



**CITY OF
MESA**

Great People, Quality Service!

Planning and Zoning Board
AGENDA

PUBLIC HEARING - THURSDAY, OCTOBER 14 , 2004 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

MIKE COWAN - Chair

BARBARA CARPENTER, Vice Chair

PAT ESPARZA

ALEX FINTER

RICH ADAMS

BOB SAEMISCH

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. **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.

B. **CONSIDER THE FOLLOWING GENERAL PLAN AMENDMENT:**

1. **GPMInor04-07 (District 1)** The 1000 - 1100 Blocks of North Dobson Road (west side) and the 800 - 1100 Blocks of North Dobson Road (east side) and the 1700 - 1900 blocks of West 8th Street (north side). Located at the southeast and southwest corner of Dobson Road and Loop 202 Freeway. Minor General Plan Amendment request to the land use map of the Mesa 2025 General Plan from Mixed Use Employment to Regional Commercial. (202 ac +/-). Bixby Arizona LLC (Robert Hurley, David Kibbee and Margaret Hurley Smith), owner; KRS Acquisitions Corp (Mike Withey), applicant.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval

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

- *1. **Z04-84 (District 6)** 6610 East Superstition Springs Blvd. Located southwest of US60 and Power Road (4.15 ac). Site Plan Modification. This request is to allow development of two restaurant pad buildings. Perry Mann Investments (Brett Anz), owner; Mark A. Bowker, applicant.
STAFF PLANNER: Dorothy Chimel.
Staff Recommendation: Approval with Conditions.
2. **Z04-85 (District 1)** Generally located at the southeast corner of the 202 freeway and Dobson Road intersection. Part A: The 800 - 1000 blocks of North Dobson Road (approximately 750 feet east of street frontage) Site Plan Review and rezone from R1-9 to C-2BIZ for the development of a theater, retail and restaurant shops, and 2 pad buildings (32 ac +/-); Part B: Land on the east side of Dobson Road, starting approximately 600 feet north of West 8th Street and continuing north along Dobson Road approximately 1800 feet by 250 ft +/- . Rezone from M-1 and R1-9 to C-2 for the future development of pad buildings. (11 ac +/-).
Bixby Arizona LLC (Robert Hurley, David Kibbee and Margaret Hurley Smith), owner; KRS Acquisitions Corp (Mike Withey), applicant.
STAFF PLANNER: Dorothy Chimel.
Staff Recommendation: Approval with Conditions
3. **Z04-86 (District 1)** Located at the southwest corner of the 202 freeway and Dobson Road intersection. The 1000 - 1100 blocks of North Dobson Road (west side). Rezone from M-1 and R1-9 to C-3 for the future development of an automall (33 ac +/-).
Bixby Arizona LLC (Robert Hurley, David Kibbee and Margaret Hurley Smith), owner; KRS Acquisitions Corp (Mike Withey), applicant.
STAFF PLANNER: Dorothy Chimel.
Staff Recommendation: Approval with Conditions
4. **Z04-87 (District 1)** Generally located north and east of the Dobson Road and 8th Street intersection, and southwest of the Alma School Road and 202 freeway. The 800 – 1,000 blocks of North Dobson Road (east side). Rezone from R1-43 and R1-9 to C-3 for future retail development (33 ac +/-); and
The 1700 - 1900 blocks of West 8th Street (north side). Rezone from M-1 and R1-9 to C-2 for future retail development (94 ac +/-); and
The 1100 block of North Alma School Road (west side) Rezone from R1-9 to PEP for future planned employment park development (48 ac +/-).
Bixby Arizona LLC (Robert Hurley, David Kibbee and Margaret Hurley Smith), owner; KRS Acquisitions Corp (Mike Withey), applicant.
STAFF PLANNER: Dorothy Chimel.
Staff Recommendation: Approval with conditions
5. **Z04-88 (District 1)** East and West of Dobson Road, along the 202 freeway (south side). Council Use Permit. This request is to consider the development of freeway landmark signs.
Bixby Arizona LLC (Robert Hurley, David Kibbee and Margaret Hurley Smith), owner; KRS Acquisitions Corp (Mike Withey), applicant.
STAFF PLANNER: Dorothy Chimel.
Staff Recommendation: Approval with Conditions

