

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
June 19, 2007 at 7:30 a.m.

MEMBERS PRESENT

Rich Adams, Chair
Frank Mizner
Jared Langkilde
Pat Esparza
Randy Carter

MEMBERS ABSENT

Ken Salas

OTHERS PRESENT

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

Rob Dmohowski
Wahid Alam
Hector Tapia
Gordon Sheffield
Monique Spivey
Christine Zielonka
Wayne Balmer

Stephen Earl
Fred Woods
Jeff Welker
Reese Anderson
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 June 21, 2007 regular Planning & Zoning meeting.

The items on the June 2, 2007, agenda were discussed. No formal action was taken.

2. Conduct a Public Meeting on the following General Plan Amendments:

- 2a. **GPMInor07-08 (District 6)** The 8700 to 9200 block of East Warner Road (south side) and the 4400 to 4800 block of South Ellsworth Road (west side). Located south of Warner Road and west of Ellsworth Road (77± ac). Minor General Plan Amendment from Office (O), Community Commercial (CC) and Mixed Use Employment (MUE) to Mixed Use Residential (MUR) and Mixed Use Employment (MUE). Via West Properties, Steven Schwarz, owner; Jason Morris, applicant. **COMPANION CASES Z07-57 & Z07-58.**

John Wesley, Planning Director, gave an overview of the request and stated that the applicant is requesting a continuance to the August 16, 2007 meeting.

Chairman Adams opened the Public Meeting for the above General Plan Amendment. As there were no citizens present who wished to speak on this issue, Chairman Adams declared the public meeting closed.

- 2b. **GPMInor07-09 (District 5)** The 5500 block of East McKellips Road (south side). Located east of Higley Road on the south side of McKellips Road (4.09± ac.). Minor General Plan Amendment to change the General Plan Land Use Map from Office (O) to High Density Residential (HDR 10-15 du/ac). Ross N. Farnsworth, RSB Partners, LLC.,

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owner; Jeff D. Welker, Welker Development Resources, applicant. **COMPANION CASE Z07-59.**

Joe Welliver, Planner I, gave an overview of the request and stated that staff is recommending approval of the request.

Chairman Adams opened the Public Meeting for the above General Plan Amendment. As there were no citizens present who wished to speak on this issue, Chairman Adams declared the public meeting closed.

2c. **GPMInor07-10 (District 6)** The 2600 block of South Power Road (east side). Located north of Guadalupe Road on the east side of Power Road (16.06± ac). Minor General Plan Amendment from Community Commercial (CC) to Medium Density Residential 6-10 du/acre (MDR 6-10). This request will allow the development of a single residential subdivision. Mark Reeb, owner; Greg Hitchens, applicant. **COMPANION CASE Z07-60.**

Tom Ellsworth, Senior Planner, gave an overview of the request and stated that staff is recommending approval of the request.

Chairman Adams opened the Public Meeting for the above General Plan Amendment. As there were no citizens present who wished to speak on this issue, Chairman Adams declared the public meeting closed.

3. Election of Officers.

It was moved by Boardmember Mizner, seconded by Boardmember Esparza to reelect Boardmember Richard Adams as Chairperson. Vote 5-0 with Boardmember Salas absent.

It was moved by Boardmember Mizner, seconded by Boardmember Carter to elect Boardmember Pat Esparza as Vice-Chair. Vote 5-0 with Boardmember Salas absent.

4. Discussion on Council direction regarding annexation policies for County islands.

Continued to the July 17, 2007 study session meeting.

5. Hear a presentation and discuss the creation of a new General Plan Land Use category and an accompanying new zoning district in the Zoning Ordinance for the development of mixed-use communities.

Continued to the June 21, 2007 study session meeting.

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

None.

7. Planning Director Updates.

Mr. Wesley stated that zoning case Z07-40 (Force Capital Office – 6712 East Raffriver Street) has been appealed to Council and scheduled to be heard June 25, 2007.

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The meeting adjourned at 9:40 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.

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