

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
September 18, 2007 at 7:30 a.m.

MEMBERS PRESENT

Rich Adams, Chair
Pat Esparza, Vice Chair
Frank Mizner
Ken Salas
Randy Carter
Chell Roberts

MEMBERS ABSENT

Jared Langkilde

OTHERS PRESENT

John Wesley
Dorothy Chimel
Tom Ellsworth
Jennifer Gniffke
Joe Welliver
Maria Salaiz
Kelly Arredondo

Gordon Sheffield
Stephanie Nix
Hector Tapia
Wahid Alam
Jim Smith
Christine Zielonka
Reese Anderson

Grady Gammage
Others

Chairman Adams declared a quorum present and the meeting was called to order at 7:30 a.m.

1. Review items on the agenda for the September 20, 2007 regular Planning & Zoning hearing.

The items on the September 20, 2007, agenda were discussed. No formal action was taken.

2. Conduct a Public Meeting on the following General Plan Amendment(s):

1. **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 on from Business Park to Medium Density Residential 6-10 du/acre (20± acres) and Neighborhood Commercial (14± acres). This request will allow the development of a mixture of multi-family, retail, office and hotel uses as part of the Business Park Area of the Las Sendas Development Master Plan. JCA Holdings, LLC, Chris Arnold, owner; Reese Anderson, Pew and Lake, PLC, applicant. **COMPANION CASE Z04-74. CONTINUED FROM THE JULY 17, 2007 MEETING.**

STAFF PLANNER: Tom Ellsworth

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Staff Recommendation: Continuance to the October 16, 2007 hearing.

It was moved by Boardmember Mizner, seconded by Boardmember Carter that zoning case GPMinor07-11 be continued to the October 16, 2007 hearing.

3. Minutes – submit any corrections, additions, deletions.

None.

4. Planning Director's Update on previously considered Planning & Zoning cases.

Mr. Wesley gave a brief update on zoning case Z07-43, highlighting the adjustments to the site plan and adding that it was approved. He added that all the other cases that had come through this Board previously have been acted on as well.

- a. The West Main Plan—Community wide meeting was held last week and this plan should be back before the Board in October.
- b. The S.E. Mesa Strategic Development Plan—Mr. Wesley commented that HDR Consulting has been hired to work on this Plan and explained that it is a comprehensive study that is looking at economic development issues, how infrastructure improvements could be funded long term as well as transportation and land use updates. He continued that it is anticipated that in November and December some joint Planning & Zoning Board and Council meetings will be held to receive updates from HDR on the Plan. Mr. Wesley also advised the Board that in December there will be a community workshop. He further explained that with the process, HDR will develop three alternatives for development in the area and the workshop will be an opportunity for the stakeholders and community members to look at the alternatives and provide comments and feedback. Mr. Wesley concluded that HDR will refine the alternatives into a draft plan, and it should be back to this Board for consideration in early May.

The meeting adjourned at 9:00 a.m.

Respectfully submitted,

John Wesley, Secretary
Planning Director

NOTE: Audiotapes of the Planning & Zoning Study Sessions are available in the Planning Division Office for review.