



**PLANNING
AND ZONING
AGENDA
Revised 5/17/06**

PUBLIC HEARING - THURSDAY, MAY 18, 2006 - 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: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the June 5, 2006 City Council meeting. At that time, City Council will establish June 26, 2006, 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 OF THE APRIL 18, 2006 STUDY SESSION, APRIL 20, 2006 STUDY SESSION AND REGULAR MEETINGS:

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 11-1-6 of the Mesa Zoning Ordinance by adding definitions for "Auto Title Lenders", "Deferred Presentment Lenders", and "Non-chartered Financial Institutions". Also amending Chapter 11-6 of the Mesa Zoning Ordinance pertaining to permitted uses within Commercial zoning districts, including "Auto Title Lenders", "Deferred Presentment Lenders" and "Non-chartered Financial Institutions"; requirements for separations between these uses and residential uses; requirements for

separations between these uses and like uses; and processing of requests for proposed locations of these uses.

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: No recommendation is forwarded at this time.

2. Amending Sections 11-17-2 and 11-17-3 of the Mesa Zoning Ordinance pertaining Manufactured Homes and Recreational Vehicles by adding a definition of “Accessory Retail Activity” and amending the list of permitted uses in Recreational Vehicle Parks, Recreational Vehicle Subdivisions, Manufactured Home Parks, and Manufactured Home Subdivisions.

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Approval

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

- *1. **Z06-35 (District 6)** The 7600 to 7800 block of East Elliot Road (south side). Located at the southeast corner of Elliot Road and Sossaman Road (59.94± ac.). Rezone from R1-43 to C-2 and M-1. This request will bring the zoning of the property into conformance with the Mesa 2025 General Plan. Susan C Dodds, Susan C Dodds Trust and Thomas M Dodds, Elliot & Sossaman Ltd., owners; City Staff, City of Mesa, applicant.

STAFF PLANNER: Michael Bell

Staff Recommendation: Approval with Conditions.

- *2. **Z06-36 (District 5)** The 1350 to 1450 block of North 72nd Street (west side). Located north of Brown Road and east of Power Road (5.18± ac.). Rezone from R1-35 to R1-15. This request will allow for the development of a single residential subdivision. Kevin Kellis, Blaupunkt, LLC, owner; Kevin Kellis, CRE Real Estate Services, applicant. Also consider the preliminary plat “Tesoro”.

STAFF PLANNER: Michael Bell

Staff Recommendation: Continuance to the June 15, 2006 meeting.

- *3. **Z06-37 (District 1)** The 300 to 400 block of North Stapley Drive (west side) and the 1100 to 1200 block of East University Drive (south side). Located at the southwest corner of Stapley Drive and University Drive (2.05± ac.). Site Plan Modification. This request will allow for the development of a commercial center. Kumar ‘Mark’ Sahajwani, Jones Executive Accounting and Payroll System, Inc. and PREHAB of Arizona; owners; Zamir Hasan, applicant.

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Approval with Conditions.

- *4. **Z06-38 (District 5)** The 240-260 Block of North Power Road (west side). Located south of the southwest corner of Power Road and University Drive (.41± ac.). Rezone from Maricopa County R1-8 to City of Mesa R1-9. For the establishment of City of Mesa zoning on recently annexed property. Dennis Callison; owner; City of Mesa, applicant.

STAFF PLANNER: Cory Whittaker

Staff Recommendation: Approval with Conditions.

- *5. **Z06-39 (District 1)** The 600 block of East Jasmine Circle (north side). Located south of McKellips Road and east of Mesa Drive (1.00± ac.). Rezone from R1-43 to R1-6 BIZ. This request will allow for the development of a single residential subdivision. Mark Gunning, H & G Enterprises, LLC, owner; Jeff Welker, Welker Development Resources, LLC, applicant. Also consider the Preliminary Plat for “Jasmine Court”.

STAFF PLANNER: Rich McAllister

Staff Recommendation: Approval with Conditions.

6. **Z06-40 (District 3)** 2950 South Alma School Road, Suite #6. Located south of Guadalupe Road on the west side of Alma School Road (978 s.f.). Council Use Permit. This request will allow a tattoo parlor to operate at this location. Mesa Shopping Center, LLC (MPB Realty Services, Inc.), owner; Kelly Garnett, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Denial.

- *7. **Z06-41 (District 3)** The 1200 through 1500 block of South Dobson Road (west side). Rezone from C-1-BIZ and R-4 to C-1-DMP and Site Plan Modification (72± ac.). This request is to allow a phased development at the Banner Desert Medical Center with patient towers, children’s hospital, medical office buildings and associated structures. Jay Stallings, BDMC, owner; Joseph D. Goforth, Berry & Damore, applicant.

STAFF PLANNER: Michael Bell

Staff Recommendation: Approval with Conditions.

CONSIDER THE FOLLOWING PRELIMINARY PLAT(S):

- *1. 1820 West Linder Avenue (north side) (**District 3**) Located south of Baseline Road and east of Dobson Road. This request will allow for the conversion from apartments to condominiums. Matt Burrow, Unit 194, LLC, owner; Mark Tomecak, Tomecak Design, applicant. Consider the preliminary plat for “Emerald Springs”.

STAFF PLANNER: Rich McAllister

Staff Recommendation: Approval with Conditions.

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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