



# PLANNING AND ZONING STUDY SESSION AGENDA

**STUDY SESSION - TUESDAY, JUNE 19, 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 June 21, 2007 regular Planning & Zoning meeting.

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

1. **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.**

STAFF PLANNER: John Wesley

Staff Recommendation: Denial.

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

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval.

3. **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.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval.

3. Election of Officers.
4. Discussion on Council direction regarding annexation policies for County islands.
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.
6. Minutes – submit any corrections, additions, deletions.
7. Planning Director Updates.

**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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