



**PLANNING
AND ZONING
AGENDA**
Revised 8/14/07

PUBLIC HEARING - THURSDAY, AUGUST 16, 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 September 4, 2007 City Council meeting. At that time, City Council will establish September 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 OF THE JULY 17, AND JULY 19, 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. **CONSIDER THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASES**

- *1. **GPMinor07-08 (District 6)** The 8700 to 9200 block of East Warner Road (south side) and the 4400 to 4800 block of South Ellsworth Road (west side). Located south of Warner Road and west of Ellsworth Road (77± ac). Minor General Plan Amendment

from Office (O), Community Commercial (CC) and Mixed Use Employment (MUE) to Mixed Use Residential (MUR) and Mixed Use Employment (MUE). Via West Properties, Steven Schwarz, owner; Jason Morris, applicant. **COMPANION CASES Z07-57 & Z07-58. CONTINUED FROM THE JUNE 21, 2007 MEETING.**

STAFF PLANNER: John Wesley

Staff Recommendation: Withdraw per the applicant's request.

P&Z Recommendation: Approval for withdrawal.

- *2. **Z07-57 (District 6)** The 8700 to 9200 block of East Warner Road (south side) and the 4400 to 4800 block of South Ellsworth Road (west side). Located south of Warner Road and west of Ellsworth Road (216± ac). Rezone from M-1 AF to M-1 and C-2 with a BIZ overlay on the northwestern portion of the site as part of the approval for the "Entrada" Development Master Plan (an exhibit is available for review in the Planning Division). This request will establish the development pattern for a regional employment center. Via West Properties, Steven Schwarz, owner; Jason Morris, applicant. Also consider the preliminary plat of "Entrada at the Santan". **COMPANION CASES GPMinor07-08 & Z07-58. CONTINUED FROM THE JUNE 21, 2007 MEETING.**

STAFF PLANNER: John Wesley

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *3. **Z07-58 (District 6)** The 9000 block of East Warner Road (south side). Located south of Warner Road and west of Ellsworth Road (19± ac). Council Use Permit. This request is to allow a residential use within a C-2 district as part of a mixed-use development. Via West Properties, Steven Schwarz, owner; Jason Morris, applicant. Also consider the preliminary plat of "Entrada at the Santan". **COMPANION CASES GPMinor07-08 & Z07-57. CONTINUED FROM THE JUNE 21, 2007 MEETING.**

STAFF PLANNER: John Wesley

Staff Recommendation: Withdraw per the applicant's request.

P&Z Recommendation: Approval for withdrawal.

D. CONSIDER AND TAKE ACTION ON THE FOLLOWING CASES:

1. **Z07-86 (District 6)** The 1300 to 1500 blocks of South Sossaman Road. (4.95± acres). Located South of Southern Avenue and west of Sossaman Road. Site Plan Review. This request will allow the development of a retail center. John D. Kothe, Vice President, Superstition Springs Commerce Park, LLC, owner; David Parker – Archicon, L.C. applicant. Also consider the preliminary plat of "Wilshire Property Group 5 Acre Parcel".

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Decision: Approval with Conditions.

- *2. **Z07-90 (District 6)** 2785 South Signal Butte Road. Located north and west of Guadalupe Road and Signal Butte Road (13.5± acres). Site Plan Modification for lot 5, lot 6, and lot 7. This request will allow the development of a dry cleaner, retail and day care facility. Andy Pham, Sunbelt Properties, owner; Tony Cooper, T² Architecture Group, LLC, applicant.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Decision: Approval with Conditions.

- *3. **Z07-62 (District 5)** 3941 North Higley Road. Located north and east of Thomas Road and Higley Road (3.01± ac.). Site Plan Modification. This request will allow the expansion of a cabinet shop and construction of an associated parking field. Roger Understiller, Burdette Property, LLC, owner; Design Professionals, LLC, John C. Manross, applicant. **CONTINUED FROM THE JUNE 21, AND JULY 19, 2007 MEETINGS.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Decision: Approval with Conditions.

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

- *1. **Z07-85 (District 2)** 845 and 851 North Gilbert Road. Located north of the northeast corner of Gilbert Road and Adobe Street (1.83 acres). Site Plan Review and rezone 851 N. Gilbert Road from R1-9 to O-S. This request will allow the development of a professional office condominium building. Floyd R. Fisher, Sr., owner; Paul Winegarner/PHM Ltd., applicant. Also consider the preliminary plat of "Gilbert Business Center".

STAFF PLANNER: Monique Spivey

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

2. **Z07-87 (District 6)** 6555 East Southern Avenue. Located north and west of the US 60 Freeway and Power Road. Council Use Permit. This request will allow the development of a Freeway Landmark Monument sign. Steve Wood, East Mesa Land Partnership, owner; Josh Goins, Young Electric Sign Co., applicant.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Denial.

P&Z Recommendation: Approval with Conditions.

- *3. **Z07-88 (District 6)** 5850 East Still Circle. Located west of Recker Road and north of Baseline Road. (7.38± acres) Rezone from PEP-PAD to M-1-PAD-CUP, Site Plan Modification and modification of a PAD overlay. This request will allow the

development of a new student housing / assisted living complex and new YMCA facility within the A.T. Still University campus. ATSU, Gary Cloud, owner; Jacques LeBlanc/Realm Design, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Continuance to the August 23, 2007 Planning Hearing Officer Hearing.

P&Z Recommendation: Continuance to the August 23, 2007 Planning Hearing Officer Hearing.

- *4. **Z07-89 (District 6)** The 10400 to 10700 block of East Southern Avenue. Located north and west of the US 60 Freeway and Signal Butte Road. Council Use Permit. This request will allow the development of a Freeway Landmark Monument Sign. Erin Nellis, DeBartolo Development, owner; Paul E. Gilbert, Beus Gilbert, PLLC, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *5. **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.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Continuance to the September 20, 2007 hearing.

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

F. DISCUSSION ITEM:

1. Update on West Main Street Area Plan for the community bounded by University Drive to the north, Country Club Drive to the east, Broadway Road to the south and Tempe/Mesa border to the west.

STAFF PLANNER: Wahid Alam

G. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF THE FOLLOWING CODE AMENDMENT:

1. 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, 2007 MEETING.

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Continuance to the September 6, 2007 special hearing.

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

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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