



PLANNING AND ZONING BOARD STUDY SESSION AGENDA

STUDY SESSION - TUESDAY, APRIL 15, 2008 - 7:30 A.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RICH ADAMS, Chair

PAT ESPARZA, Vice Chair
KEN SALAS
RANDY CARTER

FRANK MIZNER
JARED LANGKILDE
CHELL ROBERTS

1. Review items on the agenda for the April 17, 2008 regular Planning & Zoning hearing.
2. Conduct a Public Meeting on the following General Plan Amendments:
 - a. **GPMInor07-11 (District 5)** Parcel 51 at Las Sendas. The 7100 and 7200 blocks of East McDowell Road (north side). Located east of Power Road on the north side of McDowell Road. General Plan Minor Amendment to change the General Plan Land Use Map from Business Park to Medium Density Residential 6-10 du/acre (20± ac) and Neighborhood Commercial (9± ac). This request will allow the development of a mixture of multi-family, retail, resort, and office uses within the Las Sendas Development Master Plan. JCA Holdings, LLC, Chris Arnold, owner; Reese Anderson, Pew and Lake, PLC, applicant; Julie S. Rayburn, RCC Design Group, LLC; engineer. **COMPANION CASE Z07-74. CONTINUED FROM THE MARCH 25, 2008 STUDY SESSION.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Adoption.

- b. **GPMInor08-07 (District 5)** The 4200 to 4300 blocks of East McKellips Road (north side) and the 2000 to 3900 blocks of North Greenfield Road (west side). Located north of McKellips Road and west of Greenfield Road (151.93± ac). General Plan Minor Amendment to change the General Plan Land Use Map from MUE to BP (63.59± ac) and NAOS (88.34± ac). This request will allow Falcon Field Airport to protect the land southwest of the runways, and to lease the land north of that area to commercial developers. City of Mesa, owner; Corinne Nystrom, Falcon Field Airport Director, City of Mesa, applicant. **COMPANION CASE Z08-22.**

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Adoption.

- c. **GPMInor08-08 (District 1)** 1310 East McKellips Road. Located north of McKellips Road and west of Stapley Drive (2.72± ac). General Plan Minor Amendment to change the General Plan Land Use Map from O to NC (1.1± ac). This request will allow the development of a neighborhood fitness center. Jeff Kost, NWC McKellips & Doran, L.L.C., owner; Reese Anderson, Pew & Lake, PLC, applicant; Jeffrey L. Williams, R.B. Williams & Associates, Inc., engineer. **COMPANION CASE Z08-24.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Adoption.

3. Planning Director's Updates:
 - a. Previously considered Planning & Zoning items – Z08-05 (Lowe's), Z08-14 (Elliot Fiesta).
 - b. Update on the Southeast Mesa Strategic Development Plan.
4. Minutes – submit any corrections, additions, deletions.

The items in the Planning Director's Updates are not for Board discussion, and no Board action will be taken on the update items.

Note: Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is "live broadcasted" through the City of Mesa's website at www.cityofmesa.org

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