



# PLANNING AND ZONING AGENDA

**PUBLIC HEARING - THURSDAY, AUGUST 18, 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 JULY 21, 2005 MEETING.
- B. CONSIDER THE MINUTES FOR GENERAL PLAN AMENDMENT GPMINOR05-04, HELD ON JULY 19, 2005 AND JULY 21, 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 11-1-6 "Definitions" of the Zoning Ordinance pertaining to replacement of the term "infill site" with the term "by-passed properties".

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

- \*1. **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. **CONTINUED FROM THE JULY 21, 2005 MEETING.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

2. **Z05-80 (District 6)** The 8800 block of East Germann Road (north side). Located north of Germann Road and west of Ellsworth Road (16.3 ac). Rezone from PEP and M-1 to O-S PAD, C-1 PAD and M-1 PAD and Site Plan Review. This request will allow for the development of a business park. Anson L. Call, owner; Randolph L. Carter, applicant. Also consider the preliminary plat for "South Gate Commerce Park."

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- \*3. **Z05-81 (District 6)** The 3200 – 3300 block of South Sossaman Road (east side). Located at the half-mile point between Guadalupe and Elliot Roads, at and just south of the power line easement on Sossaman Road (22.61 ac). Rezone from R1-6 and M-1 to AG and Site Plan Review. This request will allow for the construction of the Paloma Community Church and several accessory sports fields. Pastor Al Wilsey, Paloma Community Church, owner; Steve Anderson applicant.

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Approval with Conditions.

- \*4. **Z05-82 (District 6)** The 9100 – 9200 block of East Guadalupe Rd (south side). Located at the southwest corner of Guadalupe Road and Ellsworth Road (1.6 ac). Site Plan Review. This request will allow for the development of a new convenience store and fuel canopy. Tim Holeman, owner; Justin Gubler, Architekton, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

- \*5. **Z05-83 (District 6)** The 5600 – 6000 block of South Mountain Road (west side). Located South of Ray Road and east of Signal Butte Road (558± ac). Rezone from R1-6 DMP to R-2 PAD DMP, Modification to the Mountain Horizons Development Master Plan and Site Plan Review. This request will allow for the development of a cluster home project. 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.

- \*6. **Z05-84 (District 5)** The 4200 block of East McDowell Road (south side). Located west of Greenfield Road and south of McDowell Road (19.28 ac). Site Plan Review. This request will allow for the development of a business park. Mike Wilson, owner; Michael Jorgensen, applicant. Also consider the preliminary plat for “Mesa Ridge.”

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- \*7. **Z05-85 (District 6)** The 2400 – 2500 block of South Signal Butte Road (east side). Located south of Baseline Road and east of Signal Butte Road (19 ± ac.). Rezone from AG to R1-6 PAD-DMP; Site Plan Review and Modification of the Sunland Springs Village Development Master Plan. This request will allow for the development of a townhome project as part of the Sunland Springs Village Development Master Plan. Craig Ahlstrom, Farnsworth Development, owner; Jeff Giles, applicant. Also consider the preliminary plat “The Townhomes at Sunland Springs Village Phase Two.”

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

F. CONSIDER THE FOLLOWING PRELIMINARY PLAT:

- \*1. 10800 Block of East Guadalupe Road (south side) **(District 6)**. West of Meridian Road and south of Guadalupe Road. This request is to allow for the development of Unit 7 in the Sunland Springs Village Development Master Plan. Craig Ahlstrom owner/applicant. Consider the preliminary plat of “Sunland Springs Village Unit 7.”

STAFF PLANNER: Ryan Heiland/Joe Welliver

Staff Recommendation: Approval with Conditions.

G. GENERAL DISCUSSION ITEM:

- 1. Zoning Hearing Officer.