



PLANNING AND ZONING BOARD STUDY SESSION AGENDA

STUDY SESSION - TUESDAY, OCTOBER 16, 2007 - 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 October 18, 2007 regular Planning & Zoning hearing.
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.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance 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.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Adoption.

- 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.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Adoption.

3. Minutes – submit any corrections, additions, deletions.
4. Planning Director's Updates:
 - a. Previously considered Planning & Zoning items.
 - b. The S.E. Mesa Strategic Development Plan.
 - c. Update on Boards and Conferences.

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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