



**CITY OF  
MESA**

*Great People, Quality Service!*

# PLANNING AND ZONING BOARD AGENDA

**PUBLIC HEARING - THURSDAY, DECEMBER 20, 2007 - 4:00 P.M.**

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

RICH ADAMS, Chair

PAT ESPARZA, Vice Chair

KEN SALAS

RANDY CARTER

FRANK MIZNER

JARED LANGKILDE

CHELL ROBERTS

**Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the January 7, 2008 City Council meeting. At that time, City Council will establish January 22, 2008, 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](http://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 FROM THE NOVEMBER 13, AND NOVEMBER 15, 2007 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.

- C. **DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:**

- \*1. **Z07-96 (District 5)** The 5600 block of East Thomas Road (south side). Located west of Recker Road on the south side of Thomas Road (25± acres). Rezone from R1-90 to PEP. This request will allow future the development of a business park. Van Bethancourt, Red Mountain Commerce Park, LLC, owner; Josh Hannon, EPS Group, Inc., applicant/engineer. Also consider the preliminary plat. **CONTINUED FROM THE SEPTEMBER 20, 2007, OCTOBER 18, 2007, AND THE NOVEMBER 15, 2007 MEETINGS.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to the January 17, 2008 hearing.

P&Z Recommendation: Continuance to the January 17, 2008 hearing.

- \*2. **Z07-114 (District 6)** The 2800 to 3600 block of South Ellsworth Road (east side) and the 9200 to 10000 block of East Elliot Road (north side). Located east of Ellsworth Road and North of Elliot Road (288± acres). Rezone from AG, C-2, and M-1 to C-2 DMP, PEP DMP, and M-1 DMP. This request will allow the development of an Industrial/Employment Park. Paul B. Matthews, owner, Ernest Amponsah, David Evans & Associates, Inc., applicant; Robert G. Byall - David Evans & Associates, Inc., engineer. Also consider the preliminary plat for "First Mesa Commerce Centre – Phase II." **CONTINUED FROM THE NOVEMBER 15, 2007 MEETING.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- \*3. **Z07-119 (District 2)** 1615 East Main Street. Located west of Gilbert Road on the south side of Main Street (.69± acres). Site Plan Review. This request will allow the development of a retail building. Tom Hanna, owner; Grant Blunt, Cawley Architects, applicant; Jay E. Mihalek, JMA Engineering Corporation, engineer.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Continuance to the January 17, 2008 hearing.

P&Z Recommendation: Continuance to the January 17, 2008 hearing.

- \*4. **Z07-120 (District 6)** 423 South Signal Butte Road. Located on the south side of Broadway Road and the east side of Signal Butte Road (13.5± acres). Rezone from R1-6-PAD to R1-6 and C-2 and Site Plan Review for the development of a neighborhood commercial center for the western most 4.64 acres of the property. Tom Alford, DeRito Partners Development, Inc., owner; Michelle Santoro, Whitney Morris, P.L.C., applicant; Tom Meeks, Erickson & Meeks Engineering, L.L.C., engineer.

STAFF PLANNER: Josh Mike

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- \*5. **Z07-121 (District 6)** 5404 East Southern Avenue. Located east of Higley Road on the north side of Southern Avenue (1.20± acres). Rezone from O-S PAD to O-S BIZ and Site Plan Modification. This request will allow for the development of a hospice facility. Robb Corwin, Great Days Investment, LLC, owner; Robert Briggs, TEBO, LLC, applicant; Michael Roberts, Del Rio Engineering, engineer.

STAFF PLANNER: Krissa Lucas

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

6. **Z07-122 (District 5)** 7336 East Main Street, Suite 14. Located west of Sossaman Road on the north side of Main Street (23,106 square feet). Council Use Permit to allow for a nightclub in a C-2 zoning district. Michael A. Pollack, Pollack Investments, owner; Reese Anderson, Pew and Lake, PLC, applicant.  
STAFF PLANNER: Josh Mike

Staff Recommendation: Continuance to the January 17, 2008 hearing.  
P&Z Recommendation: Continuance to the January 17, 2008 hearing.

