

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
February 21, 2008 at 3:00 p.m.

MEMBERS PRESENT

Rich Adams, Chair
Pat Esparza, Vice Chair
Frank Mizner
Jared Langkilde
Randy Carter
Chell Roberts

MEMBERS ABSENT

OTHERS PRESENT

John Wesley
Dorothy Chimel
Tom Ellsworth
Jennifer Griffke
Joe Welliver
Josh Mike
Maria Salaiz
Kelly Arredondo

Brian Wells
Laura Hyneman
Rob Dmohowski
MaryGrace McNear
Joy Spezeski
Wahid Alam
Hector Tapia
Donna Bronski

Reese Anderson
Ralph Pew
Others

Chairman Adams declared a quorum present and the meeting was called to order at 3:00 p.m.

1. Review items on the agenda for the February 21, 2008 regular Planning & Zoning hearing.

The items on the February 21, 2008, agenda were discussed. No formal action was taken.

2. Hear reports on meetings and/or conferences attended.

Boardmember Esparza gave an overview of the Pinal Planning Commissioner's Seminar that was attended by herself and Boardmembers Langkilde and Carter. She highlighted that there were a number of speakers and the keynote speaker talked about staying away from the "generic" concept, making developments memorable, having a sense of place and that a lack of a downtown is a lack of identity for that city.

3. Review, discuss, and provide direction on the concept of reducing onsite landscape requirements when adjacent to a city park in order to facilitate redevelopment of property.

John Wesley, Planning Director, presented the Board with a proposed site plan for a development on South Williams St. across from Reed Park. Mr. Wesley explained to the Board that the site is approximately 3 acres, is zoned R-4 with a PAD overlay, the applicant is proposing a condominium project, however in order to make the project work, the applicant is proposing very little onsite open space. He continued that this is an infill project; there would be some public benefit to see the parcel developed and encouraging the use of

MINUTES OF THE
PLANNING AND ZONING BOARD
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the park. Mr. Wesley conclude that staff has been a bit nervous and not real supportive about the reduction in open space, but has recognized that the park is across the street and this may provide enough benefit to support the requested reduction. He asked the Board to provide comments to staff to share with the applicant.

Comments from the Board included:

- Bold of the developer to go into a struggling area with a project like this.
- The area needs new development, however the taxpayers of Mesa paid for the park and the private developer needs to provide open space and amenities on their own grounds.
- Build the project into the ground or go vertical to provide the same square footage and open space required.
- This could set a dangerous precedence, if allowed.
- Residents would have to cross the street to access the park.
- There is too large of reduction in open space.
- There is a need to see a more developed site plan to determine if this should be allowed.

4. Seals on Drawings per Arizona Board of Technical Registration.

Boardmember Carter stated that he has noticed that the drawings in the packet are not always signed or sealed by a registered professional. He continued that the state Board of Technical Registration has a change that will become effective in March on how drawings are to be signed and sealed and that if it is a state law, this Board should not review drawings that are not presented properly.

Chairman Adams suggested that staff discuss this issue with the City Attorney and provide feedback to the Board at the March Study Session.

Dorothy ChimeI, Principal Planner, stated that it is on all applications that any exhibits prepared by registrants need to be sealed.

Chairman Adams requested a report on this issue at the March Study Session.

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.

MINUTES OF THE
PLANNING AND ZONING BOARD
STUDY SESSION
February 21, 2008