



# PLANNING AND ZONING AGENDA

**PUBLIC HEARING - THURSDAY, DECEMBER 16 , 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 NOVEMBER 18, 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. **Z04-105 (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.

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Continuance to the January 20, 2005 Meeting.

- \*2. **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 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."

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Continuance to the January 20, 2005 Meeting.

3. **Z04-107 (District 4)** 500 West Southern Avenues, Suite 33. Located west of Country Club Drive and north of Southern Avenue (3.90 ac). Council Use Permit. This request is for a modification to Ordinance #4163. Taschner Center Partners, applicant, Larry S. Lazarus, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions.

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