



PLANNING AND ZONING AGENDA

PUBLIC HEARING - THURSDAY, SEPTEMBER 15, 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 AUGUST 18, 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 Section 11-18-8 of the Zoning Ordinance by adding a fee for Section 106 Reviews, which are required by the National Historic Preservation Act Of 1966.
CONTINUED FROM THE JULY 21, 2005 MEETING.

STAFF PLANNER: Patrick Murphy

Staff Recommendation: Approval.

- *2. Amending Section 11-1-6 “Definitions” and Section 11-13-2 “Supplementary Provisions” of the Zoning Ordinance pertaining to replacement of the term “infill site” with the term “by-passed properties”. **CONTINUED FROM THE AUGUST 18, 2005 MEETING.**

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Approval.

- 3. Amending City Code Title 2 Chapter 1 “Planning and Zoning Board” and Amending City Code Title 11, Chapter 18 “Zoning Ordinance – Administration and Procedures” providing for a Planning Hearing Officer. Consider the guidelines for determining which items go the Planning Hearing Officer.

STAFF PLANNER: John Wesley

Staff Recommendation: Approval.

- *4. Amending Section 11-18-8 K of the Zoning Ordinance pertaining to the legal protest filing deadline from the Friday noon prior to the City Council public hearing to one week prior to the City Council public hearing.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval

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

- *1. **Z05-86 (District 4)** 1316 East Southern Avenue (north side). Located on the northwest corner of East Southern Avenue and South Doran Street (1.13ac). Rezone from O-S to C-1 and Site Plan Review. This request will allow for the development of a commercial building with ancillary office and warehouse spaces. Ronald E. Walters, owner; Richard (Pete) L. Nicolds, applicant

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Approval with Conditions.

- *2. **Z05-87 (District 6)** 7115 East Baseline Road (south side). Located south of Baseline Road and east of Superstition Springs Boulevard (2.1 ac). Rezone from AG to C-2 and Site Plan Review. This request will allow for the development of a retail/office complex. Eamon Roche c/o BCBC 900 Broadway, owner; Dorothy Shupe, Dream Catchers, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

- *3. **Z05-88 (District 5)** The 8400 -8700 block of East Range Rider Trail (north and south side). Located at the southeast corner of Thomas Road and Hawes Road (71.76 ac). Rezone from Maricopa County Rural 35 to City of Mesa R1-35. Establishment of city zoning. Sonoran Desert Holdings, LLC; Paul Dugas, owner; City of Mesa, applicant.

STAFF PLANNER: Brandice Elliot

Staff Recommendation: Approval with Conditions.

- *4. **Z05-89 (District 5)** The 1100-1200 block of North Recker Road (west side). Located south of the southwest corner of Recker Road and Brown Road (2.1 ac). Site Plan Review. This request will allow for the development of a retail complex. Michael Pollack, owner; Dave Gibson, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to the October 20, 2005 Meeting.

- *5. **Z05-90 (District 6)** The 8800-9000 block of East Germann Road (north side). Located west of the northwest corner of Germann Road and Ellsworth Road (49 ac.±). Rezone from M-1 to M-1 PAD and Site Plan Review. This request is to allow for a light industrial complex. Gateway Airport Property Investors LP (Brent Payne), owner/applicant. Consider the preliminary plat of "Gateway Airport Commerce Park."

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

E. GENERAL DISCUSSION ITEMS:

1. Second day of publication of Legal Notices.
2. Procedural changes of Site Plan Review and Site Plan Modification cases.

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