



**CITY OF
MESA**

Great People, Quality Service!

PLANNING AND ZONING AGENDA

REGULAR MEETING - THURSDAY, JANUARY 15, 2004 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

MARTY WHALEN - Chair

MIKE COWAN - Vice Chair

PAT ESPARZA

ALEX FINTER

RICH ADAMS

BARBARA CARPENTER

BOB SAEMISCH

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. CONSIDER THE MINUTES OF THE DECEMBER 18, 2003 MEETING:

B. CONSIDER 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 CASE:

1. **GPMInor04-01 (District 2)** Southwest corner of Southern Avenue and Lindsay Road (21.02 ac.). Proposed change to the General Plan Land Use Map from Office and Medium Density Residential (MDR 4-6) 4-6 dwelling units per acre to Medium Density Residential (MDR 6-10) 6-10 dwelling units per acre. Perkinson Investments, owner; Lindsay Park Townhomes, (Ted Sarhangian) L.L.C., applicant. **COMPANION CASE – Z04-08.**

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval.

2. **Z04-08 (District 2)** Southwest corner of Southern Avenue and Lindsay Road (21.02 ac.). Rezone from O-S, C-1, R1-7 to R-2 PAD. This request is for the development of a residential subdivision. Perkinson Investments, owner; Lindsay Park Townhomes, (Ted Sarhangian) L.L.C., applicant. Also consider the preliminary plat "Lindsay Park Townhomes." **COMPANION CASE – GPMinor04-01.**

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

D. CONSIDER THE FOLLOWING ZONING CASES:

1. **Z03-64 (District 3)** Northwest corner of Sycamore and Main Street (14.46 ac.). Rezone from C-2 and C-3 to C-2 BIZ and C-3 BIZ and Site Plan Modification. This request is for the development of a bus/light rail transfer lot and park-and-ride facility to serve the Mesa light rail station and to reserve a site for future Transit Oriented Development (TOD). Judith A. Klein, Rising Sun, LLC., owner; Jeff Martin, City of Mesa, applicant. **CONTINUED FROM THE DECEMBER 18, 2003 MEETING.**

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with Conditions.

- *2. **Z03-70 (District 2)** 4150 East Main Street. East of Val Vista Drive and north of Main Street (15.95 ac.). Site Plan Modification. This request is for the development of an apartment complex. Roberto Ruiz, owner; Sean Lake, applicant. **CONTINUED FROM THE DECEMBER 18, 2003 MEETING.**

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- *3. **Z04-01 (District 6)** Northeast and Northwest corner of Ellsworth Road and Germann Road (320 ac.). Rezone from R1-43 to M-1 and M-1 (conceptual C-2). This request is to bring zoning into conformance with Mesa 2025 General Plan. Various owners; Wayne Balmer, Project Manager WGAA, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- *4. **Z04-02 (District 5)** Northwest corner of Recker Road and Loop 202 Freeway (24.78 ac.). Rezone from R1-90 and AG to M-1. This request is to bring zoning into conformance with Mesa 2025 General Plan. City of Mesa, owner; Wayne Balmer, Project Manager WGAA, applicant.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval with Conditions.

- *5. **Z04-03 (District 6)** South and East of the Southeast corner of Power Road and Elliot Road (20.5 ac.). Rezone from R-3 to C-3 within an approved DMP. This request is to bring zoning into conformance with Mesa 2025 General Plan per City Council direction. Farnam Realty Inc., owner; Wayne Balmer, Project Manager WGAA, applicant.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval with Conditions.

- *6. **Z04-04 (District 5)** 4750 East Main Street. Located north of Main Street and east of Greenfield Road. (7.03 ac.). Rezone from C-2 to C-3. This request is to allow storage of pre-manufactured home inventory product for Cal-Am Homes. Norton S. Karno, owner; Cory Sukert, Cal-Am Properties, applicant.

STAFF PLANNER: Veronica Gonzalez

Staff Recommendation: Approval with Conditions.

- *7. **Z04-05 (District 6)** 517 South Higley Road. Located south of Broadway Road and east of Higley Road (12.69 ac.). Rezone from AG to R1-6 PAD. This request is for the development of a single residence subdivision. Donald R. Allison, Monogram Development Services, L.L.C., owner/applicant. Also consider the preliminary plat of "Heritage Pointe."

STAFF PLANNER: Rich McAllister

Staff Recommendation: Approval with Conditions.

- *8. **Z04-06 (District 6)** Southeast corner of Ellsworth Road and Portobello Avenue. Located south of Guadalupe Road and east of Ellsworth Road (4.18 ac.). Rezone from R-4 PAD-DMP to O-S PAD-DMP. This request is for the development of office buildings. Marvin Jacobs, owner; Marshall Reynolds – Rencor Development, applicant. Also consider the preliminary plat of "Mesquite Canyon Office Condos"

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- *9. **Z04-07 (District 6)** 5524 East Baseline Road. Located east of Higley Road and north of Baseline Road (2.34 ac.). Site Plan Modification. This request is for the expansion of an existing office building. Lynn Urry, owner; Greg Hitchens, applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

10. **Z04-09 (District 6)** The 7500 block of East Hampton Avenue (north side). Located south of Southern Avenue and west of Sossaman Road (4.1 ac.). Rezone from AG-DMP (conceptual M-1) to M-1-DMP. This request is for the development of an auto repair building. Superstition Springs Investors Limited Partnership (Neal Kurn, President), owner; Brian Johns, Associated Architects, applicant.

STAFF PLANNER: Charlie Scully

Staff Recommendation: Approval with conditions.

- *11. **Z04-10 (District 3)** The 2900 block of South Alma School Road (west side). Located south of Guadalupe Road. Site Plan Modification (5± ac.). This request is to allow the development of a new drive-through restaurant. SWC Guadalupe+ Alma School Road Limited Partnership (Gary Davidson); owner; Paul Gilbert, applicant.

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Continuance to the February 19, 2004 Meeting.

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