



**PLANNING  
AND ZONING  
AGENDA**  
*REVISED 3/22/05*

**PUBLIC HEARING - THURSDAY, MARCH 24, 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 FEBRUARY 17, 2005 MEETING:
- B. CONSIDER THE MINUTES FOR GENERAL PLAN AMENDMENT GPMINOR05-01, HELD ON FEBRUARY 15, 2005 AND FEBRUARY 17, 2005.
- C. 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.

- D. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF THE FOLLOWING CODE AMENDMENT:
  - 1. Amending Section 11-15-2 of the Zoning Ordinance (Title 11 of the Mesa City Code) pertaining to building, parking, drive aisle and landscape setbacks adjacent to arterial streets.

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval.

E. 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, JANUARY 20, 2005 AND FEBRUARY 17, 2005 MEETINGS.**

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Continuance to the April 21, 2005 meeting.

- \*2. **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. **CONTINUED FROM THE FEBRUARY 17, 2005 MEETING.**

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

- \*3. **Z05-31 (District 6)** 5416 East Baseline Road. Located north and east of Baseline Road and Higley Road (4.4 ac.). Council Use Permit. This request is to allow an Everest College to operate in an existing building zoned C-1. Kurt Waltz, Diessner Development Company, owner; Ralph Pew, Pew and Lake, PLC, applicant.

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

- \*4. **Z05-32 (District 1)** 2711 N. Horne. Located north and east of McKellips Road and Horne Road (3.19 ac.). Rezone from R1-43 to R1-43 PAD and Site Plan Review. This case is to allow for a 3-lot residential subdivision. Marlin Porter, owner/ applicant. Also consider the preliminary plat.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

- \*5. **Z05-33 (District 6)** The 9200 block of East Southern Avenue (south side) and the 1200 block of South Ellsworth Road (east side). Located south of Southern Avenue and east of Ellsworth Road (20.83 ac.). Site Plan Modification. This case is to allow for a Lowe's home improvement store with commercial pads. Ray Downs, owner; Don Andrews, applicant. Also consider the preliminary plat.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

6. **Z05-34 (District 3)** 2950 South Alma School Road. Located south and west of Alma School Road and Guadalupe Roads (1.63 ac). Site Plan Modification. Development of a Dairy Queen restaurant and pad building. SWC Guadalupe and Alma School Road Ltd Partnership (Gary Davidson), owners; Paul Gilbert, applicant.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval with Conditions.

- \*7. **Z05-35 (District 1)** The 3000 Block of East McKellips Road. Located south and east of McKellips Road and Lindsay Road (3.7 ac). Site Plan Modification. This request is to allow development of a restaurant building. Wayne Wyatt, owner; Chris Neal, Neptune Design Group, applicant.

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

- \*8. **Z05-36 (District 1)** The 1200 to 1300 block of East McKellips Road (south side) and the 1800 to 1900 block of North Stapley Drive (east side). Located south and east of McKellips Road and Stapley Drive (10.25 ac). Site Plan Modification. This request to development commercial retail buildings. Ryan Gaston, Barclay Group, owner; Martin Flood, applicant. Also consider the preliminary plat "Fry's Shopping Center at Stapley & McKellips".

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- \*9. **Z05-37 (District 5)** The 3700 block of East McLellan Road (north side). Located south and east of McKellips Road and Val Vista Drive (22.64 ac). Rezone from R1-35 to R1-35 PAD and Site Plan Review. This request is to allow for the development of a gated single-residence subdivision. Jeff Blandford, owner/applicant. Also consider the preliminary plat.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- \*10. **Z05-38 (District 5)** The 4200 to 4400 Block of East Brown Road (north side). Located west and north of Greenfield Road and Brown Road (3.3 ac). Site Plan Modification. This request is to allow development of three office buildings. David Gillette, FCF UTAH, LLC and Dr. Douglas A. Bobb, Legacy Investments, L.L.C., owner; Allen Willis, Amberwood Homes, applicant. Also consider the preliminary plat for "Amberwood Homes".

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

11. **Z05-39 (District 6)** Properties located between the Signal Butte Road alignment and Mountain Road, and between the Galveston Road alignment and 1320' north of Warner Road (558± ac). Rezone from R1-43 to R1-6 (conceptual R-2 and PF), R1-6 PAD, R1-7 PAD, and R-2 PAD all within the Mountain Horizons Development Master Plan. This request is to allow the development of a residential master planned community. Pulte Homes (Tim Loughrin), owner; Sean Lake, Pew & Lake, PLC, applicant. Also consider the preliminary plat.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- \*12. **Z05-40 (District 6)** The 4700 to 4800 block of East Baseline Road (north side). Located north and west of Baseline Road and Higley Road (12 ac). Rezone from AG to PEP PAD and Site Plan Review. This request is to allow for the development of an industrial office complex. Frank Richards, owner; Steve Nevala – Cawley Architects, applicant. Also consider the preliminary plat "Pierpont Business Court".

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

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