



# PLANNING AND ZONING AGENDA

**REGULAR MEETING - THURSDAY, DECEMBER 18, 2003 - 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 NOVEMBER 20, 2003 MEETING.
- B. CONSIDER THE MINUTES OF THE SECOND PUBLIC HEARING FOR GENERAL PLAN AMENDMENT GPMINOR03-04 HELD ON NOVEMBER 20, 2003.
- C. CONSIDER THE MINUTES OF THE SPECIAL MEETING FOR ZONING CASE Z03-12 HELD ON DECEMBER 4, 2003.
- D. 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.

- E. CONSIDER THE FOLLOWING ZONING CASE:
  - 1. **Z03-29 (District 4)** 651 East Main Street (2.16 ac. ±). East and west of Main and Horne. Rezone from R-2 to C-2 and Site Plan Review. This case involves the development of a hotel. Ramesh Patel, owner; Ralph Pew, applicant. **THIS CASE WAS REFERRED BACK TO THE PLANNING AND ZONING BOARD BY THE CITY COUNCIL ON SEPTEMBER 22, 2003. THIS CASE WAS CONTINUED FROM THE NOVEMBER 20, 2003 MEETING.**

STAFF PLANNER: Wahid Alam

F. CONSIDER THE FOLLOWING GENERAL PLAN AMENDMENTS AND RELATED ZONING CASE:

- \*1. **GPMinor03-05 (District 5)** Northwest corner of University Drive and Red Mountain Freeway (13.44 ac.). Proposed change to the General Plan Land Use Map from Low Density Residential (LDR 1-2) 1-2 dwelling units per acre to Mixed Use/Employment. Mars Properties, owner; Ralph Pew, applicant.

STAFF PLANNER: Wahid Alam

- \*2. **GPMinor03-06 (District 1)** Southwest corner of Dobson Road and Loop 202 (63.35 ac.). Proposed change to the General Plan Land Use Map from Mixed Use Employment and Public/Semi-public to Regional Commercial. Margaret Hurley, owner; KRS Acquisitions, applicant. **CONTINUED TO THE JANUARY 15, 2004 MEETING. THERE WILL BE NO DISCUSSION ON DECEMBER 18, 2003.**

STAFF PLANNER: Dorothy Chimel

- \*3. **Z03-67 (District 1)** Southwest corner of Dobson Road and Loop 202 (63.35 ac.). Rezone from PF, M-1, and R1-9 to C-2 PAD. This request is for the development of a commercial shopping center. Margaret Hurley, owner; KRS Acquisitions, applicant. **CONTINUED TO THE JANUARY 15, 2004 MEETING. THERE WILL BE NO DISCUSSION ON DECEMBER 18, 2003.**

STAFF PLANNER: Dorothy Chimel

G. CONSIDER THE FOLLOWING ZONING CASES:

- \*1. **Z03-49 (District 6)** The 7600 block to the 8100 block of East Paloma Avenue (south side) and the 8000 block to the 8100 block of East Elliot Road (north side) and the 3200 block to the 3600 block of South 80<sup>th</sup> Street (east side) and the 3200 block to the 3400 block of South 80<sup>th</sup> Street (west side). North and east of Sossaman Road and Elliot Road. (97± ac.) Rezone from R1-43 to M-1 and C-1. This request is to bring City zoning into conformance with the General Plan. Multiple owners, Wayne Balmer, City of Mesa, applicant. **CONTINUED FROM THE OCTOBER 16, 2003 MEETING.**

STAFF PLANNER: Ryan Heiland

- \*2. **Z03-58 (District 5)** Southwest corner of Recker Road and McDowell Road. (1.56 ac. ±) Site Plan Modification. This request is for the development of a Quik Trip convenience store. Quik Trip Corporation; owner/applicant. **CONTINUED FROM THE NOVEMBER 20, 2003 MEETING.**

STAFF PLANNER: Ryan Heiland

- \*3. **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.

STAFF PLANNER: Wahid Alam

- \*4. **Z03-65 (District 2)** 345 South Shouse Street. Located north of Broadway Road and west of Gilbert Road (1.15 ac.). Rezone from C-2 to R-3. This request is for the development of a 12-unit, three-story apartment complex. Mark Gunning, Ron Bailly, owners; Dan Brock, applicant.

STAFF PLANNER: David Nicolella

- \*5. **Z03-66 (District 2)** The 2500 block of East Southern Avenue (north side) Located north and west of Southern and Lindsay (1.26 ac.). Rezone from R1-43 to O-S. This request is for the development of a medical office building. S.L.A.M. (Drs. Thomas Sulton, Cynthia Lowe, James Anderson, and Richard Merkley), owner; Marty Fifer, applicant.

STAFF PLANNER: Lesley Davis

- \*6. **Z03-68 (District 1)** Southwest corner of University Drive and Stapley Drive (2.46 ac.). Rezone from R-4 to C-2. This request is for the development of a retail pharmacy. Phillip Anderson, owner; Rick Froeb, applicant.

STAFF PLANNER: Ryan Heiland

- \*7. **Z03-69 (District 4)** 500 West Southern Avenue, Suite 33. West of Country Club Drive and north of Southern Avenue (3.90 ac.). Council Use Permit. This request is for the development of a pawn shop. Stuart Schneider, owner; Mark Gonshak, applicant.

STAFF PLANNER: Ryan Heiland

- \*8. **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.

STAFF PLANNER: Ryan Heiland