



PLANNING AND ZONING AGENDA

PUBLIC HEARING - THURSDAY, APRIL 20, 2006 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

	RICH ADAMS, Chair	
BARBARA CARPENTER, Vice Chair		BOB SAEMISCH
ALEX FINTER		FRANK MIZNER
KEN SALAS		JARED LANGKILDE

Note: **Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the May 1, 2006 City Council meeting. At that time, City Council will establish May 15, 2006, 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 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 OF THE MARCH 21, 2006 and MARCH 23, 2006 MEETINGS:
- 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. CONSIDER THE FOLLOWING GENERAL PLAN AMENDMENTS AND RELATED ZONING CASES:
 - 1. **GPMInor06-02 (District 6)** The 9600 block of East Southern Avenue (south side). Located at the southeast corner and southwest corner of South 96th Street and East Southern Avenue (23.12± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Business Park (BP) to High Density Residential 10 - 15 dwelling units per acre (HDR 10 - 15). M.R. Parasher, Yale Casitas Inc., owner; Martin Hazine, HGN, applicant. **COMPANION CASE Z06-25. Continued from the March 23, 2006 Meeting.**

STAFF PLANNER: Michael Bell

Staff Recommendation: Approval for the area north of Hampton Avenue.

2. **Z06-25 (District 6)** The 9600 block of East Southern Avenue (south side). Located at the southeast corner and southwest corner of South 96th Street and East Southern Avenue (23.12± ac). Rezone from AG and R1-43 to C-1-BIZ-PAD and R-3-PAD and Site Plan Review. This request will allow for the development of a medical office building and residential condominiums. M.R. Parasher, Yale Casitas Inc., owner; Martin Hazine, HGN, applicant. Also consider the Preliminary Plat. **COMPANION CASE GPMInor06-02. Continued from the March 23, 2006 Meeting.**

STAFF PLANNER: Michael Bell

Staff Recommendation: Approval north of Hampton Avenue with Conditions.

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

- *1. **Z06-27 (District 6)** The 9200-9600 block of East Elliot Road (north side). Located north of Elliot Road and east of Ellsworth Road (75± ac.). Rezone from R1-43 to C-2 and M-1. This request is to bring the zoning of the property into conformance with the Mesa 2025 General Plan. The Cardon Company (Will Cardon), owner; City Staff, City of Mesa, applicant.

STAFF PLANNER: Michael Bell

Staff Recommendation: Approval with Conditions.

- *2. **Z06-28 (District 6)** 6859 East Rembrandt Avenue (south side). Located east of Power Road and north of Warner Road (3.66± ac.). Site Plan and PAD Modifications. This request will allow for the development of a commercial, office and light industrial business complex. Frank Richards, San Tan Commerce Park LLC, owner; Steven Nevala, Cawley Architects, applicant. Also consider the preliminary plat

STAFF PLANNER: Mia Lozano-Helland

Staff Recommendation: Approval with Conditions.

- *3. **Z06-29 (District 2)** The 4300-4330 block of East University Drive (north side). Located west of North Greenfield Road and north of East University Drive (4±ac.). Site Plan Modification. This request will allow for the development of a self-storage facility and a retail shell building. Barry Baker, owner; Jared McQuarrie, New Sun Property Investments, LLC, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

- *4. **Z06-30 (District 6)** 4207 South Power Road (east side). Located at the northeast corner of Power Road and Warner Road, "Parcel A" within the Gateway Norte Master Plan Subdivision (1.09± ac.). Site Plan Modification. This request will allow for the development of a retail pad with multiple tenants. Richard Garcia, owner; David Ross, Ross Design Group, LLC, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- *5. **Z06-31 (District 3)** The 500 block of West Baseline Road (south side). Located west of the southwest corner of South Country Club Drive and West Baseline Road (6.82± ac.). Rezone from M-1 to M-1 PAD and Site Plan Modification. This request will allow for the development of medical/office condominiums. Sydney OBP Mesa, LLC – Bob Hunt, owner; William J. Patterson, Odyssey Commercial, applicant. Also consider the preliminary plat of "Odyssey Business Park"

STAFF PLANNER: Veronica Gonzalez

Staff Recommendation: Approval with Conditions.

- *6. **Z06-32 (District 5)** The 100 to 200 block of North Sunvalley Boulevard (east side). Located north of Main Street, west of Sossaman Road. (2.60± ac.). District 5. Rezone from O-S to R-2 PAD and Site Plan Review. This request will allow for the development of a residential townhouse subdivision. RSB Partners, L.L.C. (Ross Farnsworth), owner; Jeff Welker, Welker Development Resources, L.L.C., applicant. Also consider the preliminary plat.

STAFF PLANNER: Krissa Hargis

Staff Recommendation: Approval with Conditions.

- *7. **Z06-33 (District 6)** The 1100-1200 block of North Meridian Drive (west side). Located at the southwest corner of Brown Road and Meridian Drive (3.61± ac.). Rezone from Maricopa County Rural 43 to City of Mesa R1-43. This case involves the establishment of City of Mesa zoning on recently annexed property. Portigal Travel, LLC-Lewis Rosenberg, General Manager, owner; Wilfred Klingsat, applicant.

STAFF PLANNER: Cory Whittaker

Staff Recommendation: Approval with Conditions.

- *8. **Z06-34 (District 6)** The 6800 block of East Ray Road (south side). Located at the southeast corner of Power Road and Ray Road (3.95± ac.). Site Plan Review. This request will allow for the development of a retail center. Marc Maken Baken, owner; Kurt Frimodig, Robert Kubicek Architects & Associates, Inc., applicant.

STAFF PLANNER: Krissa Hargis

Staff Recommendation: Approval with Conditions.

E. CONSIDER THE FOLLOWING PRELIMINARY PLAT:

- *1. 1026 West 8th Street (**District 1**). Located southeast of Alma School and Brown Roads. This request is to establish a standard single-residential subdivision. Mark Reeb, owner; Brent Allen, applicant. Also consider the preliminary plat for “Waldo Estates”.

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Approval with Conditions.

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*

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