



PLANNING AND ZONING AGENDA

REGULAR MEETING - THURSDAY, NOVEMBER 20, 2003 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

MARTY WHALEN - Chair
MIKE COWAN - Vice Chair RICH ADAMS
PAT ESPARZA BARBARA CARPENTER
ALEX FINTER 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 OCTOBER 16, 2003 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 CODE AMENDMENTS:

1. Amending Sections 11-19-5 and 11-19-8 of the Zoning Ordinance regarding "Vehicle Signs". **CONTINUED FROM AUGUST 21, SEPTEMBER 13, AND OCTOBER 16, 2003 MEETINGS.**

D. CONSIDER THE FOLLOWING ZONING CASES:

1. **Z03-26 (District 6)** North and east of the northeast corner of Crismon Road and Southern Avenue (18.9 ac. ±) Site Plan Modification. This case involves the development of an apartment complex. Glenn Walling, Coyote Landing Limited Partnership, owner; Denise Burton, Broadbent and Associates, Inc., applicant. **THIS CASE WAS REFERRED BACK TO THE PLANNING AND ZONING BOARD BY THE CITY COUNCIL ON OCTOBER 13, 2003.**

STAFF PLANNER: Michelle Dahlke

Staff Recommendation: Approval with conditions.

- *2. **Z03-29 (District 4)** 651 East Main Street (2.16 ac. ±). East and west of Main and Horne. Rezone from R-2 to C-2. This case involves the development of a hotel. Ramesh Patel, owner; Ralph Pew, applicant. **THIS CASE WAS REFERRED BACK TO THE PLANNING AND ZONING BOARD BY THE CITY COUNCIL ON SEPTEMBER 22, 2003.**

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Continuance to the December 18, 2003 Meeting per applicant's request.

3. **Z03-49 (District 6)** The 7600 block to the 8100 block of East Paloma Avenue (south side) and the 8000 block to the 8100 block of East Elliot Road (north side) and the 3200 block to the 3600 block of South 80th Street (east side) and the 3200 block to the 3400 block of South 80th Street (west side). North and east of Sossaman Road and Elliot Road. (97± ac.) Rezone from R1-43 to M-1 and C-1. This request is to bring City zoning into conformance with the General Plan. Multiple owners, Wayne Balmer, City of Mesa, applicant. **CONTINUED FROM THE OCTOBER 16, 2003 MEETING.**

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with conditions.

- *4. **Z03-52 (District 6)** The 6400 block of Superstition Springs Boulevard. South and west of Superstition Springs Boulevard and the U.S.-60 (Superstition Freeway). (3.79± ac.) Modification of Council approved conditions for Lot F and Lot G of Auto Center at Superstition Springs. Superstition Springs Investors Limited Partnership, owner; Karrin Kunasek-Taylor, Biskind, Hunt and Taylor, applicant. **CONTINUED FROM THE OCTOBER 16, 2003 MEETING.**

STAFF PLANNER: Michelle Dahlke

Staff Recommendation: To be withdrawn per applicant's request.

- *5. **Z03-53 (District 5)** 1231 North Greenfield Rd (Lot 1 of Mountain View Plaza). Located north and east of Brown Road and Greenfield Road. (1.22 ac. ±) Site Plan Modification. This request is for the development of a drive-thru restaurant. MVP Equities Limited Partnership, owner; Stephanie Rowe; Reece, Angell, Rowe Architecture, applicant.

STAFF PLANNER: Michelle Dahlke

Staff Recommendation: Approval with conditions.

- *6. **Z03-54 (District 6)** The northeast corner of Southern Avenue and Crismon Road. (1.79 ac. ±) Site Plan Review. This request is for the development of a Quik Trip convenience store. QuikTrip Corp. owner/applicant.

STAFF PLANNER: Michelle Dahlke

Staff Recommendation: To be tabled per applicant's request.

- *7. **Z03-55 (District 5)** The 100 – 200 blocks of north Power Road (west side). North and west of Main Street and Power Road. (2.58± ac.) Rezone from Maricopa County R1-8 and C-O to City of Mesa R1-9 and O-S. This case involves the establishment of City zoning on recently annexed property. Various owners; City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions.

- *8. **Z03-56 (District 6)** The northwest corner of Florian Avenue and Ellsworth Road. North and west of Southern Avenue and Ellsworth Road. (2.86± ac.) Rezone from Maricopa County C-1 P.D. (Conceptual Plan of Development) to City of Mesa C-1. This case involves the establishment of City zoning on recently annexed property. Ellsworth Plaza Partnership, owner; City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions.

- *9. **Z03-57 (District 5)** The north and south sides of University Drive between North 90th Street and North 93rd Street. Generally located around the intersection of Ellsworth Road and University Drive. (55.82± ac.) Rezone from Maricopa County, R-5, C-2 CUPD, C-2 P.D (Conceptual Plan of Development), C-S, and Rural-43 to R-4, C-2, and R1-43. This case involves the establishment of City zoning on recently annexed property. Various owners; City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions.

- *10. **Z03-58 (District 5)** Southwest corner of Recker Road and McDowell Road. (1.56 ac. ±) Site Plan Modification. This request is for the development of a Quik Trip convenience store. Quik Trip Corporation; owner/applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Continuance to the December 18, 2003 meeting.

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

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Tabled by staff.

- *12. **Z03-60 (District 5)** 4722 East Ivy Street. South and east of Greenfield Road and McKellips Road. (1.24 ac. ±) Rezone from M-1 to M-1 PAD. This case involves rezoning an existing building to allow individual ownership. Commerce Capital Investments, LLC (Rick Dobkin), owner; Greg Hitchens, applicant. Also consider the preliminary plat of "Omni Office/Warehouse".

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with conditions.

- *13. **Z03-61 (District 5)** 11530, 11540 and 11550 East University Drive. Located north of University Drive and west of Meridian Drive. (4.96 ac. ±) Site Plan Review. This request is for the development of a commercial shopping center. Henry Keith, owner; Gloria Walker, Andrews Design Group, applicant. Also consider the preliminary plat of NWC University and Meridian.

STAFF PLANNER: Veronica Gonzalez

Staff Recommendation: Approval with conditions.

- *14. **Z03-62 (District 2)** 3607 East McKellips Road. Located south and east of McKellips Road and Val Vista Road. (1.15 ac. ±) Rezone from R1-35 to OS PAD. This request is for the development of an office building. Michael Shane Beus, Lindsey Beus Worthen, Patrick Beus, and Ryan David Beus (SLPR, LLC), owner; Eric A. Faas, applicant. Also consider the preliminary plat.

STAFF PLANNER: Rich McAllister

Staff Recommendation: Approval with conditions.

- *15. **Z03-63 (District 6)** Southeast corner of Crismon Road and US-60 Freeway (32.26 ac. ±) Rezone from R-3 to R-2 PAD. This request is for the development of a single-family residential subdivision. Mike Hare, owner; Pew and Lake, P.L.C., Sean Lake, applicant. Also consider the preliminary plat for "Crismon Creek"

STAFF PLANNER: Michelle Dahlke

Staff Recommendation: Approval with conditions.

E. GENERAL PLAN AMENDMENT:

- *1. **GPMInor03-04 – (District 6)** Southeast corner of Crismon Road and US-60 Freeway (32.26 ac. ±). Proposed change to the General Plan Land Use Map from High Density Residential (HDR) 15+ dwelling units per acre to Medium Density Residential (MDR) 6-10 dwelling units per acre. Mike Hare, owner; Pew and Lake, P.L.C., Sean Lake, applicant.

STAFF PLANNER: Michelle Dahlke

Staff Recommendation: Approval.

