

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: June 20, 2012 Time: 4:00 p.m.

MEMBERS PRESENT

Randy Carter, Chair
Beth Coons, Vice-Chair
Vince DiBella
Lisa Hudson
Suzanne Johnson

MEMBERS ABSENT

Brad Arnett

OTHERS PRESENT

John Wesley
Gordon Sheffield
Lesley Davis
Angelica Guevara
Debbie Archuleta
Margaret Robertson

Jill Hegardt
Trevor Barger
Dan Cleland
Paul Gilbert
Susan Demmit
Robert Penny

Others

Chairperson Carter declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated June 20, 2012. Before adjournment at 5:52 p.m., action was taken on the following:

It was moved by Boardmember Vince DiBella seconded by Boardmember Lisa Hudson that the minutes of the May 15, 2012, and May 16, 2012 study sessions and regular meeting be approved as revised. Vote: 4 – 0 – 1 (Chair Carter abstained, Boardmember Arnett absent).

Consent Agenda Items: All items identified with an asterisk (*) were approved with one Board motion.

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Beth Coons that the consent items be approved. Vote: 5 – 0 (Boardmember Arnett absent)

Code Amendment: Amending Sections

Zoning Cases:

MINUTES OF THE JUNE 20, 2012 PLANNING AND ZONING MEETING

Item: **Z12-25 (District 6)** 10000 to 10800 blocks of the East Ray Road alignment. Located west of Signal Butte Road on the north side of the Ray Road alignment (11± acres). District 6. Site Plan Review. This request will allow the development of the first phase of the Great Park within the Eastmark Community Plan. DMB Mesa Proving Grounds, LLC, owner; Jill Hegardt, DMB, applicant. (PLN2012-00092)

Comments: Planning Director John Wesley explained the project. He explained that this case was part of Development Unit 7 which is north of Ray Road and west of Signal Butte Road. The great park runs north/south and this would be the first portion of the great park which would be east of Insperian. There would be a lake, grass areas, hardscape and lay areas. The 7,400 sq. ft. community center is case Z12-26. The community center will be used as an information center while the subdivisions are being developed.

Robert Penny of 22707 E Carla Vista, spoke regarding zoning cases Z12-25 and Z12-26. Mr. Penny stated he would prefer light industrial development, but was willing to work with the developer to mitigate traffic concerns. He suggested may using speed humps.

Jill Hegardt represented the Eastmark cases. She explained they had 11 plats being considered by the City Council at the June 25, 2012 meeting, so they anticipated a grand opening the second half of 2013. She explained they had 9 development units, DU7 is in the center of the project. The great park would be between Insperian and Eastmark Parkway. She stated they had City approval for the great park. Trevor Barger explained the Eastmark great park would be for events. There would be smaller parks for each of the subdivisions with ramadas and a central piece of architecture for each park. The great park was designed for kids and adults. Dan Cleland of Westward Professional stated there would be palm courts, plazas, open areas for music performances, splash pads, large open lawns for presentations, an allie of trees, bosque and vendors area. He confirmed with Chair Carter that the water for the splash pads would be potable. Trevor Barger explained the great park would have little districts within it including a lake system, a wildlife habitat, and an event corridor. He stated they wanted the ability to accommodate First Solar company picnics, and activity areas for the hotels. He stated there would be a City of Mesa Fire Station and they were working with the Fire Department to use the area to test their hoses and hold pancake breakfasts. They would provide enough parking to accommodate those types of uses. Mr. Barger stated the 7400 sq. ft. community center would have a great hall for events, a kitchen, a welcome center, boardroom, administrative offices, restroom facilities, and storage space. The large back patio would have a view of the Superstition Mountains. They would try to use integral materials to match/complement the polytechnic building.

Chair Randy Carter confirmed there were 1600 to 1700 total lots within DU7 and 700 were going to Council on June 25, 2012. Regarding condition 2, he thought they had special allowances for Engineering standards within Eastmark. Planning Director, John Wesley explained that they need to meet the Community Plan, or City requirements where the Community Plan does not modify those conditions. Staffmember Gordon Sheffield stated that where the Community Plan modified the Engineering requirements, the condition would apply to what the Community Plan required. Chair Carter stated he hoped to have the parks start with the residential.

