

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
October 16, 2007 at 7:30 a.m.

MEMBERS PRESENT

Pat Esparza, Vice Chair
Frank Mizner
Jared Langkilde
Ken Salas
Randy Carter
Chell Roberts

MEMBERS ABSENT

Rich Adams, Chair, excused

OTHERS PRESENT

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

Gordon Sheffield
Joy Spezeski
Jim Smith
Others

Vice-Chairperson Esparza declared a quorum present and the meeting was called to order at 7:30 a.m.

1. Review items on the agenda for the October 18, 2007, regular Planning & Zoning hearing.

The items on the October 18, 2007, agenda were discussed. No formal action was taken.

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. District 5. General Plan Minor Amendment to change the General Plan Land Use Map from Business Park to Medium Density Residential 6-10 du/acre (25± ac.) and Neighborhood Commercial (14± acres). This request will allow the development of multi-family condominium villas within the Las Sendas Development Master Plan. JCA Holdings, LLC, Chris Arnold, owner; Reese Anderson, Pew and Lake, PLC, applicant. **COMPANION CASE Z07-74. CONTINUED FROM THE JULY 19, 2007 AND SEPTEMBER 20, 2007 MEETINGS.**

Per the applicant's request, this item was continued to the November 13, 2007 meeting.

- b. **GPMInor07-13 (District 6)** 9565 East Southern Avenue. Located west of Crismon Road on the south side of Southern Avenue. (16.17± ac.). General Plan Minor Amendment to change the General Plan Land Use Map from High Density Residential 10-15 du/ac (HDR 10-15 du/ac) to High Density Residential 15+ du/ac (HDR 15+). This request will allow the development of apartments. George F. Tibsherany, owner; Don Cox, WRG Design Inc. applicant. **COMPANION CASE Z07-101.**

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

- c. **GPMInor07-14 (District 4)** 1137 East Broadway Road. Located west of Stapley Drive on the south side of Broadway Road (1.9± ac.). General Plan Minor Amendment to change the General Plan Land Use Map from Medium Density Residential 4-6 du/acre and High Density 15+ du/acre to Medium Density Residential 6-10 du/acre. This request will allow the development of a supportive housing project. Wayne Neil Evans and Jeanine Salmon, owner; Michael Knisely, Distyle Design, applicant.
COMPANION CASE Z07-106.

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

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

None.

4. Planning Director's Updates:

- a. Previously considered Planning & Zoning items.

Mr. Wesley updated the Board on previously considered items.

- b. The S.E. Mesa Strategic Development Plan.

Mr. Wesley mentioned that there will be a presentation by Dr. John Kasarda on October 26th, and that the Board was welcome to attend. Dr. Kasarda is a futurist and will be setting the stage for a visionary exercise for the S.E. Mesa area.

- c. Update on Boards and Conferences.

Mr. Wesley commented on the upcoming Boards and Committees Conference adding that the Board was welcome to attend.

The meeting adjourned at 8:34 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.