



PLANNING HEARING OFFICER AGENDA

PUBLIC HEARING – THURSDAY, JUNE 5, 2008 - 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 1, 2008 HEARING:

B. DISCUSS AND TAKE ACTION ON THE FOLLOWING CASES:

1. **Z08-37 (District 6)** 1823 South Greenfield Road (1.10± ac), 1919 South Greenfield Road (0.86± ac), 4450 East Baseline Road (0.89± ac). Located north of Baseline Road and east of Greenfield Road. Site Plan Modification. This request will allow the development of three multi-tenant commercial shops. Walter L. Brown, Manager, Diversified Partners, owner; Kevin Kerpan, Robert Kubicek Architects & Associates, Inc., applicant; William H. Standage, Standage & Associates, Ltd., engineer.

STAFF PLANNER: Rob Dmohowski

Staff Recommendation: Approval with Conditions.

PHO Recommendation: Approval with Conditions.

2. **Z08-38 (District 6)** 4325 E Southern Avenue. Located west of Greenfield Road on the south side of Southern Avenue (1.47± ac). Site Plan Modification. This request will allow for the development of a credit union. Sterling Nielsen, Mountain America Credit Union, owner; Jeff Lisiecki BCI, Inc., applicant; Ryan H. Raab, P.E. Hoskin-Ryan Consultants, Inc, engineer.

STAFF PLANNER: Rob Dmohowski

Staff Recommendation: Approval with Conditions.

PHO Recommendation: Approval with Conditions.

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

1. **Z08-33 (District 5)** 8348 East Plymouth. Located west of Hawes Road north of McDowell Road (1.01+ acres). Rezone from Maricopa County R1-35 to City of Mesa R1-35. For the establishment of City of Mesa zoning on recently annexed property. Brian and Carrie Rogerson, owners; City of Mesa, applicant.

STAFF PLANNER: Kim Steadman

Staff Recommendation: Approval with Conditions.
PHO Recommendation: Approval with Conditions.

2. **Z08-34 (District 5)** 8132 East Culver Street. Located west of Hawes Road south of McDowell Road (1.13+ acres). Rezone from Maricopa County R1-35 to City of Mesa R1-35. For the establishment of City of Mesa zoning on recently annexed property. Thomas and Cathleen Kane, owners; City of Mesa, applicant.

STAFF PLANNER: Kim Steadman

Staff Recommendation: Approval with Conditions.
PHO Recommendation: Approval with Conditions.

3. **Z08-35 (District 6)** The 6900 block of South Ellsworth Road (east side). Located south of Pecos Road and east of Ellsworth Road (0.01+ acres). Rezone from Maricopa County Rural-43 to City of Mesa R1-43. For the establishment of City of Mesa zoning on recently annexed property. Williams Gateway Airport Authority, owner; City of Mesa, applicant.

STAFF PLANNER: Kim Steadman

Staff Recommendation: Approval with Conditions.
PHO Recommendation: Approval with Conditions.

4. **Z08-36 (District 6)** The 6800 to 6900 block of South Ellsworth Road (west side). Located south of Pecos Road and west of Ellsworth Road (0.08+ acres). Rezone from Maricopa County Rural-43 to City of Mesa R1-43. For the establishment of City of Mesa zoning on recently annexed property. Williams Gateway Airport Authority, owner; City of Mesa, applicant.

STAFF PLANNER: Kim Steadman

Staff Recommendation: Approval with Conditions.
PHO Recommendation: Approval with Conditions.

D. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT:

1. **510 North Horne – Riggs Circle Condominiums (District 1).** North of University Drive and west of North Horne. To allow for the individual ownership of condominium units. Consider the preliminary plat for "Riggs Circle Condominiums", a residential condominium project. Riggs Circle Inc. – David Fromberg, President, owner; Wayne Rosendahl, Rosendahl Millet & Associates, applicant.

STAFF PLANNER: Kim Steadman

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.