



**PLANNING AND  
ZONING BOARD  
AGENDA  
Revised 02/19/08**

**PUBLIC HEARING - THURSDAY, FEBRUARY 21, 2008 - 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 March 3, 2008 City Council meeting. At that time, City Council will establish March 17, 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 JANUARY 15, AND JANUARY 17, 2008 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 TAKE ACTION ON THE FOLLOWING CASE:

- \*1. **Z08-10 (District 6)** 307 South Hawes Road. Located north of East Broadway Road and east of South Hawes Road (10.2± acres). Site Plan Review. This request will allow the development of an apartment complex. Chris Anderson, Riesgo Mesa 8, LLC, owner; Ralph Pew, Pew and Lake PLC, applicant; Ogbonna I. Abarikwu, The CK Group Inc., engineer.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Continuance to the March 27, 2008 Hearing.

P&Z Recommendation: Continuance to the March 27, 2008 Hearing.

D. 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 PAD. This request will allow for the future development of a business park. Van Bethancourt, Red Mountain Commerce Park, LLC, owner/applicant; Brian Tretbar, JMI & Associates, engineer. Also consider the preliminary plat for "Red Mountain Commerce Park." **CONTINUED FROM THE SEPTEMBER, OCTOBER, NOVEMBER, DECEMBER 2007 HEARINGS AND THE JANUARY 2008 HEARING.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

2. **Z08-05 (District 3)** The 2200 and 2300 blocks of South Country Club Drive (west side). Located south of Baseline Road on the west side of Country Club Drive (15± acres). Site Plan Review and Council Use Permit. This request will allow the development of a big box retail development in an M-1 zoning district larger than 10,000sf. Brandon Wolfswinkel, Vanderbilt Farms, LLC, owner; W. Ralph Pew, Pew and Lake, PLC, applicant; Peter Vesecky, P.E., DEI Professional Services, engineer.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- \*3. **Z08-07 (District 5)** 1527 North Greenfield Road. Located on the east side of Greenfield Road and south of McKellips Road (2.38+/- acres). Rezone from R-4 to O-S and Site Plan Review. This request will allow for the development of a medical office complex. Tom Stapley, Treehouse Joshua Office, LLC, owner; Daniel Brock, Brock, Craig and Thacker Architects, LTD., applicant; Jared Cox, P.E., Atwell-Hicks Development Consultants, engineer. Also consider the preliminary plat.

STAFF PLANNER: Josh Mike

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- \*4. **Z08-08 (District 5)** 5252 East Main Street. Located on the north side of Main Street east of Higley Road (1.44+/- acres). Rezone from C-2 to C-3 and Site Plan Review. This request will allow for an auto sales office in an existing building. Tina Gabel, Enterprise Rent-A-Car, owner; Bill Hunse, Architectural Team 3, applicant.

STAFF PLANNER: Josh Mike

Staff Recommendation: Withdraw per applicant's request.

P&Z Recommendation: Withdraw per applicant's request.

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

1. **GPMInor08-04 (District 1)** 1010 North Country Club Drive. Located west of Country club Drive and south of Brown Road (20± acres). General Plan Minor Amendment to change the General Plan Land Use Map from Public/Semi-Public to Business Park. This will allow for the redevelopment of a hospital building into offices and training facilities and the construction of a technology center. Kip Edwards, Banner Health, owner; Beth Harmon-Vaughan, Gensler, applicant; David V. Pickens, KPFF Consulting Engineers, engineer.

STAFF PLANNER: Brian Wells

Staff Recommendation: Adoption.

P&Z Recommendation: Adoption.

2. **Z08-06 (District 1)** 1010 North Country Club Drive. Located west of Country Club Drive and south of Brown Road (20± acres). Rezone from R-4 and C-1 to PEP-BIZ-CUP and Site Plan Review. This will allow for the redevelopment of a hospital building into offices and training facilities and the construction of a technology center. Kip Edwards, Banner Health, owner; Beth Harmon-Vaughan, Gensler, applicant; David V. Pickens, KPFF Consulting Engineers, engineer.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

3. **GPMInor08-05 (District 5)** South of the 8600 and 8800 blocks of East McKellips Road and west of the 1700 and 1800 blocks of north Ellsworth Road (12.38± acres). General Plan Minor Amendment to change the General Plan Land Use Map from Education to Low Density Residential 1-2 du/ac. This request will allow for the development of residential subdivisions. Pinnacle Ridge Holdings, LLC, Jeff Blandford, manager, owner; Paul Dugas, applicant; Darrell D. Smith, P.E., Wood, Patel & Associates, Inc. engineer.

STAFF PLANNER: Krissa Lucas

Staff Recommendation: Adoption.

P&Z Recommendation: Adoption.

