



Planning and Zoning Board

Study Session Minutes

Held in the Mesa City Plaza, 20 East Main Street, Room 170
Date: July 16, 2014 Time: 3:30 p.m.

MEMBERS PRESENT:

Suzanne Johnson, Vice Chair
Lisa Hudson
Michael Clement
Shelly Allen
Michelle Dahlke
Steve Ikeda

MEMBERS ABSENT:

Vince DiBella

STAFF PRESENT:

John Wesley
Gordon Sheffield
Tom Ellsworth
Lisa Davis
Wahid Alam
Kim Steadman
Julia Kerran

OTHERS PRESENT:

Richard Dyer

Vice Chair Johnson declared a quorum present and the meeting was called to order at 3:33 p.m.

1. Review items on the agenda for the July 16, 2014 Planning & Zoning meeting.

Staff provided updates from the Tuesday morning Study Session. In particular, there was discussion about Agenda items D.1, E.1 and E.2

Staff member Lisa Davis provided updates on case Z14-038. Ms. Davis stated that conditions number 5 and 6, from the June 18, 2014 hearing, were added back to the Conditions of Approval. Boardmember Shelly Allen asked about the pedestrian connection. Ms. Davis stated that condition # 6 addresses the pedestrian connection issue. Ms. Davis stated that condition number 8 will require the project to come back for final approval for the landscaping and the pedestrian and vehicular connections between the residential and commercial projects.

Staff member Lisa Davis provided updates on case Z14-037. Ms. Davis stated that Staff had stricken Condition of Approval #16 as the depths of the lots have been increased to 75 feet as required by the code. Vice Chair Suzanne Johnson was concerned that revisions were still being added. Ms. Johnson asked if the applicant had provided any sketches or a site plan showing the alley-loaded homes north of the commercial center and if Condition of Approval #18 would cover all of Staff's concerns. Boardmember Shelly Allen stated that she was uncomfortable that so many crucial components of the site plan were missing. Ms. Davis stated that condition #14 stated: **The parcel 2 RS-6 PAD lots shall be widened to meet the**

Minutes of the Planning and Zoning Board Study Session
June 18, 2014

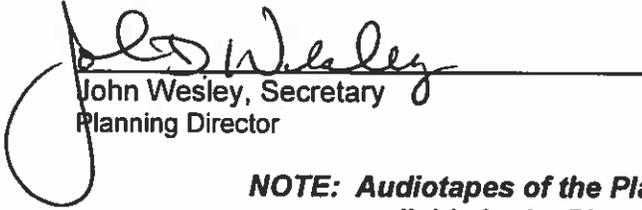
minimum zoning code requirements of 55'. Vice Chair Johnson verified that the trade-off for the removal of Condition of Approval #14 would be an additional niche of homes and a better product for parcel 3. Boardmember Michael Clement asked if the applicant agreed with everything except Condition #14.

Boardmember Clement stated that the price point dictates a good product and that marketing within two months is crucial for the development. Boardmember Steve Ikeda was concerned that the length of the western wall, which borders a school, could potentially become a problem. Mr. Ikeda stated that a gate between the development and the school site needed to be investigated to avoid having the kids climbing the wall. Vice Chair Johnson stated that the Board received a Blue Card from a citizen who requests to speak regarding Z14-037.

2. Planning Director Updates
None

The meeting adjourned at 3:55 p.m.

Respectfully submitted,



John Wesley, Secretary
Planning Director

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