



**PLANNING  
AND ZONING  
AGENDA  
Revised 4/19/05**

**PUBLIC HEARING - THURSDAY, APRIL 21, 2005 - 4:00 P.M.**

**CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET**

MIKE COWAN - Chair	
BARBARA CARPENTER, Vice Chair	RICH ADAMS
PAT ESPARZA	BOB SAEMISCH
ALEX FINTER	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 MARCH 24, 2005 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. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF THE FOLLOWING CODE AMENDMENTS:
1. An amendment to the City of Mesa Zoning Ordinance, adding Section 11-13-2 (V) regarding Temporary Parking Lots.

STAFF PLANNER: Patrick Murphy/ John Gendron

Staff Recommendation: Approval.

D. CONSIDER THE FOLLOWING GENERAL PLAN AMENDMENTS AND RELATED ZONING CASE:

1. **GPMInor05-02** The 8400 block of East Broadway Road (south side). Located south of Broadway Road and west of Ellsworth Road at the southeast corner of Broadway and Hawes Roads (9.5 ac). District 6. Minor General Plan Amendment to change the General Plan Land Use Map from Neighborhood Commercial (NC) to Medium Density Residential 6-10 dwelling units per acre (MDR 6-10). Mount Baldy Limited Partnership, owner; Christopher Lindahl, applicant.

STAFF PLANNER: Susan Morrison

Staff Recommendation: Denial.

2. **GPMInor05-03** The 3000-3600 blocks of N. Val Vista Drive (west side) and the 2800 – 3500 blocks of E. Lehi Road (south side). Generally located south of Thomas Road between Lehi Road and Val Vista Drive (299.6 ac). Maricopa County, between Districts 1 and 5. Minor General Plan Amendment to change the General Plan Land Use Map from Medium Density Residential 2-4 dwelling units per acre (MDR 2-4), Medium Density Residential 6-10 dwelling units per acre (MDR 6-10), High Density Residential 10-15 dwelling units per acre (HDR 10-15) and Office to Medium Density Residential 2-4 dwelling units per acre (MDR 2-4), Medium Density Residential 4-6 dwelling units per acre (MDR 4-6) and Community Commercial. Engle Enterprises Limited Partnership (Rodney E. Engle, Jr. & Janelle A. Yancey), Richard K. Winslow & Marjorie Shreeve, Robert M. & Priscilla Clark, owners; Paul Gilbert, Beus, Gilbert, PLLC, applicant.

STAFF PLANNER: Susan Morrison/Tom Ellsworth

Staff Recommendation: Continuance to the May 19, 2005 meeting.

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

- \*1. **Z04-105 (District 6)** The 1600 block of South Signal Butte Road (west side). Located south of US 60 and west of Signal Butte Road (66.7 ac.). Requesting a Council Use Permit to allow the development of a Freeway Landmark Monument sign in conjunction with the construction of group commercial center. Bojer Land/Signal Butte, owner; Diversified Partners – Elizabeth Gaston, applicant.

**CONTINUED FROM THE DECEMBER 16, 2004, JANUARY 20, 2005, FEBRUARY 17, 2005 AND MARCH 24, 2005 MEETINGS.**

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Continuance to the May 19, 2005 meeting.

2. **Z05-41 (District 1)** The 1700 block of North Lindsay Road (west side) Located south of McKellips Road and west of Lindsay Road (1.07 ac). Rezone O-S to C-2 and Site Plan Modification. This request is to allow inline retail. Russ Watson, Sterling Realty Group, owner; Sean Lake, Pew & Lake, P.L.C. Also consider the preliminary plat.

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

3. **Z05-42 (District 1)** The 2700 block of East McKellips Road (south side) Located south of McKellips Road and west of Lindsay Road (11.92 ac). Site Plan Modification. This request is to allow Wal-Mart Neighborhood Market and inline retail. Russ Watson, Sterling Realty Group, owner; Sean Lake, Pew & Lake, P.L.C. Also consider the preliminary plat.

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

- \*4. **Z05-43 (District 2)** The 800 block of South Greenfield Road (west side). Located north of Southern and west of Greenfield Road (1.8 ac). Rezone from O-S to R1-35. This request is to allow two single residential lots. Ross N. Farnsworth, owner; Tim Nielson, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

5. **Z05-44 (District 6)** 14403 and 14435 South Power Road. Located south of Ray Road and east of Power Road (5± ac). Rezone from R1-43 to C-2 and M-1. This request is to establish commercial and industrial zoning districts. Jesse & Ann Udall, Dwight & Jori Udall, owners; Wayne Balmer, City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

6. **Z05-48 (District 6)** 14207 South Power Road. Located south of Ray Road and east of Power Road (4± ac). Rezone from R1-43 to C-2. This request is to establish a commercial zoning district. John Gaines Trust ETAL (Ricky Fowler), owners; Wayne Balmer, City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

7. **Z05-49 (District 6)** 14247 South Power Road. Located south of Ray Road and east of Power Road (2.74± ac). Rezone from R1-43 to C-2. This request is to establish a commercial zoning district. Mark L. & Vicki L. Talbot, owners; Wayne Balmer, City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

8. **Z05-50 (District 6)** 14223 South Power Road. Located south of Ray Road and east of Power Road (1.3 ac). Rezone from R1-43 to C-2. This request is to establish a commercial zoning district. Southwest Auto Care, LLC (Mike Cahill), owner; Wayne Balmer, City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

9. **Z05-51 (District 6)** 14215 South Power Road. Located south of Ray Road and east of Power Road (0.78 ac). Rezone from R1-43 to C-2. This request is to establish a commercial zoning district. Joseph Kestner, owner; Wayne Balmer, City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

10. **Z05-52 (District 6)** The 14000 block of South Power Road. Located at the southeast corner of Ray Road and Power Road (4± ac). Rezone from R1-43 to C-2. This request is to establish a commercial zoning district. Robert & Julie Galvin, owners; Wayne Balmer, City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- \*11. **Z05-45 (District 6)** The 1100 block of South Ellsworth Road (west side). Located north of Southern Avenue and west of Ellsworth Road (3.37 ac). Rezone from Maricopa County Rural 43 and C-2 to City of Mesa R1-43 and C-2. This case is to establish City zoning on recently annexed property. City of Mesa (northern parcel), Cynthia Taylor Trust (southern parcel), owners; City of Mesa Real Estate Division, applicant.

STAFF PLANNER: Susan Morrison

Staff Recommendation: Approval with Conditions.

- \*12. **Z05-46 (District 6)** The 3800 block of South Mountain Road (west side). Located south of Elliot Road and east of Signal Butte Road (14.86 ac). Rezone from Maricopa County R1-8 PD to City of Mesa PF. This case is to establish City zoning on recently annexed property. Gilbert Unified School District, owner; G. Keith Vaughan, Planning and Development Director, Gilbert Public Schools, applicant.

STAFF PLANNER: Susan Morrison

Staff Recommendation: Approval with Conditions.

- \*13. **Z05-47 (District 6)** The 8800 – 9100 block of East Baseline Road (south side) and the 2100 – 2400 block of South Ellsworth Road (west side). Located south and west of Baseline Road and Ellsworth Road (145± ac). Modification of the Monte Vista Village Resort Development Master Plan, modification of an approved PAD, and site plan modification. This request is to allow for Monte Vistas' second phase of development of a manufactured home and RV resort. Monte Vista Two (Scott Brown), owner; David Evans and Associates (Eric Toll), applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Continuance to the May 19, 2005.

