



PLANNING AND ZONING AGENDA

PUBLIC HEARING - THURSDAY, NOVEMBER 18, 2004 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

MIKE COWAN - Chair

BARBARA CARPENTER, Vice Chair

PAT ESPARZA

ALEX FINTER

RICH ADAMS

BOB SAEMISCH

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 OCTOBER 21, 2004 MEETING.

- B. CONSIDER THE MINUTES FOR GENERAL PLAN AMENDMENT GPMAJOR04-01, HELD ON OCTOBER 21, 2004.

- C. 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.

D. CONSIDER THE FOLLOWING GENERAL PLAN AMENDMENT:

- *1. **GPMInor04-08 (District 6)** The 3600 to 4200 Blocks of South Signal Butte Road (east side) and 10800 to 11200 Blocks of East Elliot Road (south side). Located at the southeast corner of Signal Butte Road and Elliot Road (240± ac). Proposed change to the General Plan Land Use Map from Medium Density Residential 2-4 dwelling units per acre (MDR 2-4) to Medium Density Residential 4-6 dwelling units per acre (MDR 4-6). GBGM 240 Limited Partnership (W.D. Ring), owner; W. Ralph Pew, applicant. **CONTINUED FROM THE OCTOBER 21, 2004 MEETING.**

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Withdrawn at the applicant's request.

E. 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, 2004 MEETING.**

STAFF PLANNER: Liz Zeller

Staff Recommendation: Continuance to the December 16, 2004 Meeting.

2. **Z04-100 (District 6)** 6136 East Auto Loop Avenue. Located south and west of Southern Avenue and Superstition Springs Boulevard (5.7± ac). Rezone from M-1 PAD to M-1 PAD BIZ and Site Plan Review. This request is for the development of a four story parking facility with associated auto services. Kent C. Earle, owner; Richard Cartell/Bob Fisher, applicant. **CONTINUED FROM THE OCTOBER 21, 2004 MEETING.**

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with conditions.

- *3. **Z04-102 (District 4)** 659 East Main Street. Located south and east of Main Street and Mesa Drive (0.67± ac). Rezone from R-2 to C-2 and Site Plan Review. This request is for the development of additional on-site parking and associated site improvements for an existing business. Mike Dudley, owner; Marty Fifer, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with conditions.

4. **Z04-103 (District 5)** 2919 North Oakland. Located north and west of McDowell Road and Greenfield Road (6.23± ac). Rezone from M-1 to M-1 PAD and Site Plan Review. This request is for the development of office/industrial condominiums. Brad Davis, Greenfield Air Park, LLC, owner; Paul Masse, PHM, Ltd., applicant. Also consider the preliminary plat for “Greenfield Business Center.”

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with conditions.

5. **Z04-104 (District 2)** The 600 block of North Val Vista Drive (west side). Located north of University and west of Val Vista (17± ac). Site Plan Modification. This request is to allow both ingress and egress to the “Hidden Groves” subdivision from East Decatur Street. Hidden Groves HOA, Sharanette Farnsworth, owner/applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions.

F. CONSIDER THE FOLLOWING PRELIMINARY PLAT:

- *1. 10900 – 11200 block of East Guadalupe Road (north and south sides). **(District 6)** Located east of Signal Butte Road, north and south of Guadalupe Road (51.7± ac). This request is to allow for the development of Unit 5 in the Sunland Springs Village Development Master Plan. Craig Ahlstrom, owner/applicant. Also consider the preliminary Plat “Sunland Springs Village Unit 5”.

STAFF PLANNER: Liz Zeller

Staff Recommendation: Approval with conditions.