



PLANNING AND ZONING BOARD STUDY SESSION AGENDA

STUDY SESSION - TUESDAY, FEBRUARY 19, 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 February 21, 2008 regular Planning & Zoning hearing.
2. Conduct a Public Meeting on the following General Plan Amendments:
 - a. **GPMinor08-04 (District 1)** 1010 North Country Club Drive. Located west of Country club Drive and south of Brown Road (20± acres). General Plan Minor Amendment to change the General Plan Land Use Map from Public/Semi-Public to Business Park. This will allow for the redevelopment of a hospital building into offices and training facilities and the construction of a technology center. Kip Edwards, Banner Health, owner; Beth Harmon-Vaughan, Gensler, applicant; David V. Pickens, KPFF Consulting Engineers, engineer.

STAFF PLANNER: Brian Wells

Staff Recommendation: Adoption.
 - b. **GPMinor08-05 (District 5)** South of the 8600 and 8800 blocks of East McKellips Road and west of the 1700 and 1800 blocks of north Ellsworth Road (12.38± acres). General Plan Minor Amendment to change the General Plan Land Use Map from Education to Low Density Residential 1-2 du/ac. This request will allow for the development of residential subdivisions. Pinnacle Ridge Holdings, LLC, Jeff Blandford, manager, owner; Paul Dugas, applicant; Darrell D. Smith, P.E., Wood, Patel & Associates, Inc. engineer.

STAFF PLANNER: Krissa Lucas

Staff Recommendation: Adoption.

- c. **GPMInor08-06 (District 3)** 805 and 913 West Southern Avenue. Located east of Alma School Road and south of Southern Avenue (19± acres). General Plan Minor Amendment to change the General Plan Land Use Map from RC to HDR 15+ (15.5± acres) and CC (3.5± acres). This request will allow for the development of residential and commercial/office uses. Edward B. Frankel, Trustee of the Frankel Family Trust, owner; Reese Anderson, Pew and Lake, PLC, applicant; Robert Byall, PE, David Evans and Associates Inc., engineer.

STAFF PLANNER: Brian Wells

Staff Recommendation: Adoption.

3. Hear an update on the proposed Text Amendment to the Mesa 2025 General Plan. Minor General Plan Amendment (Case No. GPMInor08-02) to describe how the City of Mesa defines the land use categories for the Town Center Concept Plan.
4. Hear and discuss Mesa Gateway Area development goals and aviation flight patterns.
5. Minutes – submit any corrections, additions, deletions.
6. Planning Director's Updates:
 - a. Previously considered Planning & Zoning items – PCD & DUP fees, Las Sendas Parcel 51, Hurricane Bay, GPMInor08-01.
 - b. Status of Zoning Code update.
 - c. Provide information on Building Safety Division's Budget reductions.

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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