Boardmember Beth Coons confirmed the first residential developed would be east of the great park. She confirmed the plats going to Council on June 25th would be for 773 lots on 300± acres. The community center would be a welcome center, not a sales office.

MINUTES OF THE JUNE 20, 2012 PLANNING AND ZONING MEETING

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Vince DiBella

That: The Board recommend to the City Council approval of zoning case Z12-25 conditioned upon:

1. Compliance with the basic development as described in the project narrative, site plan, and preliminary elevations submitted.
2. Compliance with the approved Community Plan and all applicable City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. Compliance with all requirements of the Development and Sustainability Department.

Vote: Passed 5 – 0 (Boardmember Arnett absent)

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MINUTES OF THE JUNE 20, 2012 PLANNING AND ZONING MEETING

Item: **Z12-26 (District 6)** 10000 to 10800 blocks of the East Ray Road alignment. Located west of Signal Butte Road on the north side of the Ray Road alignment (3± acres). District 6. Site Plan Review. This request will allow the development of the Community Center within the Eastmark Community Plan. DMB Mesa Proving Grounds, LLC, owner; Jill Hegardt, DMB, applicant. (PLN2012-00093)

Comments: Planning Director John Wesley explained the project. He explained that this case was part of Development Unit 7 which is north of Ray Road and west of Signal Butte Road. The great park runs north/south and this would be the first portion of the great park which would be east of Insperian. There would be a lake, grass areas, hardscape and lay areas. The 7,400 sq. ft. community center is case Z12-26. The community center will be used as an information center while the subdivisions are being developed.

Robert Penny of 22707 E Carla Vista, spoke regarding zoning cases Z12-25 and Z12-26. Mr. Penny stated he would prefer light industrial development, but was willing to work with the developer to mitigate traffic concerns. He suggested may using speed humps.

Jill Hegardt represented the Eastmark cases. She explained they had 11 plats being considered by the City Council at the June 25, 2012 meeting, so they anticipated a grand opening the second half of 2013. She explained they had 9 development units, DU7 is in the center of the project. The great park would be between Insperian and Eastmark Parkway. She stated they had City approval for the great park. Trevor Barger explained the Eastmark great park would be for events. There would be smaller parks for each of the subdivisions with ramadas and a central piece of architecture for each park. The great park was designed for kids and adults. Dan Cleland of Westward Professional stated there would be palm courts, plazas, open areas for music performances, splash pads, large open lawns for presentations, an allie of trees, bosque and vendors area. He confirmed with Chair Carter that the water for the splash pads would be potable. Trevor Barger explained the great park would have little districts within it including a lake system, a wildlife habitat, and an event corridor. He stated they wanted the ability to accommodate First Solar company picnics, and activity areas for the hotels. He stated there would be a City of Mesa Fire Station and they were working with the Fire Department to use the area to test their hoses and hold pancake breakfasts. They would provide enough parking to accommodate those types of uses. Mr. Barger stated the 7400 sq. ft. community center would have a great hall for events, a kitchen, a welcome center, boardroom, administrative offices, restroom facilities, and storage space. The large back patio would have a view of the Superstition Mountains. They would try to use integral materials to match/ complement the polytechnic building.

Chair Randy Carter confirmed there were 1600 to 1700 total lots within DU7 and 700 were going to Council on June 25, 2012. Regarding condition 2, he thought they had special allowances for Engineering standards within Eastmark. Planning Director, John Wesley explained that they need to meet the Community Plan, or City requirements where the Community Plan does not modify those conditions. Staffmember Gordon Sheffield stated that where the Community Plan modified the Engineering requirements, the condition would apply to what the Community Plan required. Chair Carter stated he hoped to have the parks start with the residential.

