



PLANNING AND ZONING AGENDA

Revised
12/13/05

PUBLIC HEARING - THURSDAY, DECEMBER 15, 2005 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

	RICH ADAMS, Chair	
BARBARA CARPENTER, Vice Chair		BOB SAEMISCH
ALEX FINTER		FRANK MIZNER
KEN SALAS		JARED LANGKILDE

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 17, 2005 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 CODE AMENDMENTS:

- *1. Amending Sections 11-18-7 “The Planning and Zoning and City Council: Amendments, Council Use Permits, Site Plan Review, and Site Plan Modification” and Section 11-18-8 “General Provisions: Applications, Procedures, Fees” of the Zoning Ordinance pertaining to processing and approval of site plans and site plan amendments. **CONTINUED FROM THE OCTOBER 20th AND THE NOVEMBER 17, 2005 MEETINGS.**

STAFF PLANNER: John Wesley

Staff Recommendation: Continuance to the January 19, 2006 meeting.

D. CONSIDERATION OF THE LEHI SUB-AREA PLAN:

1. Consideration of the Lehi Sub-Area Plan, generally located in the north central portion of the City of Mesa as shown in the Mesa 2025 General Plan, Figure 2-5 titled Community Sub-Areas.

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval of the Resolution and adoption of the Sub Area Plan.

E. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF THE FOLLOWING ZONING CASES:

- *1. **Z05-105 (District 1)** 550 East University Drive (north side). Located at the northwest corner of East University Drive and North Hobson Road (0.2± ac). Rezone from R-4 to O-S and Site Plan Review. This request will allow for the development of an office. Steve Bleck, applicant; Boyd H. Thacker, applicant.

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Approval with Conditions.

- *2. **Z05-106 (District 5)** The 9050-9200 block of East Brown Road (south side). Located west of the southwest corner of Brown Road and Ellsworth Road (1.5± ac). Rezone from R1-43 to O-S PAD and Site Plan Review, to allow for the development of office condominiums. Allen Marsh, Brown Falcon, LLC, owner; Dan Brock, Brock, Craig & Thacker, applicant. Also consider the preliminary plat.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

- *3. **Z05-107 (District 6)** The 5200 block of East Broadway Road (south side). Located east of Higley Road and south of Broadway Road (2.8 ac). Site Plan Modification. This case will allow the development of a retail building. Sandor Development, owner; Martin Flood, A & E Solutions LLC, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

- *4. **Z05-108 (District 3)** 2655 West Guadalupe Road (south side). Located south of Guadalupe Road and east of Price Road (2400± sf). Council Use Permit to allow for the relocation of a pawnshop from one suite to another within the same shopping center. Egan Daniels, Agent for Owner – BP Pinnacle Properties, LLC, owner; Walter Cheeseman – Apache Pawn of Mesa, Inc., applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

- *5. **Z05-109 (District 2)** The 1100 block of North Greenfield Road (east side). Located at the southeast corner of North Greenfield Road and East Brown Road (17.20± ac). Rezone from AG to R1-15-PAD. This request will allow for the development of a single-family residential subdivision. Erik Partridge, Partridge Development, owner; Josh Hannon, AMEC, applicant. Also consider the Preliminary Plat for “Pernice Estates”.

STAFF PLANNER: Rich McAllister

Staff Recommendation: Approval with Conditions.

- *6. **Z05-110 (District 6)** The 7600-8000 block of East Elliot Road (south side). Located on the Southeast corner of Sossaman & Elliot Roads (59.94 acres). Rezone from Maricopa County Rural 43 to City of Mesa R1-43. For the establishment of City of Mesa zoning on recently annexed property. C&B Dairy Limited Partnership, Thomas & Susan Dodds, Elliot & Sossaman Limited Partnership, TLC Enterprises, owner; Thomas Dodds, applicant.

STAFF PLANNER: Cory Whittaker

Staff Recommendation: Approval with Conditions.

F. CONSIDER THE FOLLOWING PRELIMINARY PLAT:

- *1. The southwest corner of Higley Road and Ingram (**District 5**). Located at the SWC of Higley Road and Ingram. This request is to allow for the development of an 18-lot industrial subdivision. Michael Blenis, owner; Jeff Hunter, applicant. Also consider the preliminary plat of “Higley Road and Ingram”.

STAFF PLANNER: Michael Bell

Staff Recommendation: Approval with Conditions.