



PLANNING AND ZONING AGENDA

PUBLIC HEARING - THURSDAY, MARCH 23, 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: **Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the April 17, 2006 City Council meeting. At that time, City Council will establish May 1, 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 JANUARY 19, 2006, FEBRUARY 14, 2006, AND THE FEBRUARY 16, 2006 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. CONSIDER THE FOLLOWING GENERAL PLAN AMENDMENTS AND RELATED ZONING CASES:
 - 1. **GPMInor06-01 (District 6)** The 10800 to 11000 block of East Broadway Road (south side). Located at the southeast corner of Signal Butte Road and Broadway Road (12.55± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Neighborhood Commercial (NC) to Medium Density Residential 6-10 dwelling units per acre (MDR 6-10). Todec Properties, LLC, (Thomas C. Decker) owner; Lyle Richardson, Lazarus & Associates, applicant. **COMPANION CASE Z06-15. Continued from the February 16, 2006 Meeting.**

STAFF PLANNER: Cory Whittaker

Staff Recommendation: Denial.

2. **Z06-15 (District 6)** The 10800 to 11000 block of East Broadway Road (south side). Located at the southeast corner of Signal Butte Road and Broadway Road (12.55± ac). Rezone from C-2 and R1-7 to R1-6-PAD and Site Plan Review. This request will allow for the development of single residence subdivision. Todec Properties, LLC, (Thomas C. Decker) owner; Lyle Richardson, Lazarus & Associates, applicant. Also consider the preliminary plat for "The Casitas @ Mesa". **COMPANION CASE GPMInor06-01. Continued from the February 16, 2006 Meeting.**

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Denial.

3. **GPMInor06-02 (District 6)** The 9600 block of East Southern Avenue (south side). Located at the southeast corner and southwest corner of South 96th Street and East Southern Avenue (23.12± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Business Park (BP) to High Density Residential 10 - 15 dwelling units per acre (HDR 10 - 15). M.R. Parasher, Yale Casitas Inc., owner; Martin Hazine, HGN, applicant. **COMPANION CASE Z06-25.**

STAFF PLANNER: Michael Bell

Staff Recommendation: Approval for the area north of Hampton Avenue.

4. **Z06-25 (District 6)** The 9600 block of East Southern Avenue (south side). Located at the southeast corner and southwest corner of South 96th Street and East Southern Avenue (23.12± ac). Rezone from AG and R1-43 to C-1-BIZ-PAD and R-3-PAD and Site Plan Review. This request will allow for the development of a medical office building and residential condominiums. M.R. Parasher, Yale Casitas Inc., owner; Martin Hazine, HGN, applicant. Also consider the Preliminary Plat. **COMPANION CASE GPMInor06-02.**

STAFF PLANNER: Michael Bell

Staff Recommendation: Approval north of Hampton Avenue with Conditions.

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

- *1. **Z06-17 (District 6)** The 8400 and 8500 blocks of East Southern Avenue (north side). Located at the northeast corner of South Hawes Road and East Southern Avenue (2.8± ac). Rezone from AG and R-4 to C-1 and Site Plan Review. This request will allow for the development of a retail building. Crescent Run Limited Partnership (Patricia L. Koslow), owner; Jessica Sarkissian, applicant.

STAFF PLANNER: Michael Bell

Staff Recommendation: Approval with Conditions.

- *2. **Z06-18 (District 4)** 410 South Nevada Way (west side). Located west and south of the southwest corner of South Stapley Drive and East Broadway Road (0.15± ac). Rezone from C-1 to R1-6. This request will allow for the development of a single residence. Bradley MacLay, owner/applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

- *3. **Z06-19 (District 6)** 3635 East Inverness Avenue (south side). Located north and east of the northeast corner of South Val Vista Drive and East Baseline Road (1.13± ac). Rezone from C-2 to C-2 PAD and Site Plan Modification. This request will allow for the development of medical/office buildings. DFFM Yukon, LLC, (Francis J. Marotta) owner; Francis J. Marotta, MarCor Commercial Real Estate Services. Also consider the Preliminary Plat.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

- *4. **Z06-20 (District 6)** The 7600 and 7700 blocks of East Elliot Road (north side). Located at the northeast corner of Sossaman and Elliot Roads. (17.7± ac). Rezone from AG to C-2. This request is to rezone property for future development. SLPR, LLC, an Arizona Limited Liability Corporation (Patrick E. Sovereign), owner; Lindsay Schube, Beus Gilbert, PLLC, applicant.

STAFF PLANNER: Krissa Hargis

Staff Recommendation: Approval with Conditions.

- *5. **Z06-21 (District 6)** The 2700 to 3000 blocks of South Sossaman Road (west side). Located at the northwest corner of Sossaman and Guadalupe (5.2± ac). Rezone from R1-7 to C-2 and Site Plan Review. This request will allow for the development of a daycare building and retail shops. Chris Huss, owner; Kevin D Kerpan, applicant.

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Approval with Conditions.

- *6. **Z06-22 (District 3)** The 1000 to 1200 blocks of West Grove Avenue (north side). Located south of Southern Avenue and east of Alma School Road (4.9± ac). Rezone from C-2-DMP to C-2-BIZ-CUP and Modification of the Fiesta Quadrant Development Master Plan and Site Plan Review. This request will allow the development of a mixed-use high-rise condominium project with first floor retail. TR Alma Partners, LLC; Thomas Roszak, owner/applicant. Also consider the Preliminary Plat for "Fiesta Towers".

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

7. **Z06-23 (District 1)** The 900 and 1,000 blocks of North Dobson Road, west side. Southwest corner of US 202 and Dobson Road. (32.3 ac). Site Plan Review. Specific location of the private drive through the future Riverview automall site. KRS Acquisitions Corp c/o Mike Withey, owner; Withey, Anderson & Morris c/o Mike Withey, applicant.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval with Conditions.

8. **Z06-24 (District 1)** The 1,000 and 1,100 blocks of North Alma School Road, west side. Southwest corner of US202 and Alma School Road. (47.96 ac). Site Plan Review. Specific location of private drive extending from Bass Pro Drive east to Alma School. KRS Acquisitions Corp c/o Mike Withey, owner; Withey, Anderson & Morris c/o Mike Withey, applicant.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval with Conditions.

- *9. **Z06-26 (District 1)** The 100 block of West McKellips Road (south side). Southwest corner of Center and McKellips Road. (3.73 acres). Rezone from C-2 to R-3 PAD and Site Plan Review. This request will allow for the development of a townhome subdivision. Ross Farnsworth, RSB Partners LLC, owner; Jeff Welker, Welker Development Resources LLC, applicant. Also consider the Preliminary Plat for "Homestead on Center".

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Approval with Conditions.

E. GENERAL DISCUSSION ITEM:

1. Council Use Permit for payday lenders and/or deferred presentment lenders.

STAFF PLANNER: Gordon Sheffield