



**Planning and Zoning Board**

*Study Session Minutes*

**Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street**

**Date: August 19, 2014 Time: 7:30 a.m.**

**MEMBERS PRESENT:**

Chair Vince DiBella  
Vice-Chair Suzanne Johnson  
Shelly Allen  
Michelle Dahlke  
Steve Ikeda

**MEMBERS ABSENT:**

Michael Clement  
Lisa Hudson

**STAFF PRESENT:**

John Wesley  
Lesley Davis  
Wahid Alam  
Tom Ellsworth  
Julia Kerran

**OTHERS PRESENT:**

Chair DiBella declared a quorum present and the meeting was called to order at 7:31 a.m.

**A. Review items on the agenda for the August 20, 2014 Planning & Zoning hearing:**

1. Staff member Wahid Alam gave a brief presentation of case Z14-041. Mr. Alam stated that the City of Mesa Streetscape Improvement plan along Dobson Road is scheduled to begin by the end of this year. Mr. Alam stated that the City's improvement plans have provided additional tools for Staff and the applicant to work with on this project. Mr. Alam stated that the two PAD modifications were; 1) the encroachment to the landscaping along the north property line; and 2) the building height comes to 47' instead of the 40' allowed in the LI zoning district.

Boardmember Shelly Allen verified that the site did comply with the parking standards of the City. Boardmember Allen asked about the Dobson Road Streetscape Improvement project. Mr. Alam stated that the site plans did include crescent seating benches, Gabion walls and colored concrete.

Chair Vince DiBella verified that the style and architecture of the new phase was similar to that of the existing Broadway 101 Commerce Park. Chair DiBella verified that the previous phases were mostly occupied.

2. Planning Director John Wesley requested that GPMInor14-007 and Z14-027 be placed on the consent agenda to officially have the Board Table the cases as they were continued until the August 20, 2014 meeting. Chair DiBella stated that he would have to recuse himself for these cases. Boardmember Hudson verified that officially tabling the cases would allow the Board to process them in the future.

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B. Special Planning and Zoning Board meeting

Mr. Wesley reminded the Board that the Special meeting is one of the two required Board meetings for the Major General Plan Amendment cases. Mr. Wesley stated that Staff has had discussions regarding these cases with the City Manager's Office and the conclusion was that if the new Mesa 2040 General Plan is approved by the voters on November 4<sup>th</sup> then these cases will terminate due to the new General Plan Amendment categories that would be in effect. If the voters do not approve the new General Plan then these cases would go to the City Council after the November 4<sup>th</sup> election.

C. Director's updates

John Wesley stated that the residential development, at the NWC of Signal Butte and Guadalupe, had made the changes that Staff was requesting. Mr. Wesley stated that Staff was still working with both the residential and commercial sites to ensure that design concepts and architecture will have a unified feel to them.

D. Minutes – submit any corrections, additions, deletions.

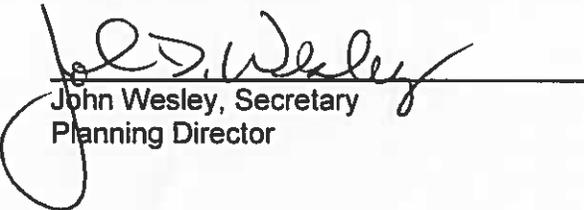
John Wesley stated that the Minutes for the Study Session of Tuesday, July 15, 2014 were in the process of being edited. Mr. Wesley stated that Staff hoped to have the edits completed on the same afternoon, if not the Board will be able to postpone any action on the minutes until the September 17, 2014 meeting.

E. Chair notes

Chair Vince DiBella suggested that during each Study Session, time allowing, that Staff will provide updates to the Board on what is happening in the various geographical areas of the City, starting with Eastmark. Chair DiBella stated that the Wednesday, August 20<sup>th</sup> Study Session will begin at 3:45 PM.

The meeting adjourned at 7:49 a.m.

Respectfully submitted,

  
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John Wesley, Secretary  
Planning Director

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