



PLANNING AND ZONING STUDY SESSION AGENDA

STUDY SESSION - TUESDAY, OCTOBER 17, 2006 - 7:30 A.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RICH ADAMS, Chair

ALEX FINTER, Vice Chair
BARBARA CARPENTER
KEN SALAS

FRANK MIZNER
JARED LANGKILDE
PAT ESPARZA

1. Review items on the agenda for the October 19, 2006 regular Planning & Zoning meeting.
2. Conduct a Public Meeting on the following General Plan Amendments:
 - a. **GPMInor06-04 (District 6)** The 4400 to 4500 blocks of South Mountain Road (east side). Located south of Warner Road and east of Mountain Road (6.73± ac). Minor General Plan Amendment to change the General Plan Land Use map from Medium Density Residential 2-4 dwelling units per acre (MDR 2-4) to Medium Density Residential 4-6 dwelling units per acre (MDR 4-6). Brad Weekes, President, Heritage Development, Inc., owner; Ralph Pew, Pew and Lake PLC, applicant. **COMPANION CASE Z06-75.**

STAFF PLANNER: Krissa Lucas

Staff Recommendation: Approval

- b. **GPMInor06-05 (District 6)** The 1000 to 1100 block of South Higley Road (east side). Located north of Southern Avenue on the east side of Higley Road (2.44± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Medium Density Residential 4-6 dwelling units per acre (MDR 4-6) to High Density Residential 10-15 dwelling units per acre (HDR 10-15). Ross N. Farnsworth, Jr., RSB Partners LLC, owner; Jeff Welker, Welker Development Resources LLC, applicant. **COMPANION CASE Z06-79.**

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Denial

- c. **GPMInor06-06 (District 6)** The 7500 to 7600 blocks of East Elliot Road (north side) and the 3400 to 3500 blocks of South Sossaman Road (west side). Located north of Elliot Road and west of Sossaman Road (10± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Neighborhood Commercial (NC) to Mixed Use / Employment (MU/E). Scott C. Morrison, Morrison Ranch, Inc., owner/applicant. **COMPANION CASE Z06-83.**

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval

- d. **GPMInor06-07 (District 5)** 5750 East Main Street. Located on the north side of Main Street between Higley and Recker Roads (13.6± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Medium Density Residential 6-10 dwelling units per acre (MDR 6-10) and Community Commercial (CC) to High Density Residential 15+ dwelling units per acre (HDR 15+). Shane Kuber, owner; Brent Miller, applicant. **COMPANION CASE Z06-56.**

STAFF PLANNER: Ryan Matthews

Staff Recommendation: Approval

- e. **GPMInor06-08 (District 5)** Request amendment of the General Plan Land Use Map from Low Density Residential (0-1) to High Density Residential (10 - 15) for 9.3 acres +/- of land identified as parcel 10 in the proposed Stonebridge Mountain DMP. Jeff Blandford, Pinnacle Ridge Holdings LLC, owner; Paul Dugas, applicant. **COMPANION CASES Z06-86 and GPMInor06-09.**

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval

- f. **GPMInor06-09 (District 5)** Request amendment of the General Plan Land Use Map from Low Density Residential (1 - 2) to High Density Residential (10 - 15) for 9.4 acres +/- of land identified as parcel 14 in the proposed Stonebridge Mountain DMP. Jeff Blandford, Pinnacle Ridge Holdings LLC, owner; Paul Dugas, applicant. **COMPANION CASES Z06-86 and GPMInor06-08.**

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval

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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