



PLANNING AND ZONING AGENDA

REGULAR MEETING - THURSDAY, APRIL 15, 2004 - 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 MARCH 18, 2004 MEETING:

B. 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.

C. CONSIDER THE FOLLOWING ZONING CASES:

1. **Z03-12 (District 5)** The 4400 block of East McLellan Road (south side). Located south and east of Greenfield Road and McKellips Road (1.76 ac ±). Rezone from R-3 to R-3 PAD. This case involves the development of an apartment complex. John Bellerose, owner; Randy Carter, Dreamcatchers Planning & Design, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

- *2. **Z03-59 (District 1)** The 400 block of North Dobson Road (west side). Located north and west of University Drive and Dobson Road (2.18 ac ±). Site Plan Modification. The case involves the development of office buildings. Bryan Faith, owner; John Eden, Eden Architects, applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- *3. **Z04-28 (District 5)** 4646 East Main Street. Located north and east of Greenfield Road and Main Street (3.5 ac. ±). Rezone from C-2 to C-3. This request is to allow for outdoor sales/display associated with an existing business. Lisa Kazan, owner; David Skogebo, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

- *4. **Z04-29 (District 5)** 3941 North Higley Road. Located north and east of Thomas Road and Higley Road (2.88 ac. ±). Site Plan Modification. This request is for the expansion of an existing building. Gary & Roger Understiller, owners; John Manross, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

- *5. **Z04-30 (District 6)** 2941 South Ellsworth Road. Located south and east of Guadalupe Road and Ellsworth Road (6.64 ac. ±). Rezone from C-2 DMP to C-2 PAD – DMP. This request is for the development of office buildings. Kelly Hogart, owner; Craig Cote, UTAZ Development, applicant. Also consider the preliminary plat “Augusta Ranch Professional Village.”

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- *6. **Z04-31 (District 6)** The 7200 block of East Southern Avenue (north side). Located north and west of Power Road and Sossaman Road (2.4 ac ±). Site Plan Review. This case involves the development of an Arizona Federal Credit Union. Ann Burns, owner; David Jaeckels, applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

7. **Z04-32 (District 6)** Northwest corner of Baseline Road and East Valley Auto Drive. Located north and west of Baseline Road and Greenfield Road (4.04 ac ±). Rezone from AG to M-1 and M-1 PAD. This case involves the development of an office building. Michael Reidy, owner and applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Continuance.

- *8. **Z04-33 (District 6)** Northeast corner and northwest corner of Baseline Road and Crismon Road (45± ac.). Rezone from R1-43 to C-2. This case involves the development of a multi-use commercial development. Stuart L Rider, Rider Land & Development LLC, applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- 9. **Z04-34 (District 5)** The 4400 block of East Hannibal Street (north side). Located south and east of Greenfield Road and McKellips Road (0.26± ac). Rezone from R-3 to R1-9. This case involves the development of a single-residence lot. John Bellerose, owner; Randy Carter, Dreamcatchers Planning & Design, applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

D. CONSIDER THE FOLLOWING PRELIMINARY PLAT:

- *1. **(District 6)** 10000 Block of East Hampton Avenue (both sides). Located south and east of Southern Avenue and Crismon Road (78± ac). This request to amend the preliminary plat will allow the realignment of Hampton Avenue. VJ Crismon LLC (Vance Marshall, Jeffrey Lanes) owners/applicants. Consider the preliminary plat of "Crismon Business Park Amended."

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval with Conditions.