



PLANNING HEARING OFFICER AGENDA

PUBLIC HEARING - THURSDAY, MAY 24, 2007 - 1:30 P.M.

CITY OF MESA PLANNING DIVISION – 20 EAST MAIN STREET, SUITE 130

WILLIAM PETRIE, Planning Hearing Officer

A. CONSIDER THE MINUTES OF THE MAY 3, 2007 HEARING:

B. CONSIDER AND TAKE ACTION ON THE FOLLOWING CASE(S):

1. **Z07-51 (District 6)** The 1750 to 1850 block of South Crismon Road (west side). Located west of Crismon Road and north of Baseline Road (10.9± ac). Site Plan Modification. This request will allow the development of a medical and professional office center. David Nairne, Sydney Crismon Development, LLC, owner; Bob Hunt, Odyssey Homes, applicant. Also consider the preliminary plat of "Odyssey Medical & Professional Center".

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

PHO Decision: Approval with Conditions.

2. **Z07-52 (District 6)** 1749 South Crismon Road. Located west of Crismon Road and north of Baseline Road (1.07± ac). Site Plan Modification. This request will allow the development of an automotive tire center and service center. Peter McQuaid, The Focus Group, owner; Russell Stout, Russell Stout & Associates, applicant.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

PHO Decision: Approval with Conditions.

C. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF THE FOLLOWING ZONING CASE(S):

1. **Z07-38 (District 3)** 129 North Alma School Road. North and east of Main Street and Alma School Road (0.20± ac.). Rezone from R-2 to R-3 PAD and Site Plan Review. This request will allow the addition of an open space area to a residential subdivision. Tim Holt, owner/applicant. **CONTINUED FROM THE MAY 3, 2007 MEETING.**

STAFF PLANNER: Rob Dmohowski

Staff Recommendation: Approval with Conditions.

PHO Recommendation: Approval with Conditions.

2. **Z07-50 (District 6)** 14207 South Power Road. Generally located southeast of Power Road and Ray Road (4.04 ac.). Site Plan Modification. This request will allow for the development of retail buildings including a Goodwill store. Dennis Sadler, Piedmont Development of Arizona, LLC, owner; Steven Nevala, Cawley Architects, Inc., applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

PHO Recommendation: Approval with Conditions.

3. **Z07-53 (District 6)** 9107 East Southern Avenue. Located west of Ellsworth Road on the south side Southern Avenue (1.8± ac.). Rezone the western portion of the site from AG (Conceptual C-2) to C-2 and Site Plan Modification. This request will allow for the development of a retail building. Scott Anderson, owner; William E. Canjura, Archicon, L.C., applicant.

STAFF PLANNER: Krissa Lucas

Staff Recommendation: Continuance to the June 7, 2007 meeting.

PHO Recommendation: Continuance to the June 7, 2007 meeting.

5. **Z07-54 (District 4)** The 1300 block of East Baseline Road (north side). Located north of Baseline Road and east of Stapley Drive (1.61± ac.). Site Plan Modification. This request will allow the development of a new self-storage building. Ryan Desmond, owner; Tarik Williams, applicant.

STAFF PLANNER: Rob Dmohowski

Staff Recommendation: Approval with Conditions.

PHO Recommendation: Approval with Conditions.

D. CONSIDER THE FOLLOWING PRELIMINARY PLAT(S):

1. The 10800 to 11000 block of East Baseline Road (**District 6**) Located south of Baseline Road and east of South Signal Butte Road. (5.9 ac.) This request will allow for the individual ownership of a retail center. Consider the preliminary plat for "Signal Butte & Baseline." CP Signal LLC, Steve Cook, Manager, owner.

STAFF PLANNER: Rich McAllister

Staff Recommendation: Approval with Conditions.

PHO Recommendation: Approval with Conditions.

Note: Audiotapes of the Planning Hearing Officer hearings are available in the

Planning Division Office for review.

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