



# Memorandum

**Date:** January 18, 2008

**To:** City Council

**Through:** Christine Zielonka, Development Services Director

**From:** John Wesley, Planning Director

**Subject:** 2008 Major Amendment applications to amend to the Mesa 2025 General Plan  
Citywide

The purpose of this memo is to inform the Council that we have received two major amendment applications for the 2008 calendar year to amend the Mesa 2025 General Plan. A copy of each submitted application packet is attached to this memo. The applications are as follows:

1. Applicant: Grady Gammage & Burnham PLC  
Property Owner(s): DMB Mesa Proving Grounds LLC, a Delaware limited liability company, Flood Control District of Maricopa County, Arizona State Land Department (ASLD)  
Case # assigned: GPMajor 08-01  
PLN# assigned: 2008-00036  
Location: South of Elliot Road between Hawes and Signal Butte Roads  
Size: Approximately 3,600 acres
2. Applicant: Paul E. Gilbert Beus Gilbert PLLC  
Property Owner(s): Andrew Cohn, Pacific Proving LLC  
Case # assigned: GPMajor 08-02  
PLN# assigned: 2008-00043  
Location: SEC Ellsworth Road & Ray Road  
Size: Approximately 1699.7 acres

Unlike previous years, we will bring both cases to the Council for initial input on February 14, 2008 during the study session. This will provide Council the opportunity to review the cases and make comments in the earlier stage of the process prior to the final submission and the formal sixty-day review period (April 25-June 25). The P&Z Board will conduct a special hearing on July 31, 2008 and will make recommendations to the Council following their August 21, 2008 public hearing. Then Council will consider the cases (the earliest possible date on Monday, September 15, 2008).

Staff created the Major General Plan Amendment Guide for 2008 applications, which was posted on City web site and shared with prospective applicants. The link to the web site is:

<http://www.cityofmesa.org/forms/Planning/2008GPmajoramendmentguide.pdf>

The following items are included in the guide.

### **Major Amendment Approval Requirements**

The City Council may approve an application for a major amendment only if it makes the following findings:

1. The Major Amendment constitutes an overall improvement to the General Plan.
2. The Major Amendment is consistent with the intent of the General Plan and other adopted plans, policies, and ordinances.
3. The Major Amendment will not adversely impact the community as a whole or a portion of the community by:
  - a. Significantly altering existing land use patterns
  - b. Causing significantly increased traffic on the existing roadway network, and
  - c. Degrading the health and safety of the residents.
4. A property owner of one parcel may not subdivide or split property into smaller areas in order to avoid the major amendment requirements.

### **Revisions/Amendments**

#### **Allowed at various stages during the Major General Plan Amendment process**

State statutes put some restrictions on the processing of major general plan amendments.

The restrictions include:

- A requirement for a minimum 60 day period when the application can be reviewed by a wide variety of groups and agencies;
- A requirement for the Planning and Zoning (P&Z) Board to hold at least two public hearings on each case and make a recommendation on the application to the City Council; and,
- A requirement to have all amendments filed in one calendar year to be heard by Council at the same time during that same calendar year.

In order to meet these requirements, there are some limitations placed on the types of revisions that can be made at various points in the review process and some limitations on the timing of those revisions. In order to avoid requests to make substantial changes at the end of the process in response to input received, applicants are encouraged to seek citizen and staff input and involvement early in the process. Revisions and amendments are allowed as follows:

**Prior to formal submittal** – no limitations on modifications.

**Follow-up submittal** – any changes desired in response to the input received through the public meetings.

**Following the P&Z Board special public hearing on Thursday July 31, 2008 (1<sup>st</sup> of the two required P&Z hearing)** – modifications to the application that do not substantially modify the application as submitted for the 60-day review period, as determined by the Planning Director, may be submitted at this time.

**As part of the P&Z Board public hearing (2<sup>nd</sup> of the two required P&Z hearing) consideration** – the Board may request/accept modifications to the application that do not substantially modify, as determined by the Planning Director, the application as submitted for the 60-day review period.

**Between the P&Z Board hearing and the City Council hearing** – no changes may be made to the application. What is presented to the City Council must be the same as recommended by the Planning and Zoning Board.

**As part of the City Council consideration** – the Council may request/accept modifications that do not alter the proposal to the point of making it substantially different, as determined by the Planning Director, from what was considered and recommended by the Planning and Zoning Board. Typically modifications that are desired will need to be presented at the public hearing and staff will then have the opportunity to evaluate the proposed modifications and report back to the Council at a subsequent meeting before action is taken.

At this time staff would like to receive input from the Council on each application so that we can ask the applicant to make necessary revisions prior to sixty-day review period.