



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, OCTOBER 21, 2009 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

FRANK MIZNER, Chair

RANDY CARTER Vice Chair
BETH COONS
VINCE DIBELLA

CHELL ROBERTS
SCOTT PERKINSON
LISA HUDSON

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the November 2, 2009 City Council meeting. At that time, City Council will establish November 16, 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 AUGUST 18, AND AUGUST 19, 2009 STUDY SESSIONS AND REGULAR HEARING:

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. **Z09-17 (District 6)** The 4800 through 5200 block of South Hawes Road. Located south of the Loop 202 Freeway on the east and west sides of the Hawes Road alignment including the southeast corner of the Hawes and Ray Road alignments (230± acres). Rezone from AG-AF to C-2 and PEP with a BIZ overlay and a Council Use Permit, and the establishment of the Gateway 202 Airpark Development Master Plan. This request will allow for the development of a high quality master planned Mixed Use Employment

area with office, retail, hotel, and urban living components. Brad Hansen, 202 Holdings, owner; Stephen Earl, Early, Curley and Lagarde P.C., applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

- 2. **Z09-19 (District 4)** 1265 South Pima. Located west of Mesa Drive and south of Southern Avenue (2.13± acres). Rezone from C-2 to C-3 and Site Plan Review. This request will allow an existing building to be used for wholesale of plumbing and HVAC equipment. Mark Shill, owner; Tim Nielsen, applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

- 3. **Z09-21 (District 6)** 7417 South Hawes Road. Located at the northeast corner of Hawes Road and Germann Road (55± acres). Rezone from AG to M-1 BIZ and O-S and Site Plan Review. This request will allow for the development of a movie production studio. Gateway Airport Partnership/Germann and Hawes Limited Partnership/Vince Stark, owner; Nathan Cottrell – EST, Inc., applicant.

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

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

- 1. **GPMInor09-06 (District 6)** 6919 East Monterey Avenue. Located north of Guadalupe Road and east of Power Road (19.39± acres). District 6. Minor General Plan Amendment to change the Mesa 2025 General Plan Land Use designation from Community Commercial (CC) and Medium Density Residential 6-10 du/acre (MDR 6-10) to High Density Residential 15+ du/acre (HDR 15+). This request will allow the development of a multi-residential apartment complex. Prehab Foundation, owner; Mark Reeb, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance

- 2. **Z09-20 (District 6)** 6919 East Monterey Avenue. Located north of Guadalupe Road and east of Power Road (19.39± acres). Rezone from C-2 and R1-6 PAD to R-4 PAD and Site Plan Review. This request will allow the development of a multi-residential apartment complex. Prehab Foundation, owner; Mark Reeb, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance

E. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

Progress report on the Zoning Code Update including Telecommunication

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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