



PLANNING AND ZONING AGENDA

PUBLIC HEARING - THURSDAY, OCTOBER 20, 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 SEPTEMBER 15, 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.

STAFF PLANNER: John Wesley

Staff Recommendation: Continuance to the November 17, 2005 meeting.

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

- *1. **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. **CONTINUED FROM THE SEPTEMBER 15, 2005 MEETING.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- *2. **Z05-91 (District 6)** The 8300-8400 block of East Baseline Road (south side). Located at the southeast corner of East Baseline Road and South Hawes Road (4.86± ac). Rezone from AG to O-S-PAD and Site Plan Review. This request will allow for the development of office condominiums. Castelain Development Group, LLC, applicant; Roger Steill, applicant. Also consider the Preliminary Plat.

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Approval with Conditions.

- *3. **Z05-92 (District 6)** The 3720-3760 blocks of South Power Road (east side). Located south of the southeast corner of Power Road and Elliot Road (2.5± ac). Site Plan Review. This request will allow for the development of a swim school and a retail building. Michael Troy, Gold Medal Swim School, owner; Jeffrey Wogan, Jeffrey Wogan Architects, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

- *4. **Z05-93 (District 5)** 862 North Power Road. Located at the southwest corner of North Power Road and East Encanto Street (5.89± ac). Rezone from R1-7 (conceptual O-S) to R1-7-PAD. This request will allow for the development of a single residence subdivision. Steven J. Hall, owner/applicant. Also consider the Preliminary Plat.

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Approval with Conditions.

- *5. **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.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- *6. **Z05-95 (District 2)** 1905 South Lindsay Road (east side). Located between East Inverness Avenue and East Baseline Road (0.86± ac). Rezone from O-S to O-S-PAD. This request will allow for the sale of office condominiums. Michael Manetta, owner/applicant. Also consider the preliminary plat.

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Approval with Conditions.

- *7. **Z05-96 (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 (69.88 ac). Rezone from R1-35 to R1-35 PAD DMP and Modification of the Las Sendas Development Master Plan. This request will allow the development of a gated single residence subdivision. Sonoran Desert Holdings, LLC; Paul Dugas, owner; City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

E. CONSIDER THE FOLLOWING PRELIMINARY PLATS:

- *1. **SEC of McKellips & Alta Mesa Drive (District 5)** The 5600 Block of East McKellips Road (south side). Located at the southeast corner of McKellips and Higley Roads (14.02 ac). This request is to create a four-lot subdivision, Legacy Village at Mesa. Gary Griffiths, owner/applicant.

STAFF PLANNER: Krissa Hargis

Staff Recommendation: Approval with Conditions.

- *2. **1611 N. 26th Street (District 1)** The 1600 Block of North 26th Street (east side). Located north of Brown Road and west of Lindsay Road (2.01 ac). This request is to allow for the development of a six-lot subdivision, Tuscany Cove. Mark Gunning, owner, Jeff Welker applicant.

STAFF PLANNER: Veronica Gonzalez

Staff Recommendation: Approval with Conditions.