



**PLANNING AND  
ZONING BOARD  
AGENDA  
Revised 03/25/08**

**PUBLIC HEARING - THURSDAY, MARCH 27, 2008 - 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 April 7, 2008 City Council meeting. At that time, City Council will establish April 21, 2008, 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 FEBRUARY 19, AND FEBRUARY 21, 2008 STUDY SESSIONS AND REGULAR HEARING:**

**CONSENT AGENDA**

- B. **TAKE ACTION ON ALL CONSENT ITEMS:**

All items listed with an asterisk (\*) and all items added to the Consent Agenda at a prior Study Session 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. **PRESENTATION ON THE MESA ECONOMIC DEVELOPMENT ACTION TEAM (MEDAT) AND ED'S GOALS REGARDING STREAMLINED DEVELOPMENT AND EXPEDITED PROCESSES. – WILLIAM JABJINIAK, ECONOMIC DEVELOPMENT DIRECTOR.**

D. DISCUSS AND TAKE ACTION ON THE FOLLOWING CASE:

1. **Z08-10 (District 6)** 307 South Hawes Road. Located north of East Broadway Road and east of South Hawes Road (10.2± acres). Site Plan Review. This request will allow the development of an apartment complex. Chris Anderson, Riesgo Mesa 8, LLC, owner; Ralph Pew, Pew & Lake PLC, applicant; Ogonna I. Abarikwu, The CK Group Inc., engineer. **CONTINUED FROM THE FEBRUARY 21, 2008 HEARING.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Decision: Approval with Conditions.

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

1. **Z08-13 (District 5)** Parcel 8 at Stone Bridge Mountain, the 2000 to 2200 blocks of North Hawes Road (east side); Parcels 12-13 at Stone Bridge Mountain, the 8900 to 9000 blocks of East McKellips Road (south side). Located west of Ellsworth Road and north and south of McKellips Road (70.9± ac). District 5. Rezone from R1-35 (conceptual R1-15 and R1-9) to R1-15 PAD DMP (29.6± ac) and R1-15 PAD DMP (41.3± ac) and Site Plan Review. This will allow for the development of residential subdivisions. Jeff Blandford, Manager, Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant; Darrell Smith, Wood Patel and Associates, Inc., engineer. Also consider the preliminary plats for Parcels 8, 12 & 13.

STAFF PLANNER: Josh Mike

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

2. **Z08-14 (District 6)** The 8800 to 9200 blocks of East Elliot Road (north side) and 3200 to 3600 blocks of South Ellsworth Road (west side). Located west of South Ellsworth Road and north of East Elliot Road (127± ac). Rezone the northern portion (67± ac) from R1-43 to C-2 DMP (28± ac) and PEP DMP (39± ac); and a rezone and Site Plan Review for the southern portion (60± ac) from R1-43 to C-2 DMP. All part of a Development Master Plan. This request allow for the development of a retail power center. Douglas Himmelberger, DeRito Partners Development, Inc., owner; Michelle Santoro, Withey Morris, PLC, applicant; Jeffery S. Erickson, Erickson & Meeks, Engineering, LLC, and Tove Christina White, Kimberly-Horn and Associates, Inc., engineers. Also consider the preliminary plat of "Elliot Fiesta."

STAFF PLANNER: Joe Welliver

Staff Recommendation: Continuance.

P&Z Recommendation: Approval with Conditions.

3. **Z08-15 (District 5)** 4608 East Virginia Street. Located east of Greenfield Road and south of Loop 202 Freeway (19.4± ac). Rezone from M-2 to M-2 PAD and Site Plan Review. This request will allow the development of an industrial subdivision. Dorcey Abshier, Mesa Virginia Street LLC, owner; Henry Chan, Ware Malcomb, applicant; Brian Smith, Hunter Engineering, Inc., Engineer. Also consider the preliminary plat of “Red Mountain Business Park.”  
STAFF PLANNER: Joy Spezeski

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

F. DISCUSS AND TAKE ACTION ON THE FOLLOWING GENERAL PLAN AMENDMENTS AND RELATED ZONING CASES:

- \*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 to change the General Plan Land Use Map from Business Park to Medium Density Residential 6-10 du/acre (20± ac) and Neighborhood Commercial (11± ac). This request will allow the development of a mixture of multi-family, retail, resort, 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.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to the April 17, 2008 hearing.

P&Z Recommendation: Continuance to the April 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 (51± ac). Rezone from R1-90 DMP to R-2 (20± ac), C-2 (11± ac) and PEP (21± ac), 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, resort, 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.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to the April 17, 2008 hearing.

P&Z Recommendation: Continuance to the April 17, 2008 Hearing.

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

- \*1. Consider an amendment to the City of Mesa Zoning Ordinance, amending Sections 11-1-6, 11-5-3, 11-6-3 and 11-13-2. The amendment revises, modifies and deletes existing definitions, including definitions related to “Supervised Living Facilities (SLFs)” and “Group

Homes for the Handicapped (GHHs).” It adds a definition for “Correctional Transitional Housing Housing Facilities (CTHFs).” The amendment revises Sections 11-5-3 and 11-6-3 regarding 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. It would amend Section 11-13-2 with regard to minimum requirements for Group Homes for the Handicapped. **CONTINUED FROM THE FEBRUARY 21, 2008 HEARING.**

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Table.

P&Z Recommendation: Table.

**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)**

KA:  
I:\P&Z\P&Z 08\Agendas\agnshell.doc