



# PLANNING AND ZONING STUDY SESSION AGENDA

**STUDY SESSION - TUESDAY, APRIL 17, 2007 - 7:30 A.M.**

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

RICH ADAMS, Chair

ALEX FINTER, Vice Chair  
KEN SALAS  
RANDY CARTER

FRANK MIZNER  
JARED LANGKILDE  
PAT ESPARZA

1. Review items on the agenda for the April 19, 2007 regular Planning & Zoning meeting.
2. Conduct a Public Meeting on the following General Plan Amendments:
  - a. **GPMinor07-03 (District 3)** 1350 West Main Street. Located west of Alma School Road and north of Main Street (3.32± ac.). Minor General Plan Amendment to change the General Plan Land Use Map from Mixed-Use Residential 30 percent at 15+ dwelling units per acre (MUR 15+) to High Density Residential 15+ dwelling units per acre (HDR 15+). Dan Randal/Mulberry Business Park, LLC, owner; Fred Woods/Fred Woods Architecture, applicant. **COMPANION CASE Z07-28.**  
  
STAFF PLANNER: Jeff McVay  
  
Staff Recommendation: Approval.
  - b. **GPMinor07-04 (District 6)** The 1300 to 1500 block of South Sossaman Road (west side). Located south of Southern Avenue and west of Sossaman Road (19.98± ac.). Minor General Plan Amendment to change the General Plan Land Use Map from Business Park (BP) to Community Commercial (CC). John D. Kothe, Vice President of T. Wall Properties Arizona L.L.C. manager of Superstition Springs Commerce Park, LLC, owner; Steven Ybarra, applicant. **COMPANION CASE Z07-30.**  
  
STAFF PLANNER: Jennifer Gniffke  
  
Staff Recommendation: Approval.
  - c. **GPMinor07-05 (District 6)** The 1200 block of South Sossaman Road (west side). Located southwest of Southern Avenue and Sossaman Road (5± ac.). Minor General Plan Amendment to change the General Plan Land Use Map from Business

Park (BP) to Neighborhood Commercial (NC). Michael A. DeBell, Executive Vice President of Superstition Springs Investors LP, owner; Shelly McTee, applicant.  
**COMPANION CASE Z07-34.**

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval.

3. Minutes – submit any corrections, additions, deletions.
4. Update on West Main Street Area Plan including discussion on examples of Transit Oriented Development.

**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](http://www.cityofmesa.org)*

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