Boardmember Beth Coons confirmed the first residential developed would be east of the great park. She confirmed the plats going to Council on June 25th would be for 773 lots on 300± acres. The community center would be a welcome center, not a sales office.

MINUTES OF THE JUNE 20, 2012 PLANNING AND ZONING MEETING

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Vince DiBella

That: The Board recommend to the City Council approval of zoning case Z12-26 conditioned upon:

1. Compliance with the basic development as described in the project narrative, site plan, and preliminary elevations submitted.
2. Compliance with the approved Community Plan and all applicable City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. Compliance with all requirements of the Development and Sustainability Department.

Vote: Passed 5 – 0 (Boardmember Arnett absent)

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MINUTES OF THE JUNE 20, 2012 PLANNING AND ZONING MEETING

Item: 2015 North Power Road, Suites 106-107. Located east of Power Road on the north side of McKellips Road. District 5. Site Plan Modification. This request will allow the addition of an outdoor seating area to an existing commercial building.

Comments: Arthur Ruiz 12424 North 32 Street, Phoenix. Mr Ruiz stated staff wanted a 5' wide clear path for pedestrians, although the Zoning Code did not have a standard for this. He stated the site was an existing restaurant. The State Liquor Board requires the gate when liquor is sold. He stated the patio would not inhibit handicap access. Other tenants have other parking to the east. There are handicap spaces to the south of this tenant suite.

Planning Director John Wesley explained the applicant would gate off the entire sidewalk so pedestrians would have to go through their gates. Where restaurants along Main Street have made the same request, they provided 5' for pedestrians. This applicant is not willing to do that.

Chair Carter confirmed the applicant's primary door is the farthest to the north.

Boardmember Coons confirmed staff objection was to blocking access for the handicapped.

Boardmember DiBella confirmed there was landscaping, but the applicant would not be changing it.

It was moved by Boardmember Vince DiBella, seconded by Boardmember Beth Coons

That: The Board approve the request as submitted

Vote: Passed 5 – 0 (Boardmember Arnett absent)

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MINUTES OF THE JUNE 20, 2012 PLANNING AND ZONING MEETING

Item: **Z12-24 (District 2)** 4104 East Broadway Road. Located east of Val Vista on the north side of Broadway Road (20± acres). District 2. Rezone from RM-3 to RM-4 and Site Plan Review. This request will allow the expansion of an existing apartment complex. Acacia Capital Corp Phoenix Broadway 12-B LLC, owner; John Spelts, applicant. (PLN2012-00036)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Beth Coons

That: The Board recommend to the City Council approval of zoning case Z12-24 conditioned upon:

1. Compliance with the development as described in the project narrative, and as shown on the site plan and landscape plan provided (except as modified below).
2. Review and approval of a Substantial Conformance Improvement Permit by the Board of Adjustment for modifications to development standards.
3. Refurbish the existing landscape so that it is in conformance with the conditions of development approved as part of the original building permit for the site prior to the final inspection of the new rental unit.
4. Compliance with all City development codes and regulations.
5. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit.

Vote: Passed 5 – 0 (Boardmember Arnett absent)

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MINUTES OF THE JUNE 20, 2012 PLANNING AND ZONING MEETING

Item: **Z12-27 (District 6)** The 5200 to 6900 blocks of the South Crismon Road alignment (east and west side). Located on the north side of the future State Route 24 freeway alignment between Ellsworth Road and Signal Butte Road; southern portion of the former General Motors Proving Grounds (485± acres). District 6. Rezone from Maricopa County Rural 43 SUP to City of Mesa LI. This request will establish City zoning on recently annexed property. Pacific Proving LLC, owner; Beus Gilbert PLC, applicant.

Comments: This case was on the consent agenda for continuance; however, the applicant asked to make a presentation to the Board.

