



**CITY OF  
MESA**

*Great People, Quality Service!*

**PLANNING AND  
ZONING BOARD  
AGENDA**

**PUBLIC HEARING - THURSDAY, MAY 15, 2008 - 4:00 P.M.**

**CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET**

RICH ADAMS, Chair

PAT ESPARZA, Vice Chair  
KEN SALAS  
RANDY CARTER

FRANK MIZNER  
JARED LANGKILDE  
CHELL ROBERTS

**Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the June 2, 2008 City Council meeting. At that time, City Council will establish June 23, 2008, 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](http://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 FROM THE APRIL 15, AND APRIL 17, 2008 STUDY SESSIONS AND REGULAR HEARING:**

**CONSENT AGENDA**

- B. **TAKE ACTION ON ALL CONSENT ITEMS:**

All items listed with an asterisk (\*) and all items added to the Consent Agenda at a prior Study Session 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. **DISCUSS AND TAKE ACTION ON THE FOLLOWING CASE:**

- \*1. **Z08-30 (District 2)** 3510 East Baseline Road. Located west of Val Vista Drive and north of Baseline Road (53± ac). Site Plan Modification. This request will allow the development of a retail building within Dana Park Village Square. Dannel Drutsch, Triple-Five Development, Inc., owner; Vincent DiBella, Saemisch + DiBella Architects, Inc., applicant; Jeffrey L. Williams, R.B. Williams & Associates, Inc., engineer.  
**STAFF PLANNER:** Joe Welliver

**Staff Recommendation:** Approval with Conditions.

**P&Z Decision:** Approval with Conditions.

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

1. **Z08-27 (District 6)** 8745 East Warner Road. Located west of Ellsworth Road and south of Warner Road (216± ac). Council Use Permit. This request will allow for two freeway landmark signs as part of the Entrada at the Santan Development Master Plan. Via West Properties, Steven Schwarz, owner; Jason Morris; Withey, Morris, PLC, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Denial.

P&Z Decision: Approval with Conditions for one (1) FLM sign.

- \*2. **Z08-31 (District 6)** 5341 South Power Road. Located east of Power Road and south of Ray Road (5± ac). District 6. Rezone from R1-43 to C-2 and Site Plan Review. This request will allow the development a retail center. Michael Rose, Across America Real Estate Corp., owner; Scott Lang, SKL Architects, applicant; Julie S. Rayburn, RCC Design Group, L.L.C., engineer:

STAFF PLANNER: Joe Welliver

Staff Recommendation: Continuance to the June 19, 2008 hearing.

P&Z Decision: Continuance to the June 19, 2008 hearing.

- \*3. **Z08-32 (District 1)** East and West of Dobson Road, along the 202 Freeway (south side). Modification of a Council Use Permit (Ordinance #4312). This request is to consider an additional freeway landmark monument sign with a double-sided electronic message display at the Riverview development. DeRito Kimco Riverview LLC – Doug Himmelberger, owner; Young Electric Sign Company – Kelee Walton, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Decision: Approval with Conditions.

E. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING MESA GATEWAY STRATEGIC DEVELOPMENT PLAN:

STAFF PLANNER: John Wesley

Staff Recommendation: Adoption.

P&Z Decision: Continuance to the June 19, 2008 hearing.

**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](http://www.cityofmesa.org)*