



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - THURSDAY, NOVEMBER 15, 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 December 3, 2007 City Council meeting. At that time, City Council will establish December 17, 2007, 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 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 16, AND OCTOBER 18, 2007 STUDY SESSIONS AND REGULAR HEARING:**

CONSENT AGENDA

- B. **TAKE ACTION ON ALL CONSENT 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. 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. **Z07- 110 (District 6)** 7538 East Hampton Avenue. Located south of Southern Avenue and east of Power Road (2.2± acres). Site Plan Modification. This request will allow the development of a retail/office/warehouse building. Victor L. Shill, owner/applicant; Gregory L. Allen - Allen Consulting Engineers, Inc, engineer. Also consider the preliminary plat for "Hampton Building".

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

2. **Z07-112 (District 4)** 715 North Country Club Drive. Located north of University Drive on the east side of Country Club Drive (3.67± acres). Site Plan Modification. This request will allow the development of a high-density urban condominium project. Steve Villareal, South Vista Homes; owner/applicant; Steve Lewis – Ritoch-Powell & Associates, Inc., engineer. Also consider the Preliminary Plat for “Urban Oasis”.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Denial.

P&Z Recommendation: Approval with Conditions.

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

- *1. **Z07-91 (District 4)** 905 West Broadway Road. Located east of Alma School on the south side of Broadway Road (1.12± acres). Site Plan Modification. This request will bring the site into compliance with current standards. Larry Stickler, D & L Concrete, owner; David Lind, Architechnology, applicant. **CONTINUED FROM THE AUGUST 16, 2007, SEPTEMBER 20, 2007, AND THE OCTOBER 18, 2007 MEETINGS.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *2. **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 AND THE OCTOBER 18, 2007, MEETINGS.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Continuance to the December 20, 2007 hearing.

3. **Z07-102 (District 1)** 1234 West University Drive. Located west of Alma School Road on the north side of University Drive (.17± ac.). Council Use Permit. This request will allow the development of a pawnshop. Michael Mugel, owner; Brad Shain, Pawn X-Change, applicant. **CONTINUED FROM THE OCTOBER 18, 2007, MEETING.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Denial.

P&Z Recommendation: Denial.

- *4. **Z07- 111 (District 5)** 6147 East Main Street. Located east of Recker Road and South of Main Street (10± acres). Site Plan Modification. This request will allow the expansion of an existing office development. Michael Hamberlin, Baywood Professional Plaza, LLC, owner; Lesley L Partch, Partch and Associates Architecture, applicant; John Gray, Evans, Kuhn, & Associates, Inc, engineer. Also consider the preliminary plat.

STAFF PLANNER: Josh Mike

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

5. **Z07-113 (District 3)** The 1500 block of South Alma School Road. Located north of the US60 Freeway and west of Alma School Road (95± acres). Council Use Permit. This request will allow the development of a Freeway Landmark Monument sign. Macerich Fiesta Mall Adjacent, LLC – Garrett Newland, Vice President Development, Westcor, owner/applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: No Recommendation.

6. **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.”

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Condition.

P&Z Recommendation: Continuance to the December 20, 2007 hearing.

E. DISCUSS AND TAKE ACTION ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:

1. **GPMInor07-11 (District 5)** Parcel 51 at Las Sendas. The 7100 and 7200 blocks of East McDowell Road (north side). Located east of Power Road on the north side of McDowell Road. District 5. General Plan Minor Amendment to change the General Plan Land Use Map from Business Park to Medium Density Residential 6-10 du/acre (25± ac.) and Neighborhood Commercial (14± acres). This request will allow the development of a mixture of multi-family, retail, and office uses within the Las Sendas Development Master Plan. JCA Holdings, LLC, Chris Arnold, owner; Reese Anderson, Pew and Lake, PLC, applicant; Julie S. Rayburn, RCC Design Group, LLC; engineer. **COMPANION CASE Z07-74. CONTINUED FROM THE JULY 19, 2007, SEPTEMBER 20, 2007, AND THE OCTOBER 18, 2007, MEETINGS.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Denial.

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

2. **Z07-74 (District 5)** Parcel 51 at Las Sendas. The 7100 and 7200 blocks of East McDowell Road (north side). Located east of Power Road on the north side of McDowell Road (50± ac.). District 5. Rezone from R1-90 DMP to R-2, C-2 and PEP, all part of a P.A.D. overlay and a modification to the Las Sendas Development Master Plan. This request will allow the development of a mixture of multi-family, retail, and office uses. JCA Holdings, LLC, Chris Arnold, owner; Reese Anderson, Pew and Lake, PLC, applicant; Julie S. Rayburn, RCC Design Group, LLC; engineer. Also consider the preliminary plat. **COMPANION CASE GPMInor07-11. CONTINUED FROM THE JULY 19, 2007, SEPTEMBER 20, 2007, AND THE OCTOBER 18, 2007, MEETINGS.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Denial.

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

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

1. Amending Sections 11-1-6, 11-5-3, 11-6-3, 11-6-4 and 11-13-2. The amendment is proposing to revise, add or delete definitions in Section 11-1-6, including but not limited to deleting the existing definition of "Supervised Living Facility (SLFs)" and replacing it with a definition for "Correctional Transitional Housing Facility (CTHF)," as well as adding definitions for "group home," "halfway houses," and revising the definition of "boarding house." The amendment would revise Sections 11-5-3, and 11-6-3 with regard to 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. The amendment would also reword and reformat existing language in Section 11-6-3 and 11-6-4 to clarify the intent of the existing requirements, and revise requirements found in Section 11-13-2(Q) with regard to group homes for the handicapped. **CONTINUED FROM THE JULY 19, 2007, SEPTEMBER 20, 2007, AND THE OCTOBER 18, 2007, MEETINGS.**

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Approval.

P&Z Recommendation: Approval.

G. CONSIDERATION OF THE WEST MAIN STREET AREA PLAN:

1. Consideration of the West Main Street Area Plan. The Plan boundaries include University Drive to the north, Broadway Road to the south, Country Club Drive to the east, and the Mesa/Tempe city limits to the west. In the coming years, this area is expected to change due to Light Rail Transit (LRT) along Main Street (scheduled to start operating in December 2008). The purpose of this plan is to encourage residents' participation in providing ideas, comments, and input of local knowledge of the areas where they live, work, learn, play, and to take advantage of the planned "Light Rail

Corridor".

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval.

P&Z Recommendation: Approval.

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

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