

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD  
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)  
February 14, 2006 at 7:30 a.m.

MEMBERS PRESENT

Rich Adams, Chair  
Barbara Carpenter, Vice-Chair  
Alex Finter  
Bob Saemisch  
Frank Mizner  
Jared Langkilde

MEMBERS ABSENT

Ken Salas, excused

OTHERS PRESENT

John Wesley  
Dorothy Chimel  
Tom Ellsworth  
Michael Bell  
Jennifer Griffke  
Ryan Matthew  
Maria Salaiz

Gordon Sheffield  
Cory Whittaker  
Krissa Hargis  
Lyle Richardson  
Tom Albright  
Sean Lake  
Jim Smith

Dorothy Shupe  
Bill Allison  
Others

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

1. The items on the February 16, 2006, agenda were discussed. No formal action was taken.
2. Conduct a public meeting for the following General Plan Amendment:

**GPMInor06-01 (District 6)** The 10800 to 11000 block of East Broadway Road (south side). Located at the southeast corner of Signal Butte Road and Broadway Road (12.55± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Neighborhood Commercial (NC) to Medium Density Residential 6-10 dwelling units per acre (MDR 6-10). Todec Properties, LLC, (Thomas C. Decker) owner; Lyle Richardson, Lazarus & Associates, applicant. **COMPANION CASE Z06-15.**

Lyle Richardson, 420 West Roosevelt, Phoenix, applicant, gave an overview of the General Plan Minor Amendment stating that this request was to change the General Plan designation from Commercial to Medium Density Residential 6-10 (MDR 6-10 du/ac). He gave a history of the property stating that in 1999, when he brought a case before the City to zone this property for commercial, it was a very controversial case.

Mr. Richardson stated that the residential product was well designed and is compatible with the surrounding neighborhood. He mentioned that everyone they had talked to agreed that they would prefer to have residential rather than commercial on this site.

Cory Whittaker, Planner, gave a brief overview of GPMinor06-01 and stated that the reason staff was recommending denial of this case was to keep the Neighborhood Commercial consistent with the General Plan that was adopted in 2002 and to continue the policies adopted in the General Plan to provide a mix of uses in close proximity to each other.

As there were no citizens present who wished to speak on this issue, Chairperson Adams declared the public hearing closed at 7:35 a.m.

3. The Board discussed scheduling a time for the Board to receive some education on liquor licensing as it relates to zoning issues. Mr. John Wesley, Planning Director stated he would get back to the Board with an update.
4. Mr. Wesley mentioned that Mr. Sheffield had handed out some background information related to the pending zoning ordinance update for their review.

The meeting adjourned at 10:05 a.m.

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

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