



**PLANNING
AND ZONING
AGENDA**
Revised 12/19/06

PUBLIC HEARING - THURSDAY, DECEMBER 21, 2006 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RICH ADAMS, Chair

ALEX FINTER, Vice Chair
BARBARA CARPENTER
KEN SALAS

FRANK MIZNER
JARED LANGKILDE
PAT ESPARZA

Note: **Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the January 8, 2007, City Council meeting. At that time, City Council will establish January 22, 2007, 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 NOVEMBER 16, 2006 MEETING:**

CONSENT AGENDA

B. **TAKE ACTION ON ALL CONSENT 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. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

C. **CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF THE FOLLOWING CODE AMENDMENT:**

1. Continue consideration of changing the criteria for administrative review of site plan modifications and/or amending Sec. 11-18-8 of the Zoning Ordinance to provide for simplified site plan modifications. **CONTINUED FROM THE NOVEMBER 16, 2006 MEETING.**

STAFF PLANNER: John Wesley

Staff Recommendation: Approval. P&Z Recommendation: Approval

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

- *1. **Z06-94 (District 6)** The 7800 to 8000 block of East Pecos Road (south side). Located east of the southeast corner of Pecos and Sossaman Roads (19.11± ac.). Site Plan Review. This request will allow for the development of industrial offices/warehouses. Roger Buttrum, owner; Michael Hill, applicant.

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Approval with Conditions. P&Z Recommendation: Approval w/Conditions

- *2. **Z06-95 (District 6)** The 1200 block of South Crismon Road (east side). Located south and east of Southern Avenue and Crismon Road (2.9± ac.). Site Plan Modification. This request will allow for the development of two commercial buildings. VJ Crismon, LLC – Vance Marshall, owner; Saemisch DiBella Architects, Inc. – Vince DiBella, applicant.

STAFF PLANNER: Veronica Gonzalez

Staff Recommendation: Approval with Conditions. P&Z Recommendation: Approval w/Conditions

3. **Z06-96 (District 5)** The 3550 block of East McDowell Road (north side). Located at the northwest corner of McDowell Road and Val Vista Drive (1.57± ac.). Rezone from R1-35 to O-S and Site Plan Review. This request will allow for the development office condominiums. ManCo Investments (Charles J. Mannino), owner; Daniel W. Brock, applicant. Also consider the preliminary plat “ManCo Office Complex”.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions. P&Z Recommendation: Approval w/Conditions

- *4. **Z06-97 (District 6)** The 11000 to 11300 block of East Pecos Road (north side) and the 6700 to 6800 block of South Mountain Road (east side). Located at the northeast corner of Pecos and Mountain Roads (12.70± ac.). Rezone from AG to M-1-PAD and Site Plan Review. This request will allow for the development of industrial offices/warehouses. Jason Dupuy, owner; Randolph Carter, Dream Catchers Planning and Design, LLC, applicant. Consider the preliminary plat of “Dupuy Construction Office”

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Continuance to the January 18, 2007. P&Z Recommendation:

Continuance to January 18, 2007 meeting

5. **Z06-98 (District 1)** The 900 to 1100 blocks of North Dobson Road (west side). Located at the southwest corner of the Loop 202 Red Mountain Freeway and Dobson Road. (32.4± ac.) Rezone from C-3 to C-3 PAD and Site Plan Review. This request will allow the development of three auto dealers and an auto body shop. Richard L. Nelson, Vice President, owner; Trenton Jones, applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with Conditions P&Z Recommendation: Approval w/Conditions

6. **Z06-99 (District 5)** The 200 to 300 block of North Power Road (east side). Located south of University Drive on the east side of Power Road (1.94± ac.). Site Plan Review. This request will allow for the development of a car wash. Michael E Scarbrough, Quick N Clean, owner/applicant.

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Approval with Conditions. P&Z Recommendation: Approval w/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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