Paul Gilbert and Susan Demmit 4800 North Scottsdale Road, Scottsdale. Mr. Gilbert stated they were discussing Pacific Proving Grounds North which is 484 acres north of the future State Route 24 Freeway. They were not discussing the area south of the freeway. The developer was Harvard Development Canada; Harvard investment Master Developer Texas and Arizona. He stated they had developed Talking Rock in Prescott Arizona. He stated in October 2011 the requested Planned Community Zoning. They had held weekly meeting with City staff since January 2012. They had not had anyone show up for their neighborhood meetings. They were working with Mesa Phoenix Gateway Airport as well as Boeing. He stated they had also met with DMB to discuss infrastructure for the two developments.

He stated they are in the area of the Mesa Gateway Strategic Plan which states the area should be a Mixed use Community District and that it is prime area for residential. They line up with the four planning principles: parks, compact, walkable, interconnected streets. There would be 5 development units; one along Ellsworth will have retail and multi-family; 2 and 4 will have single family residential; D3 and D4 which are south of Williams Field will have employment and retail, no residential.

They will have a Community Plan which will be the foundation of the plan. There will be DUP Design Guidelines, general locations, acreage of each land use group, master reports. Any non single family residential will come to the Planning and Zoning Board. Staff will approve units 2 and 4. Chair Carter stated he was concerned with the proliferation of RSL development proposed for this area. He asked if they would sell off parcels and allow developers to build whatever they want. Mr. Gilbert stated they don't want overbuild of all small lots either. Boardmember Coons stated their documents say up to 95% can be RSL. Mr. Gilbert stated they want a diversity of housing. According to the DUP, staff would have the authority to say no if they thought there were too many small lots. Plats would still have to come to this Board. The community plan would allow them to deny plats. Chair Carter was concerned with the Board only seeing projects at the very end of the process. How will they maintain the proper balance? Mr. Gilbert stated they can appeal staff decisions to the Planning and Zoning Board. Boardmember Coons confirmed the design guidelines would be part of the DUP's. The design guidelines would be very important to this project.

Mr. Gilbert stated there would be site plan review and design review of single family residential, all multi-family would need Design Review Board approval. There would be checks and balances, all single family residential would have plat review by the Planning and Zoning Board.

Chair Carter confirmed the builder would submit product review to staff, who would review it against the Design Guidelines. He was concerned that such an important site not be developed by builders who want the smallest, cheapest product they can build.

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Mr. Gilbert stated Community residential would be moderate density 6,000, 7,000, 9,000 square foot lots with reduced set backs. 10% net lot area useable open space. 4,000 square foot lots 2 – 4 thousand only if unique and must be earned. 5% net lot area must be usable open space. Chair Carter questioned 5' rear yards. Mr. Gilbert stated there would be 65 acres of parks. There would a park within 300' of each home. They are talking with builders and they want the smaller set backs. Boardmember Johnson stated 5% is very small, it is only the size of a patio. Chair Carter was very concerned with forcing people to use the community areas. There is no where for people to have family barbecues on their property. Mr. Gilbert stated they would not have 90% RSL. He stated the project was patterned after Irvine California. Small lot doesn't mean low quality. Boardmember Coons stated this is a shift in what Mesa is used to. We are a car oriented and backyard oriented City. She was concerned builders would build all small lots and not what residents are really asking for. Mr. Gilbert stated this is a unique area. The City told them they wanted small lots. There are checks and balances in place. Chair Carter asked why the City wanted small lots, because it is next to the airport. People with barbecues and big backyards are the ones who complain about noise. Planning Director Wesley stated the City did want something different. Boardmember Coons stated we do want the airport to be successful. The Board has the ability to adjust the proportions of small lots. Mr. Gilbert stated they won't build what people don't want. Builders have learned their lesson. Boardmember DiBella stated this area is about employment and we need to have densities to support employment base.

Mr. Gilbert stated there would also be Multi-family residential. Community Commercial heights would be 60'. Employment district heights would be 100'. There would be 65 acres of parks, 8 miles of trails and pathways. Every home would be within 300' of a park, trail or open space.

Boardmember Coons stated she appreciated the answers and presentation.

Chair Carter stated he thought they would have a very nice development.

