Plan. This request is for the development of a residential community and accessory RV storage. Craig Ahlstrom, owner; Tim Nielsen, applicant. Also consider the preliminary plat of “Sunland Springs Village Golf View Condominiums and RV storage”.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- \*5. **Z05-17 (District 6)** The 10,100 - 10,300 blocks of East Southern Avenue (south side, south to Hampton Avenue) and the 1300 block of South Crismon Road (east side, east to the South Chesire alignment). Generally located south and east of the southeast corner of Crismon and Southern Roads (47± ac.). Rezone from C-2, PEP and M-1 to C-1 BIZ and Site Plan Review. This case is to allow development of a hospital. VJ Crismon LLC (Vance H Marshall) and IASIS Healthcare Holdings, Inc. (W Carl Whitmer), owners; Mike Withey of Withey, Anderson & Morris, applicant.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval with Conditions.

- \*6. **Z05-18 (District 5)** The 5600 block of East McKellips Road (south side). Located south of McKellips Road and east of Higley Road (3.24 ac.). Site Plan Review. This case is to allow development of two retail/restaurant buildings. Mark Gibbons, Property Reserve Arizona LLC, owner; Bill McDermott, LEADS, Inc., applicant.

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

- \*7. **Z05-19 (District 5)** The 5600 block of East McKellips Road (south side). Located south of McKellips Road and east of Higley Road (10.52 ac.). Site Plan Review. This case is to allow development of an assisted living facility. Mark Gibbons, Property Reserve Arizona, LLC, owner; Neal Pascoe, Beus Gilbert, PLC, applicant.

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

- \*8. **Z05-20 (District 3)** The 500 block of West Baseline Road (south side). Located south of Baseline Road and west of Country Club Drive (1.44 ac.). Site Plan Modification. This case is to allow for the development of a retail building. Scott Adams, owner; Darlene Moore, Cawley Architects, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Condition.

- \*9. **Z05-21 (District 5)** The 200 block of North Power Road (west side). Located north of Main Street and west of Power Road (0.6 ac.). Rezone from R1-9 to O-S and Site Plan Review. This case is to allow for the development of an office building. Gene Gin, owner; Shawn M. Clow, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Condition.

- \*10. **Z05-22 (District 5)** 1725 N. Quail. Located south of McKellips Road and east of Greenfield Road (4.11 ac.). Rezone from M-1 to M-1 PAD and site plan review. This case is to allow development of industrial condominium buildings. Mark Hughes, owner; Todd Spencer, Cawley Architects, applicant. Also consider the preliminary plat.

STAFF PLANNER: Liz Zeller

Staff Recommendation: Continuance to the March 17, 2005 Meeting.

11. **Z05-23 (District 1)** 851 E. Main Street. Located south and west of Main Street and Stapley Road (1± ac.). Council Use Permit. This request is to allow a day labor business. Ron Walters, owner; David Naja (Able Body Labor), applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Denial.

- \*12. **Z05-24 (District 6)** The 6200 block of South Mountain Road (west side). Located south and west of Williams Field Road and Mountain Road (25± ac.). Rezone from AG to M-2. This request is to bring zoning into conformance with the Mesa 2025 General Plan. G M 50 LLC; El Dorado Holdings, Admin. Agent Debra Bricker, owner; Dasia Equities, LLC, James Cullumber, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

13. **Z05-25 (District 6)** The 1600 to 1900 block of South Signal Butte Road (both sides). Located on the northeast and northwest corners of Signal Butte and Baseline Roads (91 ac.). Rezone from R1-43 to C-2 DMP and C-2 to C-2 DMP and Site Plan Review. This request is to allow for a regional commercial center. John Perkinson, Bojer Land/Signal Butte Limited Partnership, owner; Elizabeth Gaston, Diversified Partners, applicant. Also consider the preliminary plat.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.



- \*14. **Z05-26 (District 5)** The 7800 block of East University (south side). Located south of University Drive and east of Sossaman Road. (23.5 ac.). Rezone from R1-43 to R1-6 PAD and preliminary plat. This case is to allow for development of a single-family residential subdivision. Tom Couey, owner; Michelle Dahlke, Pew and Lake, PLC, applicant. Also consider the preliminary plat of "Villas at Montana Vista".

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

15. **Z05-27 (District 5)** The 1900 block of North Higley (west side). Located west of Higley Road and south of McKellips Road (8.87 ac.). Rezone from M-1 to M-1 PAD, M-2-PAD and Site Plan Review. This case is to allow for development of an office/industrial/commercial center. Corey Smith, DCSJ Ltd., owner/applicant. Also consider the preliminary plat for "Higley-McKellips Business Center."

STAFF PLANNER: Liz Zeller

Staff Recommendation: Continuance to the March 17, 2005 Meeting.

- \*16. **Z05-28 (District 6)** The northeast corner of Ray Road and South Mountain Road. (73.54 ac.) District 6. This case involves the establishment of City zoning on recently annexed property. Rezone from County R1-35 to City of Mesa R1-35. This case involves the establishment of City zoning on recently annexed property. John Poulsen, President of Providence Homes, Inc., owner/applicant.

STAFF PLANNER: David Nicolella and Susan Morrison

Staff Recommendation: Approval with Conditions.

- \*17. **Z05-29 (District 6)** The 14000 to 15000 block of South Power Road (east side). Located south of Ray Road and east of Power Road (67.7 ac.). Rezone from Maricopa County Rural-43 PD, C-2 CUPD, C-2 PD and IND-2 IUPD to City of Mesa R1-43, C-2 and M-1. This case involves the establishment of City zoning on recently annexed property. Various owners; City of Mesa, applicant.

STAFF PLANNER: David Nicolella and Susan Morrison

Staff Recommendation: Approval with Conditions.

- \*18. **Z05-30 (District 5)**

\*(a) Parcel 2 at Las Sendas. Located north of Thomas Road and east of Power Road (39± ac.). Rezone from R1-90 DMP to R1-15 PAD-DMP and modification of the Las Sendas Development Master Plan. This request is for the development of a single residence subdivision. Roger Steill, CRM Holding LLC, owner; Gary King, Early, Curley & Lagarde, P.C., applicant. Also consider the preliminary plat.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- \* (b) Parcel 7 at Las Sendas. Located north of Thomas Road and east of Power Road (6± ac.). Rezone from C-2 DMP to R1-35 PAD-DMP and modification of the Las Sendas Development Master Plan. This case is for the development of a single residence subdivision. Roger Steill, CRM Holding LLC, owner; Gary King, Early, Curley & Lagarde, P.C., applicant. Also consider the preliminary plat.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- \* (c) Parcel 46 at Las Sendas. Located east of Power Road and south of McDowell Road (22± ac.). Rezone from R1-90, R1-35, R1-90 DMP, and R1-35 DMP to R1-7 PAD-DMP and modification to the Las Sendas Development Master Plan. This case is for the development of a single residence subdivision. Roger Steill, CRM Holding LLC, owner; Gary King, Early, Curley & Lagarde, P.C., applicant. Also consider the preliminary plat.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

E. CONSIDER THE FOLLOWING PRELIMINARY PLAT:

- \*1. The 8600 to 8700 Block of East Culver Street (north side) (**District 5**). East of Hawes Road, south of McDowell Road (5.1± ac.). This request is to allow for the development of a 4-lot subdivision. Scott Lee, Anasazi Development, owner/applicant. Consider the preliminary plat of "Anasazi Estates".

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.