

**CITY OF MESA**

**MINUTES OF THE PLANNING AND ZONING BOARD MEETING**

Held in the City of Mesa Council Chambers  
Date: November 20, 2008 Time: 4:00 p.m.

MEMBERS PRESENT

Pat Esparza, Chair  
Frank Mizner, Vice Chair  
Randy Carter  
Beth Coons  
Scott Perkinson  
Chell Roberts  
Ken Salas

MEMBERS ABSENT

None.

OTHERS PRESENT

John Wesley	Angelica Guevara
Dorothy Chimel	Wahid Alam
Tom Ellsworth	Tim Lillo
Mia Lozano-Helland	
Maria Salaiz	

Chairperson Esparza declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated November 20, 2008. Before adjournment at 4:40 p.m., action was taken on the following:

It was moved by Boardmember Mizner, seconded by Boardmember Coons that the minutes of the October 14, 2008, and October 16, 2008 study sessions and regular meeting be approved as submitted. Vote: 7-0.

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

It was moved by Boardmember Carter, seconded by Boardmember Coons that the consent items be approved. Vote: 7-0.

Zoning Cases: \*Z08-67, \*Z08-68, \*GPMInor08-09, \*Z08-54, GPMInor08-13, Mesa Gateway Strategic Development Plan

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Item: **Z08-67 (District 5)** 6750 East Baywood Avenue. Located north of Broadway Road on the west side of Power Road (4.8± ac). Site Plan Modification and Modification of BIZ Overlay. This request will allow an addition to an existing hospital. Banner Health Systems, owner; Deva Powell, HKS Inc, applicant.

Comments: This case was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Carter, seconded by Boardmember Coons

That: The Board recommend to the City Council **approval** of zoning case Z08-67 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan.
2. Compliance with all requirements and conditions of approval of Z05-103 Ord. No. 4504.
3. Compliance with all requirements of the Design Review Board.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.

Vote: Passed 7-0.

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**Note:** *Audiotapes 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.cityofmesa.org](http://www.cityofmesa.org)*

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Item: **Z08-68 (District 6)** The 7400 to 7500 blocks of East Southern Avenue (north side). Located west of Sossaman Road on the north side of Southern Avenue (11.57± ac). Rezone from C-2 DMP to C-2 PAD DMP and Site Plan Review. This request will allow for the development of a group commercial center. Kevin Page, Vice President, The Arizona Real Estate Fund II, LLC., owner; David Calcaterra, Deutsch Architecture Group, applicant. Also consider the preliminary plat of "Southern Avenue Marketplace."

Comments: This case was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Carter, seconded by Boardmember Coons

That: The Board approve the preliminary plat of "Southern Avenue Marketplace" and recommend to the City Council **approval** of zoning case Z08-68 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and preliminary elevations as approved by the Design Review Board, (without guarantee of lot yield, building count, or lot coverage).
2. Site Plan Review through the public hearing process of future development plans for Lot 7.
3. Compliance with all requirements of the Design Review Board.
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, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
6. All perimeter and street frontage landscaping to be installed in the first phase of construction.
7. Certificates of Occupancy and/or Completion for individual buildings shall not be granted until Zoning Ordinance required parking and landscaping are constructed for those buildings.
8. All limits of construction shall have temporary landscaping, extruded curbs, and screen walls where parking and loading/service areas are visible from Rights of Way and public areas.
9. View-type or combination of masonry and view-type fencing to be utilized along the southern boundary of the retention basin.
10. Compliance with all requirements of the Subdivision Technical Review Committee.
11. All pad buildings to be architecturally compatible with the center.
12. Owner granting an Avigation Easement and Release to the City, pertaining to the Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the subdivision, prior to the issuance of a building permit).
13. Written notice be provided to future owners, and acknowledgment received that the project is within five (5) miles of the Phoenix-Mesa Gateway Airport.

Vote: Passed 7-0.

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Item: **GPMInor08-09 (District 5)** The 3400 and 3500 blocks of North Recker Road (west side) and 5700 to 5900 blocks of Thomas Road (south side). Located south of Thomas Road and west of Recker Road. General Plan Minor Amendment to change the General Plan Land Use Map from Business Park (BP) to Neighborhood Commercial (NC) (22± ac). This will allow for the development of commercial and office uses. DTD-Devco 13, LLC; Elizabeth Gaston, owner; Pew & Lake, PLC; Sean B. Lake, applicant, Olsson Associates; Leonard J. Swartz, engineer. **CONTINUED FROM THE AUGUST 21, 2008 AND SEPTEMBER 18, 2008, HEARINGS.**

Comments: This case was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Carter, seconded by Boardmember Coons

That: The Board accept the applicant's request to **table** zoning case GPMInor08-09.

Vote: Passed 7-0.

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MINUTES OF THE NOVEMBER 20, 2008 PLANNING AND ZONING MEETING

Item: **Z08-54 (District 5)** The 3400 and 3500 blocks of North Recker Road (west side) and 5700 to 5900 blocks of Thomas Road (south side). Located south of Thomas Road on the west of Recker Road (26± acres). Rezone from R1-90 to C-1, C-2, and PEP, and Site Plan Review. This request will allow the development of commercial and office uses. DTD-Devco 13, LLC; Elizabeth Gaston, owner; Pew & Lake, PLC; Sean B. Lake, applicant, Olsson Associates; Leonard J. Swartz, engineer.  
**CONTINUED FROM THE AUGUST 21, 2008 AND SEPTEMBER 18, 2008, HEARINGS.**

Comments: This case was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Carter, seconded by Boardmember Coons

That: The Board accept the applicant's request to **table** zoning case Z08-64.

Vote: Passed 7-0.