It was moved by Boardmember Beth Coons, seconded by Boardmember Lisa Hudson

That: The Board continue case Z12-27 to the July 18, 2012 meeting

Vote: Passed 5 – 0 (Boardmember Arnett absent)

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MINUTES OF THE JUNE 20, 2012 PLANNING AND ZONING MEETING

Item: **Z12-28 (District 6)** The 5200 to 6900 blocks of the South Crismon Road alignment (east and west side). Located on the north side of the future State Route 24 freeway alignment between Ellsworth Road and Signal Butte Road; southern portion of the former General Motors Proving Grounds (485± acres). District 6. Rezone from LI to PC. This request will establish the Pacific Proving Grounds North Community Plan. Pacific Proving LLC, owner; Beus Gilbert, applicant. (PLN2011-00321)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Beth Coons

That: The Board continue case Z12-28 to the July 18, 2012 meeting

Vote: Passed 5 – 0 (Boardmember Arnett absent)

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MINUTES OF THE JUNE 20, 2012 PLANNING AND ZONING MEETING

Item: GPMInor12-01 The 9800 through 10000 blocks of East McKellips Road (south side). Located at the southwest corner of McKellips Road and Crismon Road (40± acres). District 5. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from LDR 0-1 to LDR 1-2. This request will allow the development of a single-residential subdivision. US Development Land, LLC, owner; Ralph Pew, Pew and lake, PLC, applicant. (PLN2011-00285)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Beth Coons

That: The Board continue GPMInor12-01 to the July 17 & 18, 2012 meetings:

Vote: Passed 5 – 0 (Boardmember Arnett absent)

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MINUTES OF THE JUNE 20, 2012 PLANNING AND ZONING MEETING

Item: **Z11-28 (District 5)** The 9800 through 10000 blocks of East McKellips Road (south side). Located at the southwest corner of McKellips Road and Crismon Road (40± acres). District 5. Rezone from RS-35 PAD to RS-15 PAD. This request will allow the development of a single-residential subdivision. US Development Land, LLC, owner; Ralph Pew, Pew and lake, PLC, applicant. (PLN2011-00286)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Beth Coons

That: The Board continue zoning case Z11-28 to the July 18, 2012 meeting

Vote: Passed 5 – 0 (Boardmember Arnett absent)

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MINUTES OF THE JUNE 20, 2012 PLANNING AND ZONING MEETING

Item: **GPMInor12-02 (District 5)** The 10800 to 11100 blocks of East Williams Field Road (north side) and the 5600 to 6000 blocks of South Signal Butte Road (east side). Located at the northeast corner of Signal Butte Road and Williams Field Road (105± acres). District 6. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Business Park (BP) to Medium Density Residential 4-6 du/acre (MDR 4-6). This request will facilitate the future development of a single-residential subdivision and commercial corner. Pacific Proving LLC, owner; Beus Gilbert PLC, applicant. (PLN2011-00358)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Beth Coons

That: The Board continue GPMInor12-02 to the July 17 & 18 2012 meetings

Vote: Passed 5 – 0 (Boardmember Arnett absent)

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MINUTES OF THE JUNE 20, 2012 PLANNING AND ZONING MEETING

Item: **Z12-29 (District 6)** The 10800 to 11100 blocks of East Williams Field Road (north side) and the 5600 to 6000 blocks of South Signal Butte Road (east side). Located at the northeast corner of Signal Butte Road and Williams Field Road (105± acres). District 6. Rezone from Rural 43 SUP to City of Mesa LI. This request will establish City zoning on recently annexed property. Pacific Proving LLC, owner; Beus Gilbert PLC, applicant.

