

MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

Item: **GPMInor14-12 (District 6)** The 10600 to the 10800 blocks of East Guadalupe Road (north side). Located at the northwest corner of Guadalupe and Signal Butte Roads (17.6± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Medium Density Residential 6-10 (MDR 6-10), to Community Commercial (CC). This request will allow the development of local commercial center. Ali Fakh, SEG, applicant; Paul Dugas, Desert Land Group, LLC, owner (PLN2014-00193)

Summary: Ali Fakh, applicant, 28028 North 110th Place, stated that the orientation of the Fry's Grocery Store facing Signal Butte Road is more marketable than the staff recommendation for the grocery store to face Guadalupe Road. Boardmember Johnson agreed with the applicant that developing around Guadalupe Road would be more marketable. Planning Director, John Wesley, stated that the problems with the road alignment in the site were due to the changes in the residential site plan. The changes will be reviewed through the Design Review process.

It was moved by Boardmember DiBella, seconded by Boardmember Johnson.

That: The Board recommends adoption of GPMInor14-012.

Vote: 5-0 (Absent: Boardmember Arnett and Vice Chair Coons)

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Note: *Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at www.mesaaz.gov.*