- \*7. **Z07-124 (District 6)** The 3900 block of south Power Road (east side). Located south of Elliot Road on the east side of Power Road (40 ± acres). Rezone from M-1 and M-2 DMP to M-1 PAD and M-2 PAD with a modification to the Development Master Plan, and Site Plan Modification. This request will allow the development of an office/warehouse complex. Tim Chester, owner; Robert B. Winton, Winton Architects, Inc., applicant. Also consider the preliminary plat for "Mesa 40."

STAFF PLANNER: Rob Dmohowski

Staff Recommendation: Approval with Conditions.  
P&Z Recommendation: Approval with Conditions.

D. DISCUSS AND TAKE ACTION ON THE FOLLOWING GENERAL PLAN AMENDMENTS AND RELATED ZONING CASES:

1. **GPMInor07-15 (District 6)** The 3100 block of South Power Road (east side). Located south of Guadalupe Road on the east side of Power Road (15.6± acres). General Plan Minor Amendment to change the General Plan Land Use Map from Mixed Use/Employment to High Density Residential 15+ and Neighborhood Commercial. This request will allow for the development of multi-residential, office, and retail uses. Gabriel Saia, Jr., Saia Enterprises, Inc., owner; Jason Ottman, Trammell Crow Residential, applicant; Timothy Huval, Kland Consulting Civil Engineers, L.L.C., engineer.

STAFF PLANNER: Krissa Lucas

Staff Recommendation: Adoption.  
P&Z Recommendation: Adoption.

2. **Z07-117 (District 6)** The 3100 block of South Power Road (east side). Located south of Guadalupe Road on the east side of Power Road (15.6± acres). Rezone from R1-43 to R-4 PAD and C-2 PAD, and Site Plan Review. This request will allow for the development of multi-residential, office, and retail uses. Gabriel Saia, Jr., Saia Enterprises, Inc., owner; Jason Ottman, Trammell Crow Residential, applicant; Timothy Huval, Kland Consulting Civil Engineers, L.L.C., engineer.

STAFF PLANNER: Krissa Lucas

Staff Recommendation: Approval with Conditions.  
P&Z Recommendation: Approval with Conditions.

- \*3. **GPMInor07-16 (District 5)** The 3300 block of north Recker Road (west side). Located south of Thomas Road on the west side of Recker Road (25± acres). General Plan Minor Amendment to change the General Plan Land Use Map from Business Park to Mixed Use Employment. This request will allow the development of a commercial/office development. Greg P. Troast, owner; Robert Lorenzana, RCAA, Inc., applicant; Leonard J. Swartz, Olsson Associates, engineer.

STAFF PLANNER: Jennifer Gniffke

**Withdrawn per the applicant's request.**

P&Z Recommendation: **Withdraw.**

4. **Z07-118 (District 5)** The 3300 block of north Recker Road (west side). Located south of Thomas Road on the west side of Recker Road (25± acres). Rezone from M-1 to M-1-BIZ, and Site Plan Review. This request will allow the development of a commercial/office development. Greg P. Troast, owner; Robert Lorenzana, RCAA, Inc., applicant; Leonard J. Swartz, Olsson Associates, engineer. Also consider the preliminary plat for "New Commercial Development NWC Loop 202 and Recker Road."

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: **Approval with Conditions.**

5. **GPMInor07-17 (District 4)** The 200 block of West Vine Avenue (south side) and the 500 block of south Robson (west side). Located south of Broadway Road and east of Country Club Drive (6± acres). General Plan Minor Amendment to change the General Plan Land Use Map from Medium Density Residential 4-6 du/acre to Mixed Use Employment. This request will allow for the development of an auto storage yard. City of Mesa and Mark Vandevier, owners; Richard Thompson, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Adoption.

P&Z Recommendation: **Adoption.**

6. **Z07-123 (District 4)** The 200 block of West Vine Avenue (south side) and the 500 block of south Robson (west side). Located south of Broadway Road and east of Country Club Drive (6± acres). Rezone from R-2 to M-1 and Site Plan Review. This request will allow for the development of an auto storage yard. City of Mesa and Mark Vandevier, owners; Richard Thompson, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: **Approval with Conditions.**

E. DISCUSSION ITEM:

1. Discuss and provide direction on fees for zoning applications for the Planned Community District and Development Unit Plans.

**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.cityofmesa.org](http://www.cityofmesa.org)*

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