



**PLANNING  
AND ZONING  
AGENDA**  
*Revised 01/18/05*

**PUBLIC HEARING - THURSDAY, JANUARY 20, 2005 - 4:00 P.M.**

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

MIKE COWAN - Chair	
BARBARA CARPENTER, Vice Chair	RICH ADAMS
PAT ESPARZA	BOB SAEMISCH
ALEX FINTER	FRANK MIZNER

**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 DECEMBER 16, 2004 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 ZONING CASES:

- \*1. **Z04-97 (District 5)** The 4200 Block of East Brown Road (north side). Located west of Greenfield Road and north of Brown Road (1.17± ac). Site Plan Modification. This request is to allow development of an office building. David Gillette, FCF UTAH, LLC, owner; Allen Willis, Amberwood Homes, applicant. Also consider the preliminary plat. **CONTINUED FROM THE OCTOBER 21 AND NOVEMBER 20, 2004 MEETINGS.**

STAFF PLANNER: Liz Zeller

Staff Recommendation: Withdrawal.

- \*2. **Z04-105 (District 6)** The 1600 block of South Signal Butte Road (west side). Located south of US 60 and west of Signal Butte Road (66.7 ac.). Requesting a Council Use Permit to allow the development of a Freeway Landmark Monument sign in conjunction with the construction of group commercial center. Bojer Land/Signal Butte, owner; Diversified Partners – Elizabeth Gaston, applicant. **CONTINUED FROM THE DECEMBER 16, 2004 MEETING.**

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Continuance to the February 17, 2005 Meeting.

- \*3. **Z04-106 (District 5)** 2759 North Val Vista Drive. Located east of Val Vista Drive and south of McDowell Road (2.47 ac.). Rezone from R1-35 to O-S-PAD and Site Plan Review to allow for the development of office buildings. Saager Development, L.L.C., (Eric Faas) owner/applicant. Also consider the preliminary plat “Saager Office Complex.” **CONTINUED FROM THE DECEMBER 16, 2004 MEETING.**

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- \*4. **Z05-01 (District 6)** 1825 South Val Vista Drive and Inverness Avenue. Located north and east of Baseline Road and Val Vista Drive (2.47 ac.). Site Plan Modification. This request is for the development of a bank. State Farm Mutual; Steven Kalaskie (Director), owner; Jeremy Jones, DWL Architects, applicant. Also consider the preliminary plat “Comerica Bank”.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- \*5. **Z05-02 (District 5)** 2830 North Norwalk. Located north and west of McDowell Road and Greenfield Road (5.13 ac.). Site Plan Modification. This request is for the development of industrial buildings. Viewpoint Resort (Dan Reeb), owner; Gregory Hitchens, applicant. Also consider the preliminary plat “Commerce Court II at The Commons”.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- \*6. **Z05-03 (District 1)** The 1300 block of East McKellips Road (south side). Located south and east of McKellips Road and Stapley Drive (8.7 ac.). Rezone from O-S to C-1 PAD and site plan review. This request is for the development of a medical office building and a restaurant. Nupetco Association (Albert Petty), owner; Paul Devers, Jr. – Cawley Architects, applicant. Also consider the preliminary plat “Mesa Family Medical Center” and “McKellips Restaurant”.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

7. **Z05-04 (District 5)** 5702 East Main Street. Located south and west of Main Street and Recker Road (8.3 ac.). Rezone from C-2 to R-2 PAD and site plan review. This request is for the development of a town home development. Dan Mikalacki, owner/applicant. Also consider the preliminary plat "Main Street Casitas".

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Denial.

- \*8. **Z05-05 (District 6)** The 9000 block of East Guadalupe Road (south side). Located south and west of Guadalupe Road and Ellsworth Road (8.2 ac.). Rezone from R-2 DMP to R-2 BIZ-PAD-DMP and site plan review. This request is to allow for the development of a town home development. Donald J. Zeleznail, owner; Jason P. Allen, applicant. Also consider the preliminary plat "The Village at San Tan".

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- \*9. **Z05-06 (District 6)** 6225 East Test Drive. Located south and west of US 60 and Superstition Springs Boulevard (3.18 ac.). Rezone from M-1 PAD to M-1 PAD BIZ and site plan review. This request is to allow an auto dealer facility to exceed the maximum number of permitted stories. John Stalupi Jr., owner; Barry Barcus, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

- \*10. **Z05-07 (District 4)** The 800 block of West Broadway Road (south side). Located on the southwest corner of Broadway and Extension Roads (0.87 ac.). Rezone from M-1 to M-1 PAD and site plan review. This request is to facilitate individual building ownership in an existing industrial commercial development. R. Cutler, owner; Gary D. Wenger, applicant. Also consider the preliminary plat.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

11. **Z05-08 (District 5)** 6116 East Arbor Avenue. Located south and east of Main Street and Recker Road (4.59 ac.). Rezone from C-2 to C-2 PAD and site plan review. This request is to allow for medical office condominiums. Michael Hamberlin, owner; Steven Nevala, applicant. Also consider the preliminary plat "Baywood Professional Plaza".

STAFF PLANNER: Scott Langford

Staff Recommendation: Concerned with the site plan, but Approval with Conditions.

- \*12. **Z05-09 (District 6)** 10646 East Pecos Road. Located north and west of Pecos Road and the alignment of Signal Butte Road (2.9 ac.). Site Plan Review. This request is to allow for a general contractors yard and associated office. Dave Jarvis, owner; Laurel Hodges, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

- \*13. **Z05-10 (District 5)** 6740 East University Drive. Located north and west of University Drive and Power Road (1.08 ac.). Site Plan Modification. This request is to allow for the development of an inline general commercial center. Dan Mikalacki, owner/applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

- \*14. **Z05-11 (District 6)** The 5200 to 5300 Block of East Southern Avenue (south side). Located south of Southern Avenue and east of Higley Road (1.38 ac.). Site Plan Modification. This request is to allow for the development of a retail pad for a car wash. Rick Stertz, Strategic Asset Acquisition, LLC, owner; Rick Huch, Seaver Franks Architect Inc., applicant.

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

- \*15. **Z05-12 (District 6)** The 4600 to 5600 blocks of South Mountain Road (west side) and the 10800-11200 blocks of East Galveston Street (north side). Located east of the Signal Butte Road alignment, north and south of Ray Road. (572.71 ac.). Rezone from Maricopa County Rural-43 to City of Mesa R1-43. This case involves the establishment of City zoning on recently annexed property. Pulte Homes (Andrew E. Moore with Earl, Curley & Lagarde, P.C.), owner; City of Mesa, applicant.

STAFF PLANNER: David Nicolella

Staff Recommendation: Approval with Conditions.

- \*16. **Z05-13 (District 6)** 4566 East Inverness Avenue. Located north of Baseline Road and east of Greenfield Road. (2.24 ac.). Modification to the PAD overlay. This request is to allow the subdivision of an existing office building. East Valley Medical Office Building, LLC, owner; Mark Mullen, applicant. Also consider the preliminary plat.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- \*17. **Z05-14 (District 2)** 1905 South Lindsay Road. Located north of Baseline Road and east of Lindsay Road. (0.87 ac.). Rezone from R1-9 to O-S and Site Plan Review. This request is to allow for the development of offices. Kenneth D. Russell, owner; Christian Bowers, Piping Systems, applicant.

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with Conditions.

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