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Item: **GPMInor08-13 (Citywide)** Text Amendment to the Mesa 2025 General Plan. Minor General Plan Amendment to add a new land use category titled "Mixed Use/Transit Oriented Development (MU/TOD)". In particular, the text amendment deals with specific revisions to Section 2.1.3 for Land Use Plan/Zoning Conformity and Section 2.3.2 for Land Use Category Definition.

Comments: Wahid Alam, Senior Planner, stated that this is a text amendment to the Mesa 2025 General Plan, which will introduce a new land use category, "Mixed Use/Transit Oriented Development (MU/TOD)", and will apply throughout the City. He noted that staff is updating two sections of the General Plan: 1) Section 2.1.3, Land Use Zoning Conformity, which will list land use categories and identify the correlating zoning district and; 2) Section 2.3.2, Land Use Category Definition, will introduce a new land use category and definition and which will help the implementation of the West Main Street Area Plan. He briefly explained the General Plan request and added that this amendment will not change any current land use or zoning district.

Boardmember Mizner asked if there would be a follow up text amendment to the Zoning Ordinance to allow specific development criteria. He commented that this has been in the works for some time and is an important planning document, which will allow for the development of new mixed use projects along the light rail and future transit corridors and a good amendment to the Mesa General Plan.

Mr. Alam responded that it is not part of this application but will be part of the overall Zoning Code update.

It was moved by Boardmember Mizner, seconded by Boardmember Roberts

That: The Board recommend to the City Council **adoption** of zoning case GPMInor08-13.

Vote: Passed 7-0.

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## MINUTES OF THE NOVEMBER 20, 2008 PLANNING AND ZONING MEETING

Item: Hear a presentation, review, discuss and provide a recommendation on the Mesa Gateway Area (MGA) in southeast Mesa. MGA includes the rapidly developing area around Phoenix-Mesa Gateway Airport that will become the economic engine for southeast Mesa and the surrounding region. The study focuses on two overlapping study areas. The transportation study area extends approximately from Power Road to Meridian Drive and from Southern Avenue to Germann Road. The land use study area extends approximately from Power Road to Meridian Drive and from the halfway point between Guadalupe Road and Elliot Road to Germann Road.

Comments: Boardmember Coons declared a potential conflict of interest and recused herself from Board deliberations.

Mark McLaren, HDR, consultant, stated that a lot of progress has been done since they first presented this document in May 2008. He gave an overview of the Plan stating that this encompasses a 32 square mile area around the Phoenix Mesa Gateway Airport, and briefly explained the key assets of the area which includes: 1) undeveloped land, 2) the Phoenix Mesa Gateway Airport, 3) freeway access, 4) natural resources and, 5) growth. He also explained the challenges in creating high-quality/high-wage jobs and the vision for the area. He noted that a lot of time was spent on addressing many of the concerns raised by the City, stakeholders and the public and feels this Plan encourages and addresses many of the concerns by providing a non-prescriptive approach to the development of this area, with focus on flexibility and by consolidating the area into four framework districts.

Mr. McLaren touched on the five principal Goals of the Plan: 1) capitalize on the Phoenix Mesa Gateway Airport, 2) create a regional employment center, 3) establish an intra-and-inter connected multi modal transportation system, 4) be a model of sustainable development practices and, 5) Plan for implementation; noting that sustainability is a critical component of developing a successful marketable and lasting future for this area and mentioned the three key principles: 1) economic viability, 2) response to context and location and, 3) resource efficiency. He concluded with identifying the Plan's four framework districts as: 1) Mixed Use Community, 2) Inner Loop, 3) Airport/Campus and, 4) Logistics and Commerce, which he briefly explained. He also went over the Economic Development Scorecard and touched on the Transportation System and Public Services.

John Wesley, Planning Director spoke about the Plan's implementation and added that staff will continue to work with stakeholders to accomplish some of the regional aspects of development; and will be partnering with the private sector on infrastructure improvements. He stated this Plan recognizes some of the benefits of form based zoning and as part of the Zoning Code update staff will be including that provision. Mr. Wesley briefly explained the implementation strategy for the Plan, adding that some General Plan amendments will be required.

Boardmember Mizner gave a brief history on the process previously taken with this Plan; adding that it has been a complicated one. He noted that this is a great Plan and another important planning tool for the future of Mesa, which lays out valuable strategies and process guidance for General Plan amendments and actual development plans. He commended and congratulated Mr. McLaren and others for their work on this process.

Boardmember Perkinson agreed with Mr. Mizner's comments but noted his concern with Goal #2, specifically the 100,000 high-wage/high-value jobs. He stated that there are too many landowners hung up on development because of some of the wording in the Mesa 2025 General Plan, and was concerned that good projects would be held up because of that; adding that he would still be voting in favor of the Plan.

Mr. Wesley responded that staff understands that concern and has heard that comments from

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several people involved in the process; adding that that number is out there as an aspirational goal and to give staff some direction.

Boardmember Roberts stated that this is another example of high quality work and it's been a privilege to see that take place. He applauded this Plan because of the integrated development approach, its high level of flexibility and that the Plan is full of examples that can be taken forward into the future.

Chairperson Esparza commented that as this area develops it's important for the City to remain flexible and accommodate the changes to market demands and growth. She concurred with Boardmember Perkinson's concern with Goal #2, but that Objective 2.1.2, encompasses other types of jobs as well and was now comfortable with that Goal. She applauded staff, Mr. McLaren and his group, and specifically the stakeholders, where it all started.

It was moved by Boardmember Mizner, seconded by Boardmember Carter

That: The Board recommend to the City Council **adoption** of the Mesa Gateway Strategic Development Plan.

Vote: Passed 6-0 with Boardmembers Coons abstaining.

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Respectfully submitted,

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John Wesley, Secretary  
Planning Director

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