



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, APRIL 15, 2009 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

PAT ESPARZA, Chair

FRANK MIZNER, Vice Chair
RANDY CARTER
BETH COONS

KEN SALAS
CHELL ROBERTS
SCOTT PERKINSON

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the May 4, 2009 City Council meeting. At that time, City Council will establish May 18, 2009, 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.mesaaz.gov 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 24, AND MARCH 25, 2009 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.

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:

- *1. **Z08-47 (District 6)** The 8200 to 8500 blocks of East Baseline Road (north side). Located west of the Loop 202 on the north side of Baseline Road (53± acres). Rezone from AG (conceptual M-1, C-2, O-S, R-3, and R-2) to C-2, PEP, and R-4 and the establishment of the “Baseline Center” Development Master Plan (DMP). This request will establish a Development Master Plan to allow the creation of a mixed-use residential development. David Glimcher, GVSW 202/60 LLC, owner; Susan Demmitt, Beus Gilbert PLLC, applicant. **CONTINUED FROM THE OCTOBER 16, 2008, DECEMBER 18, 2008, AND FEBRUARY 19, 2009 HEARINGS.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to May 20, 2009

P&Z Action: Continue to May 20, 2009

- *2. **GPMINOR08-11 (District 6)** 8260 East Baseline Road. Located west of the Loop 202 and north of Baseline Road (14.5± acres). Minor General Plan Amendment. This request will amend the Mesa 2025 General Plan land use designation for the site from Mixed Use Residential (MUR) to High Density Residential 15+ du/acre (HDR 15+). Loren & Colette Jessen; Jessco Dev. LLC, owner; Sean Lake; Pew and Lake, PLC, applicant. **COMPANION CASE Z08-62. CONTINUED FROM THE SEPTEMBER 18, 2008, THE OCTOBER 16, 2008, DECEMBER 18, 2008, AND FEBRUARY 19, 2009 HEARINGS.**

STAFF PLANNER: Tom Ellsworth/Lesley Davis

Staff Recommendation: Continuance to May 20, 2009

P&Z Action: Continue to May 20, 2009

- *3. **Z08-62 (District 6)** 8260 East Baseline Road. Located west of the Loop 202 and north of Baseline Road (14.5± acres). Rezone from AG (conceptual M-1, C-2, R-2, and R-3) to R-4. This request will allow the zoning for high-density residential development. Loren & Colette Jessen; Jessco Dev. LLC, owner; Sean Lake; Pew and Lake, PLC, applicant. **COMPANION CASE GPMINOR08-11. CONTINUED FROM THE SEPTEMBER 18, 2008, THE OCTOBER 16, 2008, DECEMBER 18, 2008, AND FEBRUARY 19, 2009 HEARINGS.**

STAFF PLANNER: Tom Ellsworth/Lesley Davis

Staff Recommendation: Continuance to May 20, 2009

P&Z Action: Continue to May 20, 2009

- *4. **GPMinor09-02 (District 6)** 10617 East Oasis Street. Located west of Signal Butte Road and south of Broadway (4.9± acres). Minor General Plan Amendment to change the land use designation from Parks (P) to High Density Residential 10-15 du per acre (HDR 10-15). This case will allow the development of a Supportive Housing Project.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to May 20, 2009

P&Z Action: Continue to May 20, 2009

- *5. **Z09-08 (District 6)** 10617 East Oasis Street. Located west of Signal Butte Road and south of Broadway (4.9± acres). Rezone from R1-9 to R-3 with a Site Plan Review. This case will allow the development of a Supportive Housing Project

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to May 20, 2009

P&Z Action: Continue to May 20, 2009

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT:

- 1. **GPMinor09-01** Text Amendment to the Mesa 2025 General Plan. (All Council Districts). Minor General Plan Amendment to amend Section 2.3.2 changing the definition for the Mixed Use/Employment Land Use Category and amend Section 14.2.1 changing the definition of Major General Plan Amendment.

STAFF PLANNER: John Wesley

Staff Recommendation: Approval

P&Z Recommendation: Approval

F. DISCUSS, RECEIVE COMMENT AND TAKE ACTION ON THE FOLLOWING APPEALS OF ADMINISTRATIVE SITE PLAN REVIEW:

- 1. 1984 West Main Street. Located at the northeast corner of Dobson Road and Main Street. District 3. Administrative Site Plan Review. Remodel of an existing 2,240 sq. ft. drive-thru restaurant for a proposed Dunkin Donuts.

P&Z Action: Approval with conditions

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.mesaaz.gov

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