

Planning and Zoning Board



Study Session Minutes

Held in the City of Mesa Utilities Building
Date: March 25, 2014 Time: 7:36 a.m.

MEMBERS PRESENT:

Randy Carter, Chair
Beth Coons, Vice-Chair
Vince DiBella
Brad Arnett
Suzanne Johnson
Michael Clement

MEMBERS ABSENT:

Lisa Hudson

STAFF PRESENT:

John Wesley
Gordon Sheffield
Jason Sanks
Lesley Davis
Angelica Guevara
Wahid Alam
Kim Steadman
Margaret Robertson
Michael Gildenstern

OTHERS PRESENT:

Chair Carter declared a quorum present and the meeting was called to order at 7:41 a.m.

1. Review items on the agenda for the March 26, 2014 Planning & Zoning hearing.

The items on the March 26, 2014 agenda were discussed. Staff member Tom Ellsworth gave a short presentation on case Z14-014. Case Z14-014 is a major amendment to the Community Plan for Eastmark, specifically for Development Unit 5. Boardmember Coons verified that Eastmark was the driving force behind this request. Ms. Coons asked if there was an active ongoing discussion with Gaylord Hotels.

Staff member Kaelee Wilson briefly described case Z14-018. Boardmember Coons asked if cars and work trucks will be stored on the property. Chair Carter stated that he was surprised that there were no comments and/or conditions of approval in regards to the proposed warehouse building.

Staff member Wahid Alam gave a brief presentation of case Z14-021 stating that there was not a site plan, however there were eight types of housing products. Chair Carter stated that he would have to recuse himself on both case Z14-020 and Z14-021. Boardmember Johnson verified that noise attenuation is not needed for the adjacent freeway.

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Staff member Wahid Alam gave a short presentation on case Z14-022, which requests a Historic Preservation Overlay for the home at 602 South Edgewater Drive known as the Ponderosa II. Boardmember Coons asked what this designation will do for the future and if this makes the home more sensitive to change. Boardmember Arnett asked if the house stays in trust. Planning Director John Wesley stated that any change to the street view of this property will need a certificate. Boardmember Coons stated that this property was not located for tourism. Chair Carter asked if the property was seeking a state historic designation and if that designation would help protect the home. Boardmember Clement verified the neighborhood participation.

Staff member Angelica Guevara gave a brief presentation on cases GP Minor14-005, Z14-006 and the Higley and Brown Preliminary Plat. Ms. Guevara stated that there was a correction on the Zoning from RSL-2.0 to RSL-2.5. Ms. Guevara stated that staff was concerned with the Canyon Effect, street elevations and parking in the cluster products. Ms. Guevara stated that Staff asked for 3.0 parking spaces per unit, which will add an addition forty-eight spaces. Boardmember Arnett verified that the neighboring residents were not in favor and that thirty-one residents attended the neighborhood meeting. Boardmember Coons stated that the neighboring subdivision was an established neighborhood. Planning Director John Wesley stated that the Public costs increases when you do not connect neighborhoods. Boardmember Clement verified that the applicant wanted the residents support. Mr. Clement stated that due to the parking situation the Board should consider removing Condition of Approval number 18. Boardmember Johnson stated that many of the street elevations shows asphalt entrances. Boardmember Coons stated that the corner of Brown and Higley was an attractive corner; however it was not a relaxing corner.

Staff member Lesley Davis gave a short summary of cases GP Minor14-006, case Z14-017 and the Power and Guadalupe Preliminary Plat. Ms. Davis stated that Staff was still concerned with the lack of architectural diversity, the difficulty in reaching 3.0 parking spaces per dwelling unit and that Staff proposed a Design Review Board meeting for this project. Ms. Davis stated that there have been changes to Conditions of Approval numbers 19 and 20 per the Fire Departments request. Boardmember DiBella stated the Board needs full disclosure for cluster homes due to the many conditions that Staff has provided. Ms. Davis stated that the Staff was working on creating guidelines for cluster homes. Both Chair Carter and Boardmember Coons agreed that guidelines are needed. Chair Carter suggested that new conditions be put in bold print in order to differentiate them from the required and/or normal conditions.

2. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:

1. **GPMinor14-005 (District 5).** The 5000 to 5200 blocks of East Brown Road (north side). Located at the northwest corner of Brown Road and Higley Road (5± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from NC to MDR 4-6. This request will allow the development of a single-residential subdivision. (PLN2014-00008) Andrew Gassparro, KB Homes applicant and Anthony Perricone owner.

Staff Planner: Angelica Guevara

Staff Recommendation: Adoption

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2. **GPMInor14-006 (District 6) 3143 South Power Road.** Located south of Guadalupe Road on the east side of Power Road (16.3± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from NC and HDR 1S+ to MDR 6-10. This request will allow the redevelopment of a single-residential subdivision. (PLN2014-00006) Andrew Gassparro, KB Homes applicant and Anthony Perricone owner.

Staff Planner: Lesley Davis

Staff Recommendation: Adoption

3. **General Plan Update :**

Postponed for Wednesday, March 26th Study Session

4. **Planning Director's Updates:**

None.

5. **Other Business:**

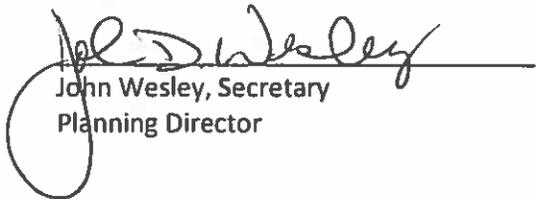
Eastmark Update – Trevor Barger gave a presentation on Eastmark. Chair Coons verified that the home sales are good and that the build out for the first phase was expected by the end of June this year. Mr. Barger stated that at build out the total number of units will be 15,000 single family, 8,000 residential units in multi-use buildings and they expect 10,000 dorms for Grand Canyon University.

6. **Minutes – submit any corrections, additions, deletions.**

None.

The meeting adjourned at 9:01 a.m.

Respectfully submitted,


John Wesley, Secretary
Planning Director

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