



PLANNING AND ZONING BOARD AGENDA REVISED

PUBLIC HEARING - WEDNESDAY, NOVEMBER 18, 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 December 7, 2009 City Council meeting. At that time, City Council will establish December 14, 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 OCTOBER 20, AND OCTOBER 21, 2009 STUDY SESSIONS AND REGULAR HEARING:

B. TAKE ACTION ON ALL CONSENT ITEMS:

All items listed with an asterisk (*) or a (**) 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 CASES:

- *1. **Z09-23 (District 6)** 1545 South Crismon Road. Located south of Southern Avenue on the east side of Crismon Road (0.82± acres). District 6. Site Plan Review. This request will allow the development of a new retail pad in an existing commercial center. Home Depot U.S.A., Inc., owner; Alan Tanner, Bourn Partners, Inc, applicant.

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions
Board Action: Approved with conditions

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- *1. **Z09-22 (District 6)** 6859 East Rembrandt Avenue. Located north of Warner Road and east of Power Road (14,100± s.f.). District 6. Council Use Permit. This request will continue to allow an existing charter school within an industrial zoned area. Daniel Deryke, Western Horizons Development, LLC, owner; Debra Gomez, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions
Board Recommendation: Approval with conditions

- **2. **Z09-24 (District 5)** The 10000 block of East Brown Road (north side). Located at the northeast corner of Crismon Road and Brown Road (5.78± acres). District 5. Rezone from Maricopa County R1-35 to City of Mesa R1-35. This request will establish City of Mesa zoning on recently annexed property. The Church of Jesus Christ of Latter-Day Saints, owner; City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions
Board Recommendation: Approval with conditions

- **3. **Z09-25 (District 5)** 2701 East Lehi Road. Located north of McDowell Road and east of Gilbert Road (7.65± acres). District 5. Rezone from Maricopa County RU-43 to City of Mesa R1-43. This request will establish City of Mesa zoning on recently annexed property. The Church of Jesus Christ of Latter-Day Saints, owner; City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions
Board Recommendation: Approval with conditions

- *4. **Z09-26 (District 5)** 9016 East Gary Lane. Located north of Brown Road and west of Ellsworth Road (0.15± acres). District 5. Rezone from Maricopa County R1-6 to City of Mesa R1-6. This request will establish City of Mesa zoning on recently annexed property. Harlan and Sarah Finzer, owner; City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

Board Recommendation: Approval with conditions

- *5. **Z09-27 (District 5)** 2415 North Hawes Road. Located north of McKellips Road on the east side of Hawes Road (2.02± acres). Rezone from Maricopa County R1-18 to City of Mesa R1-35. This request will establish City of Mesa zoning on recently annexed property. Stephen and Laurie Loper, owner; City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

Board Recommendation: Approval with conditions

E. 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. CONTINUED FROM OCTOBER 21, 2009.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance

Board Action: Continued to December 16, 2009

- *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. CONTINUED FROM OCTOBER 21, 2009.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance

Board Action: Continued to December 16, 2009

F. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING CODE AMENDMENT:

1. Amendment to the Mesa City Code regarding Title 11 as it applies to the Planning and Zoning Board, Downtown Development Committee, and Design Review Board.

Board Action: Continued to December 16, 2009

G. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT:

- *1. **Southern Avenue Marketplace. (District 6)** The 7400 to 7500 blocks of East Southern Avenue (north side). Located west of Sossaman Road on the north side of southern Avenue. (11.57± acres) This request will allow for extension of a preliminary plat. Kevin page, Vice President, The Arizona Real Estate Fund II, LLC., owner; David Calcaterra, Deutsch Architecture Group, applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval

Board Action: Approved

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

1. Progress report on Zoning Code Update

STAFF PLANNER: Gordon Sheffield

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*