



## PLANNING AND ZONING AGENDA

**PUBLIC HEARING - THURSDAY, SEPTEMBER 20, 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 October 1, 2007 City Council meeting. At that time, City Council will establish October 15, 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](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 AUGUST 14, AND AUGUST 16, 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 CASE:**

\*1. **Z07-94 (District 6)** The 2700-3000 block of South Sossaman Road (west side). Located north of Guadalupe Road and west of Sossaman Road (3.16± acres). Site Plan Modification. This request will allow for the development of a retail shell building and a freestanding restaurant with a drive-thru. Mark Huss, owner; Kevin Kerpan, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

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, owner; David Lind, applicant. **CONTINUED FROM THE AUGUST 16, 2007 MEETINGS.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Continuance to the October 18, 2007 hearing.

P&Z Recommendation: Continuance to the October 18, 2007 hearing.

- \*2. **Z07-93 (District 6)** The 1800 and 1900 blocks of South Crismon Road (east to South LaBelle Road). Located north of Baseline Road and east of Crismon Road (25.9± acres). Rezone 5.27± acres from C-2 to C-2-BIZ and Site Plan Review for the entire site. This request will allow the development of a retail/office development with two 3-story office buildings. Michael S. Gustafson, Crismon Gateway, LP, owner; Chris Sitler, DPA Architects, applicant. Also consider the preliminary plat of "Crismon Gateway".

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- \*3. **Z07-95 (District 3)** 2318 South Country Club Drive. Located south of Baseline Road on the west side of Country Club Drive (23± acres). Rezone from M-1 PAD to M-1 and Site Plan Modification. This request will remove the existing site plan and the associated overlay district from the property. Brandon Wolfswinkel, Vanderbilt Farms, LLC, owner; W. Ralph Pew, Pew and Lake, PLC, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- \*4. **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 (conceptual BIZ). This request will allow for the future development of a business park. Van Bethancourt, Red Mountain Commerce Park, LLC, owner; Josh Hannon, EPS Group, Inc., applicant. Also consider the preliminary plat.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to the October 18, 2007 hearing.  
P&Z Recommendation: Continuance to the October 18, 2007 hearing.

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

- \*1. Amending Sections 11-1-6, 11-5-3, and 11-6-3. The amendment is proposing to amend, modify or delete language for the existing definition of “Supervised Living Facilities (SLFs)” and possibly replace it with a definition for “Transitional Correctional Facilities (TCFs).” The amendment would also revise Sections 11-5-3 and 11-6-3 with regard to permitted uses in the R-4 and Commercial Zoning Districts, permitted locations of SLF/TCFs and required spacing between similar SLF/TCF land uses. **CONTINUED FROM THE JULY 19, 2007 MEETING.**

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Continuance to the October 18, 2007 hearing.  
P&Z Recommendation: Continuance to the October 18, 2007 hearing.

- \*2. Amending Sections 11-13-2 (R), 11-13-2 (S), and 11-18-12. To allow sites within the Town Center Redevelopment area to be eligible to apply for Development Incentive Permits (DIP) and Substantial Conformance Improvement Permits (SCIP) and to allow the Downtown Development Committee to hear and make recommendations on DIP and SCIP requests.

STAFF PLANNER: Jeff McVay

Staff Recommendation: Approval.  
P&Z Recommendation: Approval.

F. 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. General Plan Minor Amendment on from Business Park to Medium Density Residential 6-10 du/acre (20± acres) and Neighborhood Commercial (14± acres). This request will allow the development of a mixture of multi-family, retail, office and hotel uses as part of the Business Park Area of the Las Sendas Development Master Plan. JCA Holdings, LLC, Chris Arnold, owner; Reese Anderson, Pew and Lake, PLC, applicant. **COMPANION CASE Z07-74. CONTINUED FROM THE JULY 19, 2007 MEETING.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to the October 18, 2007 hearing.  
P&Z Recommendation: Continuance to the October 18, 2007 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.). Rezone from R1-90 DMP to R-2, C-2 and PEP, all part of a P.A.D. overlay and The Las Sendas Development Master Plan. This request will allow the development of a mixture of multi-family, retail, office and hotel uses as part of the Business Park Area of the Las Sendas Development Master Plan. JCA Holdings, LLC, Chris Arnold, owner; Reese Anderson, Pew and Lake, PLC, applicant. Also consider the preliminary plat. **COMPANION CASE GPMInor07-11. CONTINUED FROM THE JULY 19, 2007 MEETING.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to the October 18, 2007 hearing.

P&Z Recommendation: Continuance to the October 18, 2007 hearing.

G. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AND CODE AMENDMENT:

1. **GPMInor07-12 (Citywide)** Text Amendment to the Mesa 2025 General Plan. (All Council Districts). Minor General Plan Amendment to add a new land use category titled “ Mixed Use/ Community”. **CONTINUED FROM THE JULY 19, 2007 MEETING.**

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval.

P&Z Recommendation: Approval.

2. Review and discuss a proposed amendment to the City of Mesa Zoning Ordinance to add a new zoning district entitled “PC – Planned Community”. The proposal would amend Section 11-2-1 by adding a new category of land use districts, “Mixed Use”, and include PC – Planned Community as one of the districts under that category; and may amend Chapter 11-18, as needed, to facilitate the processing and administration of this proposed zoning district. It will also add a new chapter, 11-9.1, and associated sections, as needed, to fully describe the purpose and intent; administration, processing and implementation; and any associated land use, building form, design and/or site planning requirements, as needed, to implement this proposed zoning district. **CONTINUED FROM THE JULY 19, AND AUGUST 16, 2007 MEETINGS.**

STAFF PLANNER: Gordon Sheffield

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](http://www.cityofmesa.org)*