

MINUTES OF THE DECEMBER 16, 2009 PLANNING AND ZONING MEETING

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers
Date: December 16, 2009 Time: 4:00 p.m.

MEMBERS PRESENT

Frank Mizner, Chair
Randy Carter, Vice Chair
Beth Coons
Scott Perkinson
Vince DiBella

MEMBERS ABSENT

Chell Roberts (excused)
Lisa Hudson (excused)

OTHERS PRESENT

John Wesley
Tom Ellsworth
Gordon Sheffield
Lesley Davis
Angelica Guevara
Debbie Archuleta
Others

Chairperson Mizner declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated December 16, 2009. Before adjournment at 4:44 p.m., action was taken on the following:

It was moved by Boardmember Vince DiBella, seconded by Boardmember Beth Coons that the minutes of the November 17, 2009, and November 18, 2009 study sessions and regular meeting be approved as submitted. Vote: 5 – 0.

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

Code Amendment: Amendment to the Mesa City Code regarding Title 11 as it applies to the Planning and Zoning Board, Downtown Development Committee, and Design Review Board

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Item: **GPMInor09-06 (District 6)** 6919 East Monterey Avenue. Located north of Guadalupe Road and east of Power Road (19.39± acres). District 6. Minor General Plan Amendment to change the Mesa 2025 General Plan Land Use designation from Community Commercial (CC) and Medium Density Residential 6-10 du/acre (MDR 6-10) to High Density Residential 15+ du/acre (HDR 15+). This request will allow the development of a multi-residential apartment complex. Prehab Foundation, owner; Mark Reeb, applicant. CONTINUED FROM OCTOBER 21, 2009 and NOVEMBER 18, 2009.

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

It was moved by Boardmember Randy Carter, seconded by Boardmember Scott Perkinson

That: The Board continue GPMInor09-06 to the February 17, 2010 meeting.

Vote: Passed 5 – 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*

MINUTES OF THE DECEMBER 16, 2009 PLANNING AND ZONING MEETING

Item: **Z09-20 (District 6)** 6919 East Monterey Avenue. Located north of Guadalupe Road and east of Power Road (19.39± acres). Rezone from C-2 and R1-6 PAD to R-4 PAD and Site Plan Review. This request will allow the development of a multi-residential apartment complex. Prehab Foundation, owner; Mark Reeb, applicant. CONTINUED FROM OCTOBER 21, 2009 and NOVEMBER 18, 2009.

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

It was moved by Boardmember Randy Carter, seconded by Boardmember Scott Perkinson

That: The Board continue Z09-20 to the February 17, 2010 meeting.

Vote: Passed 5 – 0

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Item: Amendment to the Mesa City Code regarding Title 11 as it applies to the Planning and Zoning Board, Downtown Development Committee, and Design Review Board.

Comments: Zoning Administrator Gordon Sheffield explained the proposed revisions have been discussed and reviewed by this Board, other advisory Boards and the City Council for about six months. He stated that the City Council had amended Title 2 of the City Code which eliminated the Downtown Development Committee. This Code Amendment would revise Title 11 of the City Code to bring it in line with the changes to Title 2. It would divide the duties of the Downtown Development Committee among the Planning Director, the Planning and Zoning Board and the Design Review Board. The revised Design Review process would maintain the work session; however after the work session the Planning Director would have the authority to approve cases. If the Planning Director did not feel the applicant's design met the intent of the work session, he could either refer the case back for an additional work session or deny the case, in which case the applicant could appeal to the Design Review Board.

Chair Frank Mizner confirmed the town center zoning districts would remain. He also confirmed that the Planning and Zoning Board would make recommendations to the City Council.

Boardmember Vince DiBella thought the Downtown Development Committee had a little more leniency with setbacks for downtown projects. Mr. Sheffield stated that the Downtown Development Committee would make recommendations to the Zoning Administrator for variance cases. Those cases will now go directly to the Zoning Administrator or Board of Adjustment. Boardmember DiBella confirmed that the TCC District was a plan based district which will now be reviewed by the Planning and Zoning Board.

Boardmember Beth Coons was concerned that the elimination of the Downtown Development Committee as well as the Town Center Redevelopment Office would slow the process for cases in the town center. Mr. Sheffield and Planning Director John Wesley responded that there are still staff members who are familiar with the town center. Boardmember Coons questioned whether the City Council planned to review the changes in a year to see how the changes were working. She supported expediting processes but wanted future review to make the changes achieve the intended results.

Boardmember Randy Carter was concerned with having one person decide on the approval of Design Review cases. He was concerned that applicants would submit generic projects to get them through the system quickly. Staffmember Sheffield stated it was hoped applicants would submit better projects with their initial submittal so that they would be approved more quickly and not have many comments at the work session. He stated that the new Zoning Ordinance would be mandating higher standards so applicants would know up front what was expected. Boardmember Carter did not want to see the Planning Director being pressured to approve cases that did not comply with work session comments. Mr. Sheffield stated that current applicants largely comply with the work session comments. In the past these cases were placed on the consent agenda; those would be the cases the Planning Director would be approving if this change is approved. If cases needed further review they could be sent back for another work session or denied and appealed to the Design Review Board. He also stated that one of changes for the Design Review Board is that the Board will be working on Character Area Design Guidelines within the City so applicants will know what is expected in different sub-areas. Boardmember Carter wanted a review of the changes in about a year to see how they are working.

Chair Frank Mizner stated that the reason the Design Guidelines and the Design Review Board

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exist is that the citizens of Mesa were unhappy in the mid 1980's with the quality of development in Mesa. The citizens basically forced the Council to establish the guidelines and the board. He was happy the Board was not being eliminated. He thought review of downtown area projects by the Planning and Zoning Board could be a good thing. He was concerned that when development picks back up there will not be enough planning staff to handle the work load. He did not think hiring contract employees was a good idea.

Boardmember Scott Perkinson agreed there should be a review of these changes in 12 to 18 months.

It was moved by Boardmember Scott Perkinson, seconded by Boardmember Beth Coons

That: The Board recommend to the City Council approval of the Code Amendment as written.

Vote: Passed 5 – 0

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Item: **Lehi Commerce Park** (District 4) 1957 North Hobson. Located east of Mesa Drive on the southeast corner of East McKellips Road and South Hobson. This request will allow ownership of individual lots for a previously approved office development. Barry Shannahan, Stapley & McKellips, LLC, owner; Gregory Allen, Allen Consulting Engineers, Inc. applicant.

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

It was moved by Boardmember Randy Carter, seconded by Boardmember Scott Perkinson

That: The Board approve the preliminary plat of "Lehi Commerce Park" conditioned upon:

1. Compliance with all City development codes and regulations.
2. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
3. Compliance with all requirements of the Subdivision Technical Review Committee.

Vote: Passed 5 – 0

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Respectfully submitted,

John Wesley, Secretary
Planning Director

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