



**PLANNING AND  
ZONING BOARD  
STUDY SESSION  
AGENDA  
REVISED**

**STUDY SESSION - TUESDAY, JULY 17, 2012 - 7:30 A.M.**

**CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET**

RANDY CARTER, Chair

BETH COONS Vice Chair  
VINCE DIBELLA  
BRAD ARNETT

LISA HUDSON  
SUZANNE JOHNSON

1. Review items on the agenda for the July 18, 2012 regular Planning & Zoning hearing.
2. Conduct a Public Meeting on the following General Plan Amendments:
  - \*1. **GPMInor12-01** The 9800 through 10000 blocks of East McKellips Road (south side). Located at the southwest corner of McKellips Road and Crismon Road (40± acres). District 5. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from LDR 0-1 to LDR 1-2. This request will allow the development of a single-residential subdivision. US Development Land, LLC, owner; Ralph Pew, Pew and lake, PLC, applicant. (PLN2011-00285)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Continuance to July 18, 2012

2. **GPMInor12-02 (District 5)** The 10800 to 11100 blocks of East Williams Field Road (north side) and the 5600 to 6000 blocks of South Signal Butte Road (east side). Located at the northeast corner of Signal Butte Road and Williams Field Road (105± acres). District 6. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Business Park (BP) to Medium Density Residential 4-6 du/acre (MDR 4-6). This request will facilitate the

future development of a single-residential subdivision and commercial corner. Pacific Proving LLC, owner; Beus Gilbert PLC, applicant. (PLN2011-00358)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Adoption of the General Plan Amendment

3. **GPMInor12-03** 1141 North Greenfield Road. Located at the southeast corner of Greenfield Road and Brown Road (18± acres). District 2. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Low-Density Residential 1-2 du/acre (LDR 1-2) to Medium Density Residential 2-4 du/acre (MDR 2-4). This request will allow the development of a single residential subdivision. Land holdings Investment Co., LLC, owner; Paul Dugas, applicant. (PLN2012-00110)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

3. Planning Director's Updates:
  - a. Status of cases previously recommended by the Board:
4. Other Business:

Update on General Plan
5. 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.mesaaz.gov](http://www.mesaaz.gov).**

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