

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD  
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)  
April 17, 2007 at 7:30 a.m.

MEMBERS PRESENT

Rich Adams, Chair  
Alex Finter, Vice-Chair  
Frank Mizner  
Jared Langkilde  
Randy Carter

MEMBERS ABSENT

Ken Salas, excused  
Pat Esparza, excused

OTHERS PRESENT

John Wesley  
Dorothy Chimel  
Tom Ellsworth  
Jennifer Gniffke  
Joe Welliver  
Maria Salaiz  
Kelly Arredondo  
Rob Dmohowski

Cory Whittaker  
Hector Tapia  
Wahid Alam  
Joy Spezeski  
Jeff McVay  
Lesley Davis  
Krissa Lucas  
Monique Spivey

Laura Hyneman  
Jim Smith  
Fred Woods  
Reese Anderson  
Jeff Welker  
Others

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

1. Review items on the agenda for the April 19, 2007 regular Planning & Zoning meeting.

The items on the April 19, 2007, agenda were discussed. No formal action was taken.

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.**

Jeff McVay, Senior Planner, gave an overview of the request and stated that staff is recommending approval of this proposal.

Chairman Adams opened the Public Meeting for the above General Plan Amendment. As there were no citizens present who wished to speak on this issue, Chairman Adams declared the public meeting closed.

Discussion ensued regarding the minimum size for processing general plan amendments.

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- 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.**

Jennifer Gniffke, Planner II, gave an overview of the request and stated that staff is recommending approval of this proposal.

Chairman Adams opened the Public Meeting for the above General Plan Amendment. As there were no citizens present who wished to speak on this issue, Chairman Adams declared the public meeting closed.

Discussion ensued regarding the previously approved auto mall and the relocation of the existing Costco.

- 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.**

Jennifer Gniffke, Planner II, gave an overview of the request and stated that staff is recommending approval of this proposal.

Chairman Adams opened the Public Meeting for the above General Plan Amendment. As there were no citizens present who wished to speak on this issue, Chairman Adams declared the public meeting closed.

3. Minutes – submit any corrections, additions, deletions.

There were no corrections, additions or deletions submitted for the minutes.

4. Update on West Main Street Area Plan including discussion on examples of Transit Oriented Development.

This item was continued to the April 19, 2007 study session.

The meeting adjourned at 9:40 a.m.

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

***NOTE: Audiotapes of the Planning & Zoning Study Sessions are available in the Planning Division Office for review.***