



PLANNING AND ZONING AGENDA

PUBLIC HEARING - THURSDAY, AUGUST 19, 2004 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

MIKE COWAN - Chair

BARBARA CARPENTER, Vice Chair
PAT ESPARZA
ALEX FINTER

RICH ADAMS
BOB SAEMISCH
FRANK MIZNER

Note: Items on this agenda which must be adopted by Ordinance, will be introduced at a future City Council meeting. At that time, Council will establish a public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. For specific times and dates please call the Planning Division at 480-644-2385.

- A. CONSIDER THE MINUTES OF THE JULY 15, 2004 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. CONSIDER THE FOLLOWING GENERAL PLAN AMENDMENTS AND RELATED ZONING CASE:

- 1. **GPMInor04-05 (District 6)** The 2800 block of South Signal Butte Road east side). Located on the northeast corner of Signal Butte & Guadalupe (19.7 ac). Minor General Plan Amendment to change existing land use designation from Medium Density Residential 4-6 to Neighborhood Commercial. Signal Butte / Guadalupe Ltd. Partners Victor Riches owner; Ralph Pew, applicant. **COMPANION CASE – Z04-68.**

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval.

2. **Z04-68 (District 6)** The 2800 block of South Signal Butte Road (east side). Located on the northeast corner of Signal Butte & Guadalupe (19.7 ac). Rezone from AG to C-2 and Site Plan Review. This request is to allow the development of a neighborhood commercial center Signal Butte / Guadalupe Ltd. Partners Victor Riches, owner; Ralph Pew, applicant. also consider the preliminary plat "Signal Butte Center". **COMPANION CASE – GPMInor04-05.**

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

3. **GPMInor04-06 (District 6)** The 10500-10800 block of East Southern Avenue (south side) and 1200-1600 block of South Signal Butte (west side). Located on the southwest corner of Southern Avenue and Signal Butte Roads (55.51 ac). Minor General Plan Amendment to change existing land use designation from Community Commercial to Regional Commercial. Signal Butte 114, L.L.C. (Michael Hassett), owner; Ralph Pew (Pew and Lake, PLC).

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

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

- *1. **Z04-54 (District 6)** 10550 East Baseline Road. Located north of Baseline Road and west of Signal Butte Road (56± ac.). Site Plan Modification. This request is to allow for the realignment of an existing driveway at Mesa Market Place. Frank Buonauro, owner; W. Ralph Pew, applicant. **CONTINUED FROM THE JULY 15, 2004 MEETING.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to the September 16, 2004 Meeting.

- *2. **Z04-57 (District 6)** The 1800 to 1900 block of South Crismon Road (west side). Located north and west of Crismon Road and Baseline Road (0.05± ac). Rezone from C-2 to C-3 CUP. This request is to allow an outdoor event area accessory to a commercial development. Stuart L Rider, Rider Land & Development LLC., owner/applicant. **CONTINUED FROM THE JULY 15, 2004 MEETING.**

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Withdrawn at the applicant's request.

- *3. **Z04-60 (District 6)** Southwest corner of Southern Avenue and 24th Street. Located south and east of Southern Avenue and Gilbert Road (1.45 ac.). Rezone from R1-7 to O-S PAD and Site Plan Review. This request is for the development of offices. John Perkinson, Perkinson Investments, owner; Randy Carter, Dream Catchers Planning & Design, L.L.C., applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- *4. **Z04-61 (District 6)** 5555 East Broadway. Located south and east of Broadway Road and Higley Road (2.87 ac.). Rezone from R1-43 to R-2 PAD and Site Plan Review. This request is for the development of townhomes. John Bellerose, owner; Randy Carter, Dream Catchers Planning & Design, L.L.C., applicant. Also consider the preliminary plat of "Riverwalk".

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

5. **Z04-62 (District 6)** The 6600 block of East Baseline Rd (north side). Located north and west of Baseline Road and Power Road (7 ac.) Rezone from C-2 to O-S P.A.D. and Site Plan Review. This request is to allow for the development of a mixed-use commercial development. The Village at Superstition Springs Office Investors, LLC, (Steve Bauer) Shea Commercial, owner /applicant. Also consider the preliminary plat for "Village at Superstition Springs".

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- *6. **Z04-63 (District 4)** The 900 block of South Stapley Drive (east side). Located north and east Southern Avenue and Stapley Drive (0.38 ac ±). Rezone from R1-6 to O-S and Site Plan Review. This request is to allow a two-story office building. Marie C. Moak, owner; Dorothy Shupe, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

- *7. **Z04-64 (District 1)** The 1800 Block of North Barkley (west side). Located south and east of McKellips Road and Stapley Drive (0.291ac). Rezone from R1-9 PAD to R-2 PAD and Site Plan Review. This request is to allow four (4) new parcels for housing units. Neuman Petty, Nupetco Associates, owner; Shane M. Kobjalka (Landev Engineers, LLC), applicant.

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

- *8. **Z04-65 (District 6)** The 11000 Block of East Apache Trail (south side). Located south and east of Apache Trail and Signal Butte Road (8.5 ac). Site Plan Review. This request is to allow for the development of a group commercial center. ALC- Apache Signal, AZ L.L.C. (Douglas O. Guffy), owner; Ilan Baldinger, applicant.

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

9. **Z04-66 (District 5)** 1244 North Greenfield Road. Located north and west of Brown Road and Greenfield Road (1.02 ac). PAD Amendment and Site Plan Modification. This request is to allow for the development of medical offices. J Daryl Bethea, Greenfield Medical Dental LLC, owner; Douglas D. Brimhall, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation:

- *10. **Z04-67 (District 6)** The 1700 block of South Greenfield Road (west side). Located south and west of US 60 and Greenfield Road (19.17 ac). Site Plan Modification. This request is to allow a mix of retail and restaurant uses. Jay M. Allen, Lumberjack Capital LLC. owner; Elizabeth Gaston, applicant. Also consider the preliminary plat.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

- *11. **Z04-69 (District 5)** The 6000 – 6200 block of East McKellips Road (north side) and the 6200 – 6400 block of East Hermosa Vista Drive (south side). Located north of McKellips Road and east of Recker Road (47 ac ±). Modification of City Council approved Ordinance 4187. This request is to clarify Condition of Approval number 11c (regarding the height of homes) of Ordinance 4187. Shelby Futch, owner; Ray Mehan, Mehan Construction, applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

E. CONSIDER THE FOLLOWING PRELIMINARY PLATS:

1. **South of the southwest corner of McKellips Road & Power Road. (District 5).** This project involves the development of a retail tire store. Troy Peterson, Pentad Development, owner; Troy Peterson, CMX, LLC, applicant. Consider the preliminary plat of “SWC Power and McKellips Roads ” (4.8 ± ac.).

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- *2. **1860 S. Stapley Drive (District 4).** This project involves the development of a Business Park consisting of office uses and retail pads. Bruce Gillespie (Desco Southwest), owner; Jere Planck (Archicon, LC), applicant. Consider the preliminary plat of “Stapley Corporate Center” (17.5± ac.).

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

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