

PLANNING AND ZONING VICINITY MAP



DRAFT

MINUTES OF THE DECEMBER 18, 2008 PLANNING AND ZONING MEETING

Item: **GPMInor08-14 (District 4)** 513 South Morris Street. Located south of Broadway Road and east of Country Club Drive. General Plan Minor Amendment to change the General Plan Land Use Map from Community Commercial (CC) to Light Industrial (LI). This request will allow for industrial uses and align the land use category for the site with the zoning district. Lance Willis, Orange Street Mechanical, LLC., owner; Tyler Wright, Pew & Lake, PLC., applicant. **COMPANION CASE Z08-72.**

Comments: Boardmember Carter declared a potential conflict of interest and recused himself from Board deliberations.

Ralph Pew, Pew and Lake 1930 E Brown Rd., Mesa, AZ, represented the case.

Boardmember Mizner confirmed this case started as a Code Compliance violation and that the applicant was willing to bring the site into conformance except as conditioned in the SCIP process.

Joe Welliver explained the case and the SCIP application. Mr. Welliver stated M-1 is the most appropriate zoning category for the existing use and is consistent with other uses near this site.

Boardmember Roberts wondered if there were many others in this area in the same situation. John Wesley stated staff did not have that information at the meeting. Boardmember Roberts confirmed that this could be a trend and this site would then be more consistent with the surrounding properties.

It was moved by Boardmember Coons, seconded by Boardmember Perkinson

That: The Board recommend to the City Council **adoption** of zoning case GPM08-14.

Vote: Passed 5 – 0 – 1 Boardmember Salas absent, Boardmember Carter abstained.

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Note: *Audiotapes of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.cityofmesa.org*

RESOLUTION NUMBER _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE MESA 2025 GENERAL PLAN, A SHARED VISION, AS DEPICTED BY THE ATTACHED MAP FOR CASE GPMinor08-14, AND DIRECTING MUNICIPAL EFFORTS TOWARD IMPLEMENTATION OF THE GOALS, OBJECTIVES, AND POLICIES STATED WITHIN THE PLAN.

WHEREAS, Section 407 of the Mesa City Charter requires the City Council adopt a comprehensive plan setting forth, in graphic and textual form, policies to govern the future physical development of the City; and

WHEREAS, the City Council adopted a comprehensive plan on June 24, 2002, entitled the MESA 2025 GENERAL PLAN, A SHARED VISION; and

WHEREAS, The MESA 2025 GENERAL PLAN, A SHARED VISION is to be used as a general guide for the future concerning land use and development regulations and expenditures for capital improvement -- not as a "blueprint" of future development or as a specific zoning plan; and

WHEREAS, from time to time it may be determined that the MESA 2025 GENERAL PLAN, A SHARED VISION is in need of revision to reflect and incorporate changes in land use, social or economic issues affecting the City of Mesa; and

WHEREAS, the City Council has held a public hearing, in addition to two public hearings held by the Mesa Planning and Zoning Board, pertaining to proposed amendments to the Land Use Map of the MESA 2025 GENERAL PLAN, A SHARED VISION (Case Number GPMinor08-14) as depicted by the attached map. Said public hearings held in order to obtain comments and ideas from the public regarding the proposed amendment, and to take such citizen comments on the proposed amendment into consideration;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA AS FOLLOWS:

Section 1: That the attached map entitled City of Mesa Proposed General Plan Land Use Amendment Case Number GPMinor08-14 is hereby adopted and incorporate as an amendment to the MESA 2025 GENERAL PLAN, A SHARED VISION.

Section 2: That except as amended herein or through previous resolutions, the MESA 2025 GENERAL PLAN, A SHARED VISION dated June 24, 2002 shall remain in full force and effect.

Section 3: That pursuant to the provisions of Section 407 of the Mesa City Charter, the Mesa General Plan as amended shall serve as a guide to all future Council actions concerning land use and development regulations and expenditures for capital improvements.

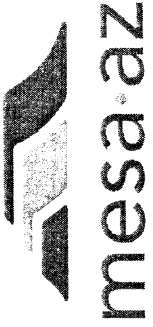
PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona this _____ day of _____, 2009.

APPROVED:

Mayor

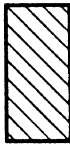
ATTEST:

City Clerk



City of Mesa
Proposed General Plan
Minor Admendment
Case #GPMinor 08-14

Proposed change from
 Community Commercial
 to
 Light Industrial



- LDR 0-1 Low Density Residential (0-1 du/ac)
- MDR 2-4 Medium Density Residential (2-4 du/ac)
- MDR 4-6 Medium Density Residential (4-6 du/ac)
- MDR 6-10 Medium Density Residential (6-10 du/ac)
- HDR 10-15 High Density Residential (10-15 du/ac)
- HDR 15+ High Density Residential (15+ du/ac)
- CC Community Commercial
- NC Neighborhood Commercial
- RC Regional Commercial
- MUE Mixed Use Employment
- MUR Mixed Use Residential
- PSP Public/Semi-Public
- LI Light Industrial
- O Office
- P Parks
- E Education

