



PLANNING AND ZONING AGENDA

REGULAR MEETING - THURSDAY, MARCH 18, 2004 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

MARTY WHALEN - Chair

MIKE COWAN - Vice Chair

PAT ESPARZA

ALEX FINTER

RICH ADAMS

BARBARA CARPENTER

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 FEBRUARY 19, 2004 MEETING:

B. CONSIDER THE MINUTES OF THE FEBRUARY 17, 2004 PUBLIC MEETING AND THE FEBRUARY 19, 2004 PUBLIC HEARING FOR GPMINOR04-02:

C. 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.

D. CONSIDER THE FOLLOWING ZONING CASES:

- *1. **Z04-23 (District 4)** 809 West Main Street. Southwest corner of Main Street and Extension Road (0.58 ac. ±). Rezone from C-3 to C-3HL. This request is for the Historical designation of the Landmark restaurant. Don and Candy Ellis, owners and applicants.

STAFF PLANNER: Greg Marek

Staff Recommendation: Approval.

- *2. **Z04-24 (District 5)** The 6300 to 6400 block of East Main Street (south side) and the 200 to 300 block of 63rd Street (east side) through to 64th Street (west side). Located south and east of Main Street and Recker Road (1.64 ac. ±). Rezone from C-2 to C-2 PAD. This request is for the development of office condominiums. Michael Hamberlin, owner; Steven Nevala, applicant. Also consider the preliminary plat “63rd Professional Center”.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

- *3. **Z04-25 (District 1)** 2310 and 2320 East Brown Road. Located north and east of Gilbert Road and Brown Road (1.22 ac. ±). Rezone from R-4 to O-S. This request is for the development of two medical office buildings. Dr. Jerry R. Shockey, owner; Vince Dalke, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

- *4. **Z04-26 (District 5)** The 9200 and 9300 block of East Main Street (north side) and the 50 to 100 block of North Ellsworth Road (east side). Located north and east of Main Street and Ellsworth Road (5.73 ac ±). Site Plan Review. This request is for the development of a commercial development. Mike Pearlstein, owner and applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with Conditions.

- *5. **Z04-27 (District 6)** Northeast corner of Sunnyvale and Baseline Road. Located east and north of Higley Road and Baseline Road (17.57 ac. ±). Rezone from R3-DMP and PEP-DMP to R4-PAD-DMP. This request is for the development of an apartment complex. Langley Superstition Business Park L.P., owner; Pew and Lake, P.L.C., applicant.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval with Conditions.

6. **Z04-01 (District 6)** Northeast and Northwest corner of Ellsworth Road and Germann Road (320 ac.). Rezone from R1-43 to M-1 and M-1 (conceptual C-2). This request is to bring zoning into conformance with Mesa 2025 General Plan. Various owners; Wayne Balmer, Project Manager WGAA, applicant. **CONTINUED FROM THE JANUARY 15, 2004 MEETING.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

E. CONSIDER THE FOLLOWING PRELIMINARY PLAT:

- *1. East of the southeast corner of Crismon Rd. and University Dr. (District 5) This project involves the development of a 6-lot single residence subdivision. Reed Whipple, owner; Phillip Rosendale, applicant. Consider the preliminary plat of "Cris Crossing" (2.4 ± ac.).

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with Conditions.

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