



# PLANNING AND ZONING AGENDA

**REGULAR MEETING - THURSDAY, JUNE 17, 2004 - 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 MAY 20, 2004 MEETING.
- B. CONSIDER THE MINUTES OF THE MAY 18, 2004 PUBLIC MEETING AND THE MAY 20, 2004 PUBLIC HEARING FOR GPMINOR04-03.
- 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 CODE AMENDMENTS:
  - 1. Amending Sections 11-1-6, 11-3-6, 11-3-7, 11-3-8, 11-3-9, 11-3-10, 11-3-11, 11-4-5, 11-4-6, 11-4-7, 11-4-8, 11-4-9, 11-4-10, 11-4-11, 11-5-6, 11-5-7, 11-5-8, 11-5-9, 11-5-10, 11-5-11, 11-6-6, 11-6-7, 11-6-8, 11-6-9, 11-6-10, 11-6-11, 11-7-7, 11-7-8, 11-7-9, 11-7-10, 11-7-11, 11-7-12, 11-9-5, 11-9-6, 11-9-7, 11-9-8, 11-9-9, 11-9-10, 11-10-8, 11-10-9, 11-10-10, 11-12-4, 11-12-5, 11-12-6, 11-12-7, 11-14-2, 11-14-3, 11-15-1, 11-15-2, 11-15-3, 11-15-4, 11-15-5, AND 11-16-2 of the Zoning Ordinance pertaining to Design Guidelines and Site Development Design Standards. **CONTINUED FROM THE MAY 20, 2004 MEETING.**
- E. CONSIDER RECOMMENDED ALTERNATIVES TO FACILITATE INFILL DEVELOPMENT

F. CONSIDER THE FOLLOWING GENERAL PLAN AMENDMENT:

1. **GPMinor04-04 (District 6)** The 1900 to 2000 block of South Crismon Road (east side) and the 10000 to 10400 block of East Guadalupe Road (north side). Located on the southeast corner of Baseline Road and Crismon Road and the northeast corner of Guadalupe Road and Crismon Road (45 ac ±). Minor General Plan Amendment to reconfigure existing land use designations. Arizona State Land Department, owner; Catherine Balzano, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval.

G. CONSIDER THE FOLLOWING ZONING CASES:

2. **Z04-49 (District 4)** 1130 and 1110 South Horne. Located east of Mesa Drive and north of Southern Avenue (2.35 ac ±). Rezone from M-1 to M-1 PAD and site plan review. This request is to allow for the development of a light industrial development. Todd Allen, owner; Corey Smith, applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with conditions.

3. **Z04-50 (District 2)** The 1600 block of East University Drive (south side). Located south of University Drive and west of Gilbert Road (1.08 ac ±). Rezone from O-S to C-1 and site plan review. This request is for the development of an office with fleet vehicle parking. Lisa Miller, owner; Josh Oehler, applicant.

STAFF PLANNER: Scott Langford

Staff Recommendation: Approval with conditions.

4. **Z04-51 (District 2)** The 1600 to 1700 block of East Main Street (south side). Located west of Gilbert Road and south of Main Street (0.98 ac ±). Site Plan Review. This request is to allow for the development of a commercial building. Ernesto G. Castro, owner; Michael P. Monroe, applicant.

STAFF PLANNER: Ryan Heiland

Staff Recommendation: Approval with conditions.

H. ELECTION OF OFFICERS