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Beth Johnson

That: The Board continue zoning case Z12-29 to the July 18, 2012 meeting

Vote: Passed 5 – 0 (Boardmember Arnett absent)

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MINUTES OF THE JUNE 20, 2012 PLANNING AND ZONING MEETING

Item: **Z12-30 (District 6)** The 10800 to 11100 blocks of East Williams Field Road (north side) and the 5600 to 6000 blocks of South Signal Butte Road (east side). Located at the northeast corner of Signal Butte Road and Williams Field Road (105± acres). District 6. Rezone from LI to RSL-4.5 PAD and LC. This request will facilitate the future development of a single-residential subdivision and commercial corner. Pacific Proving LLC, owner; Beus Gilbert PLC, applicant. (PLN2011-00358)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Beth Coons

That: The Board continue zoning case Z12-30 to the July 18, 2012 meeting

Vote: Passed 5 – 0 (Boardmember Arnett absent)

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MINUTES OF THE JUNE 20, 2012 PLANNING AND ZONING MEETING

E. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT(S):

Eastmark 7-50 (District 6) The 10000 to 10800 blocks of the East Ray Road alignment. Located west of Signal Butte Road on the north side of the Ray Road alignment. DMB Mesa Proving Grounds, LLC, owner; Jill Hegardt, DMB, applicant.

Comments: Planning Director John Wesley explained the project. He explained that this case was part of Development Unit 7 which is north of Ray Road and west of Signal Butte Road. The great park runs north/south and this would be the first portion of the great park which would be east of Insuperian. There would be a lake, grass areas, hardscape and lay areas. The 7,400 sq. ft. community center is case Z12-26. The community center will be used as an information center while the subdivisions are being developed.

Robert Penny of 22707 E Carla Vista, spoke regarding zoning cases Z12-25 and Z12-26. Mr. Penny stated he would prefer light industrial development, but was willing to work with the developer to mitigate traffic concerns. He suggested may using speed humps.

Jill Hegardt represented the Eastmark cases. She explained they had 11 plats being considered by the City Council at the June 25, 2012 meeting, so they anticipated a grand opening the second half of 2013. She explained they had 9 development units, DU7 is in the center of the project. The great park would be between Insuperian and Eastmark Parkway. She stated they had City approval for the great park. Trevor Barger explained the Eastmark great park would be for events. There would be smaller parks for each of the subdivisions with ramadas and a central piece of architecture for each park. The great park was designed for kids and adults. Dan Cleland of Westward Professional stated there would be palm courts, plazas, open areas for music performances, splash pads, large open lawns for presentations, an allie of trees, bosque and vendors area. He confirmed with Chair Carter that the water for the splash pads would be potable. Trevor Barger explained the great park would have little districts within it including a lake system, a wildlife habitat, and an event corridor. He stated they wanted the ability to accommodate First Solar company picnics, and activity areas for the hotels. He stated there would be a City of Mesa Fire Station and they were working with the Fire Department to use the area to test their hoses and hold pancake breakfasts. They would provide enough parking to accommodate those types of uses. Mr. Barger stated the 7400 sq. ft. community center would have a great hall for events, a kitchen, a welcome center, boardroom, administrative offices, restroom facilities, and storage space. The large back patio would have a view of the Superstition Mountains. They would try to use integral materials to match/complement the polytechnic building.

Chair Randy Carter confirmed there were 1600 to 1700 total lots within DU7 and 700 were going to Council on June 25, 2012. Regarding condition 2, he thought they had special allowances for Engineering standards within Eastmark. Planning Director, John Wesley explained that they need to meet the Community Plan, or City requirements where the Community Plan does not modify those conditions. Staffmember Gordon Sheffield stated that where the Community Plan modified the Engineering requirements, the condition would apply to what the Community Plan required. Chair Carter stated he hoped to have the parks start with the residential.

Boardmember Beth Coons confirmed the first residential developed would be east of the great park. She confirmed the plats going to Council on June 25th would be for 773 lots on 300±

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acres. The community center would be a welcome center, not a sales office.

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Vince DiBella

That: The Board recommend to the City Council approval of zoning case Z12-25 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the preliminary plat submitted (without guarantee of lot yield).
2. Compliance with the approved Community Plan and all applicable City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. Compliance with all requirements of the Development and Sustainability Department.
4. Development within the proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 7 (DU7) of the Mesa Proving Grounds Community Plan.

Vote: Passed 5 – 0 (Boardmember Arnett absent)

Respectfully submitted,

John Wesley, Secretary
Planning Director

DA:
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