4. **Z08-09 (District 5)** The 2200 and 2400 blocks of North Hawes Road (east side) and the 8400 to 9000 blocks of East McLellan Road (north side). Located west of Ellsworth Road and north and south of McKellips Road (109.67± acres). Modification of the Stone Bridge Mountain Development Master Plan (DMP). Rezone from R1-35 (conceptual R1-15 and R1-9) to R1-9 PAD and R1-35 PAD and Site Plan Review. This will allow for the development of residential subdivisions. Pinnacle Ridge Holdings, LLC, Jeff Blandford, manager, owner; Paul Dugas, applicant; Darrell D. Smith, P.E., Wood, Patel & Associates, Inc. engineer. Also consider the preliminary plats for Parcels 7, 19, 20, 21 and 25.

STAFF PLANNER: Krissa Lucas

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

5. **GPMInor08-06 (District 3)** 805 and 913 West Southern Avenue. Located east of Alma School Road and south of Southern Avenue (19± acres). General Plan Minor Amendment to change the General Plan Land Use Map from RC to HDR 15+ (15.5± acres) and CC (3.5± acres). This request will allow for the development of residential and commercial/office uses. Edward B. Frankel, Trustee of the Frankel Family Trust, owner; Reese Anderson, Pew and Lake, PLC, applicant; Robert Byall, PE, David Evans and Associates Inc., engineer.

STAFF PLANNER: Brian Wells

Staff Recommendation: Adoption.

P&Z Recommendation: Adoption.

6. **Z08-11 (District 3)** 805 and 913 West Southern Avenue. Located east of Alma School Road and south of Southern Avenue (19± acres). Site Plan Review for the entire 19± acres, which is part of the "Fiesta Quadrant" DMP, and Rezone from C-2 and C-2 [conceptual BIZ] to C-2-BIZ-CUP (0.25± acres), R-4-BIZ (15.25± acres) and C-2-BIZ (3.5± acres). This request will allow for the development of residential and commercial/office uses. Edward B. Frankel, Trustee of the Frankel Family Trust, owner; Reese Anderson, Pew and Lake, PLC, applicant; Robert Byall, PE, David Evans and Associates Inc., engineer. Also consider the preliminary plat for "Southern Plaza."

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

F. HEAR A PRESENTATION, DISCUSS AND PROVIDE INITIAL INPUT ON THE FOLLOWING MAJOR GENERAL PLAN AMENDMENTS.

**NOTE: THE BOARD WILL NOT TAKE ACTION OR SEND RECOMMENDATIONS TO THE COUNCIL AT THIS TIME.**

1. **GPMajor08-01 (District 6)** South of Elliot Road between Hawes and Signal Butte Roads (approx. 3,600 acres). General Plan Major amendment to change Land Use Map from various categories (Mixed Use Employment, Medium Density Residential 4-6, Mixed Use Residential, Community Commercial, Regional Commercial, Office and Business Park) to Mixed Use/ Community. This request will allow for rezoning the property to Planned Community District (PCD).

STAFF PLANNER: Wahid Alam

2. **GPMajor08-02 (District 6)** SEC Ellsworth Road & Ray Road (approx. 1,700 acres). General Plan Major amendment to change Land Use Map from various categories (Mixed Use Employment, Medium Density Residential 4-6, Community Commercial, Regional Commercial, Light Industrial and Business Park) to Mixed Use/Community (MUC). This request will allow for rezoning the property to Planned Community District (PCD).

STAFF PLANNER: Wahid Alam

G. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING CODE AMENDMENTS:

- \*1. Consider an amendment to the City of Mesa Zoning Ordinance, amending Sections 11-1-6, 11-5-3, 11-6-3 and 11-13-2. The amendment revises, modifies and deletes existing definitions, including definitions related to "Supervised Living Facilities (SLFs)" and "Group Homes for the Handicapped (GHHs)." It adds a definition for "Correctional Transitional Housing Housing Facilities (CTHFs)." The amendment revises Sections 11-5-3 and 11-6-3 regarding permitted uses in the R-4 and all Commercial Zoning Districts, permitted locations of SLF/CTHFs and required spacing between similar SLF/CTHF land uses. It would amend Section 11-13-2 with regard to minimum requirements for Group Homes for the Handicapped.

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Continuance to the March 27, 2008 Hearing.

P&Z Recommendation: Continuance to the March 27, 2008 Hearing.

2. Consider a recommendation to the City Council to amend Section 11-18-2 of the City of Mesa Zoning Ordinance. The amendment would revise requirements related to annexation of unincorporated land into the Mesa corporate limits. The Board will also review and consider a recommendation to the City Council on an associated set of guidelines described as the "Annexation Guidelines," review proposed changes to annexation fees, and review a proposed amendment to Section 9-8-3 of the Mesa City Code relating to the applicability of City requirements to properties developed in unincorporated areas before annexation.

STAFF PLANNER: Laura Hyneman

Staff Recommendation: Adoption.

P&Z Recommendation: Adoption.

**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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