



**CITY OF
MESA**

Great People, Quality Service!

**PLANNING AND
ZONING BOARD
AGENDA**

PUBLIC HEARING - THURSDAY, JUNE 19, 2008 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RICH ADAMS, Chair

PAT ESPARZA, Vice Chair
KEN SALAS
RANDY CARTER

FRANK MIZNER
JARED LANGKILDE
CHELL ROBERTS

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the July 8, 2008 City Council meeting. At that time, City Council will establish August 18, 2008, 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 FROM THE MAY 1, 2008 JOINT P&Z AND DDC MEETING, THE MAY 13TH, AND MAY 15, 2008 STUDY SESSIONS AND REGULAR HEARING:**

CONSENT AGENDA

- B. **TAKE ACTION ON ALL CONSENT ITEMS:**

All items listed with an asterisk (*) and all items added to the Consent Agenda at a prior Study Session 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. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

- C. **DISCUSS AND TAKE ACTION ON THE FOLLOWING CASE:**

- *1. **Z08-41 (District 3)** The 540 to 560 blocks of West Baseline Road (north side). Located west of Country Club Drive on the north side of Baseline Road (9.9± acres). Site Plan Modification. This request will allow the development of a fueling station. Dillon Real Estate Co Inc. – Jeff Guyette, owner; Elizabeth Ohep, Tait & Associates, Inc., applicant; Jeff Wimmer, CMX, engineer.
STAFF PLANNER: Joy Spezeski

Staff Recommendation: Approval with Conditions.

P&Z Decision: Approval with Conditions.

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- *1. **Z08-31 (District 6)** 5341 South Power Road. Located east of Power Road and south of Ray Road (5± acres). Rezone from R1-43 and C-2 to C-2 PAD and Site Plan Review. This request will allow the development a retail center. Michael Rose, Across America Real Estate Corp., owner; Scott Lang, SKL Architects, applicant; Julie S. Rayburn, RCC Design Group, L.L.C., engineer. Also, consider the preliminary plat for “Aero Gateway”. **CONTINUED FROM THE MAY 15, 2008 HEARING.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *2. **Z08-39 (District 6)** 11464 East Germann Road. Located on the west side of the Meridian Road alignment between Pecos Road and Germann Road (229± acres). Site Plan Modification (229.25± acres) and rezone from R1-43 to M-2-BIZ with a Council Use Permit overlay (2.25± acres). This request will allow the construction of a main entry drive to a steel mill on Germann Road. Steven J. Henderson, Commercial Metals Company, owner; Stephen C. Earl, Earl, Curley & Lagarde, P.C., applicant.

STAFF PLANNER: Rob Dmohowski

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

3. **Z08-40 (District 6)** 7415, 7447, and 7509 East Southern Avenue. Located west of Sossaman Road on the south side of Southern Avenue (6± acres). Council Use Permit. This request will allow retail uses in an M-1 zoning district to exceed 10,000 square feet for an individual store and 50,000 square feet in total aggregate area. Grant A. Tayrien - CSS, LLC, owner; Randolph L. Carter – Dream Catchers Planning and Design, LLC, applicant.

STAFF PLANNER: Josh Mike

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *4. **Z08-42 (District 1)** 1614 North Mesa Drive. Located south of McKellips Road and west of Mesa Drive (1.09± acres). Rezone from R1-6 to O-S and Site Plan Review. This request will allow for the development of an assisted living facility. Gregory D. Link, CSOM – Link, LLC., owner/applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Continued to the July 17, 2008 hearing.

- E. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING MESA GATEWAY STRATEGIC DEVELOPMENT PLAN: CONTINUED FROM THE MAY 15, 2008 HEARING.

STAFF PLANNER: John Wesley

Staff Recommendation: Continuance to the July 17, 2008 hearing.

P&Z Recommendation: Continued to the July 17, 2008 hearing.

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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