



**CITY OF
MESA**

Great People, Quality Service!

PLANNING AND ZONING AGENDA

PUBLIC HEARING - THURSDAY, FEBRUARY 16, 2006 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RICH ADAMS, Chair

BARBARA CARPENTER, Vice Chair

ALEX FINTER

KEN SALAS

BOB SAEMISCH

FRANK MIZNER

JARED LANGKILDE

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the March 6, 2006, City Council meeting. At that time, City Council will establish March 20, 2006, 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.cityofmesa.org 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 OF THE JANUARY 19, 2006 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 Sections 11-18-7 and 11-18-8 of the Zoning Ordinance pertaining to site plan review including review and approval by the Planning and Zoning Board and the Planning Hearing Officer, implementation, appeals, and protest requirements.
CONTINUED FROM THE OCTOBER 20, 2005, NOVEMBER 17, 2005 AND THE DECEMBER 15, 2005 MEETINGS.

STAFF PLANNER: John Wesley

Staff Recommendation: Approval.

D. CONSIDER AND RECOMMEND TO CITY COUNCIL THE FOLLOWING GUIDELINES:

1. Consideration of proposed revisions to the Freeway Landmark Monument Guidelines.
CONTINUED FROM THE JANUARY 19, 2006 MEETING.

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Approval.

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

1. **GPMInor06-01 (District 6)** The 10800 to 11000 block of East Broadway Road (south side). Located at the southeast corner of Signal Butte Road and Broadway Road (12.55± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Neighborhood Commercial (NC) to Medium Density Residential 6-10 dwelling units per acre (MDR 6-10). Todec Properties, LLC, (Thomas C. Decker) owner; Lyle Richardson, Lazarus & Associates, applicant. **COMPANION CASE Z06-15.**

STAFF PLANNER: Cory Whittaker

Staff Recommendation: Denial.

2. **Z06-15 (District 6)** The 10800 to 11000 block of East Broadway Road (south side). Located at the southeast corner of Signal Butte Road and Broadway Road (12.55± ac). Rezone from C-2 and R1-7 to R1-6-PAD and Site Plan Review. This request will allow for the development of single residence subdivision. Todec Properties, LLC, (Thomas C. Decker) owner; Lyle Richardson, Lazarus & Associates, applicant. Also consider the preliminary plat. **COMPANION CASE GPMInor06-01.**

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Denial.

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

- *1. **Z06-04 (District 6)** 1301 South Crismon Road (designated as Medical Office Building 1). Located south of Southern Avenue and east of Crismon Road (0.6± ac). Site Plan Review. This request will allow for the development of a medical office building at the Mountain Vista Medical Center. William Molloy, DevMan Company, L.C, owner; Suzanne Schweiger-Nitchals, Devenney Group, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- *2. **Z06-05 (District 6)** 1301 South Crismon Road (designated as Medical Office Building 2). Located south of Southern Avenue and east of Crismon Road (0.6± ac). Site Plan Review. This request will allow for the development of a medical office building at the Mountain Vista Medical Center. Stephen Richards, Tegra East Mesa

MOB, L. C., owner; Korey Wilkes, Butler Design Group, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- *3. **Z06-06 (District 6)** The 8700 to 8800 block of East Pecos Road (south side). Located west of the southwest corner of Pecos Road and Ellsworth Road (8.95± ac). Rezone from M-1 to M-1-PAD and Site Plan Review. This request will allow for the development of office warehouses, self-storage facilities, caretaker quarters, and a retail building. Bill Stevenson, Williams Gateway Self Storage, owner; Dorothy R. Shupe, Dream Catchers Planning and Design LLC; applicant. Also consider the preliminary plat for "Williams Gateway Self Storage".

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

- *4. **Z06-07 (District 5)** 11540 East University Drive (north side). Located at the northwest corner of University Drive and Meridian Drive (3.75± ac). Site Plan Review. This request will allow for the development of a retail building. John Keith, owner; Vincent P. DiBella, Saemisch-DiBella Architects, Inc., applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

5. **Z06-08 (District 1)** 1806 North Lindsay Road (west side). Located south of the southwest corner of Lindsay Road and McKellips Road (0.99± ac). Rezone from R1-43 to O-S and Site Plan Review for the conversion of a residence to an office. Wayne Funk, owner; Sean B. Lake, applicant.

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Approval with Conditions.

- *6. **Z06-09 (District 5)** The 3500 block of East McDowell Road (south side). Located at the southwest corner of Val Vista Drive and McDowell Road (1.27± ac). Rezone from R1-35 to O-S-PAD and Site Plan Review. This request will allow for the development of an office condominium project. Ray Nitti, owner; Dustin T. Chisum, applicant. Also consider the preliminary plat.

STAFF PLANNER: Michael Bell

Staff Recommendation: Approval with Conditions.

- *7. **Z06-10 (District 1)** 924 North Country Club Drive (west side). Located on the southwest corner of Country Club Drive and 10th Street (4.14± ac). Site Plan Modification and Modification to the BIZ overlay district. This request will allow for the development of a new training center building. Donald (Don) Jackson, Chief Administrative Officer, MARC Center, owner; Alisa Petterson-Dangelo, Saemisch DiBella Architects, Inc., applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

- *8. **Z06-11 (District 4)** 154 South Vineyard (west side). Generally located west of Country Club Drive and south of Main Street (1.18± ac). Rezone from R-2 (conceptual M-1) to M-1 and Site Plan Review. This request will allow for the development of warehouse buildings. John Little, owner/applicant.

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Approval with Conditions.

- *9. **Z06-12 (District 6)** 9335 East Baseline Road. Located east of Ellsworth Road and south of Baseline Road (14.18± ac). Rezone from R-3-DMP to R-3-PAD-DMP. This request will allow for the conversion of apartments to condominiums. Prime Group Inc., Michael W. Reschke, owner; Rachel Rybski, Beus Gilbert PLLC, applicant. Also consider the preliminary plat for "The Village at Augusta Ranch".

STAFF PLANNER: Michael Bell

Staff Recommendation: Approval with Conditions.

10. **Z06-13 (District 6)** The 7300 block of East Hampton Avenue (south side). Located south of Southern Avenue and west of Sossaman Road (6.5± ac). Rezone from M-1-DMP to M-1-PAD-DMP and Site Plan Review. This request will allow for the development of office/warehouse buildings. LGE Design Build (Frank Pettit), owner; David Alameddin, applicant. Also consider the preliminary plat for "Hampton Mesa".

STAFF PLANNER: Michael Bell

Staff Recommendation: Approval with Conditions.

11. **Z06-14 (District 2)** The 3300 to 3500 blocks of East Southern Avenue (south side). Located west of Val Vista Drive and south of Southern Avenue (8.9± acres). Rezone from R1-15 to R1-15-PAD. This request will allow for the development of a single-residence subdivision. Curt Dana, owner; William Standage, Standage and Associates, applicant. Also consider the preliminary plat for "Brianna Estates at Dana Ranch".

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

- *12. **Z06-16 (District 6)** The 7600 to 8400 blocks of East Germann Road (north side). Located north of Germann Road and east of Sossaman Road (288.24± ac). Rezone from AG to M-1. This request will bring the zoning of the property into conformance with the Mesa 2025 General Plan. Russ Brandt, owner; Wayne Balmer, City of Mesa, applicant.

STAFF PLANNER: Michael Bell

Staff Recommendation: Approval with Conditions.

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