



**PLANNING
AND ZONING
AGENDA**
Revised 11/15/05

PUBLIC HEARING - THURSDAY, NOVEMBER 17 , 2005 - 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: 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 OCTOBER 20, 2005 MEETING:
- 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. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF THE FOLLOWING CODE AMENDMENTS:

- *1. Amending Sections 11-18-7 “The Planning and Zoning and City Council: Amendments, Council Use Permits, Site Plan Review, and Site Plan Modification” and Section 11-18-8 “General Provisions: Applications, Procedures, Fees” of the Zoning Ordinance pertaining to processing and approval of site plans and site plan amendments. **CONTINUED FROM THE OCTOBER 20, 2005 MEETING.**

STAFF PLANNER: John Wesley

Staff Recommendation: Approval

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

- *1. **Z05-94 (District 6)** The 6500 block of East Superstition Springs Boulevard (north side). Located west of Power Road and south of the Superstition Freeway (3± acres). Site Plan Modification. This request is to allow for the development of restaurant uses in a group commercial center. Perry Mann, owner; Mark A. Bowker, applicant. **CONTINUED FROM THE OCTOBER 20, 2005 MEETING.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions

- *2. **Z05-97 (District 6)** The 4100 block of East Valley Auto Drive (north side). Located at the southwest corner of US60 and South Greenfield Road (5.85± ac). Rezone from M-1 to M-1-PAD and Site Plan Review. This request will allow for the development of office and warehouse condominiums. Jon Huston, owner, Boyd H. Thacker, applicant. Also consider the preliminary plat.

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Approval with Conditions

3. **Z05-98 (District 5)** 4460 East Main Street. Located east of the northeast corner of North Greenfield Road and East Main Street (2.5± ac). Rezone from C-2 to C-3. This request is to bring the current tenant uses into compliance with the zoning ordinance. Joe Dotty, Power of Attorney for owner, Jerry Torr, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions

- *4. **Z05-99 (District 6)** The 2400 block of South Wattlewood extending east and south to the approximate alignment of East Nell Avenue, then east to South Copperwood. Located north of Guadalupe Road and west of Meridian Drive (23.2± ac). Rezone from R1-6 DMP to R-2 PAD DMP and Site Plan Review. This request will allow the development of golf condominiums within the Sunland Springs Village Development Master Plan. Craig Alstrom, Farnsworth Development, owner/applicant. Also consider the preliminary plat for "Sunland Springs Village Golf Condominiums Unit Three".

STAFF PLANNER: Krissa Hargis

Staff Recommendation: Approval with Conditions

- *5. **Z05-100 (District 6)** 5905 East Still Circle. Located west of Recker Road and north of Baseline Road (5± ac). Site Plan Review. This request is to allow for the development of a long-term acute care facility. Gary Cloud, owner, Timothy C. Becker, applicant. Also consider the preliminary plat for Arizona Health and Technology Park Building "F".

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions

- *6. **Z05-102 (District 6)** The 8500-8600 block of East Guadalupe Road (south side). Located east of the southeast corner of South Hawes Road and East Guadalupe Road (9± ac). Rezone from R1-43 to R1-6-PAD and Site Plan Review. This request will allow for the development of a single-family residential subdivision. Yoram Hachamon, Miramesa Properties, LLC, owner, Thomas D. Bohlen, Oracle Architecture & Planning, applicant. Also consider the preliminary plat of "Rincon del Sol".

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions

7. **Z05-103 (District 5)** The 6300-6800 blocks of East Baywood Avenue (north side). Located west of Power Road and north of Broadway Road (38.5± ac). Rezone from R-4 BIZ, C-2, and O-S to C-1 BIZ and Site Plan Review. This request will facilitate the further development of the hospital campus. Don A. Evans, owner, John Berry, Esq., applicant.

STAFF PLANNER: Tom Ellsworth and Jeff McVay

Staff Recommendation: Approval with Conditions

- *8. **Z05-104 (District 4)** 1050 South Stapley Drive. Located north of Southern Avenue and west of Stapley Drive (6.5± ac). Rezone from R-2 to R-2 PAD. This request is to allow the conversion of existing apartments to condominiums. Sunland Manor Limited Liability Company, owner, Sean Lake, Pew & Lake, P.L.C., applicant. Also consider the preliminary plat.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions

9. **Z05-101 (District 1)** East side of Dobson Road from 8th Street north to the Loop 202, and North side of 8th Street from Dobson Road to the Tempe Canal, and Northwest side of the Tempe Canal from 8th Street northeast 1,562 ft (127.02 acres). Site Plan Review. This case involves the development of a regional commercial center known as Mesa Riverview. Hurley Properties, owner; KRS Acquisitions Corp c/o Mike Withey, applicant. Also consider the preliminary plat.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval with Conditions