

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: March 20, 2013 Time: 4:00 p.m.

MEMBERS PRESENT

Randy Carter, Chair
Beth Coons, Vice-Chair
Vince DiBella
Lisa Hudson
Brad Arnett
Suzanne Johnson

MEMBERS ABSENT

Michael Clement

OTHERS PRESENT

John Wesley
Gordon Sheffield
Tom Ellsworth
Lesley Davis
Angelica Guevara
Wahid Alam
Jason Sanks
Debbie Archuleta
Margaret Robertson

Chairperson Carter declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated March 20, 2013. Before adjournment at 4:53 p.m., action was taken on the following:

It was moved by Boardmember Beth Coons, seconded by Boardmember Suzanne Johnson that the minutes of the February 19, 2013, and February 20, 2013 study sessions and regular meeting be approved as submitted. Vote: 4 – 0 – 2 (Boardmembers Arnett and Hudson abstained) (Boardmember Clement absent)

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

It was moved by Boardmember Brad Arnett, seconded by Boardmember Suzanne Johnson that the consent items be approved. Vote:

Zoning Cases: Z12-50, Z13-08, Z13-07, Z13-12, Z13-13

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Item: **Z12-50 (District 3)** 146 West Baseline Road. Located east of Country Club Drive on the north side of Baseline Road (.99± acres). District 3. Modification of the existing Council Use Permit and Site Plan Modification. This request will allow development of a restaurant with a drive-thru within an existing commercial center in an LI-CUP zoning district. McDonald's USA LLC, owner; Scott Belford, Synectic Design, Inc., applicant. (PLN2012-00413)

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

It was moved by Boardmember Brad Arnett, seconded by Boardmember Suzanne Johnson

That: The Board table Z12-50

Vote: Passed 6 – 0 (Boardmember Clement absent)

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Item: **Z13-08 (District 5)** The 7100 and 7200 blocks of East McDowell Road (north side) Parcel 51 of the Las Sendas PAD. Located east of Power Road on the north side of McDowell Road (22.73± acres). District 5. Modification of the Desert Creek PAD and Site Plan Modification of the residentially zoned portion of the development in the RM-2-PAD. This request will allow the development of single-residence/townhomes. Talon Properties, LLC, owner; Reese Anderson, applicant. (PLN2012-00492)

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

It was moved by Boardmember Brad Aranett, seconded by Boardmember Suzanne Johnson

That: The Board continue zoning case Z13-08 to the April 17, 2013 meeting

Vote: Passed 6 – 0 (Boardmember Clement absent)

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Item: **Z13-07 (District 5)** The 7800 to 7900 blocks of East University Drive (south side) and the 200 to 300 blocks of South 80th Street (west side) (24± acres). District 5. Modification of the Villas at Montana Vista PAD. This request will allow modification to the development standards of single-residence lots. Eightieth & University Inc., owner; Ralph Pew, applicant. (PLN2013-00003)

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

It was moved by Boardmember Brad Arnett, seconded by Boardmember Suzanne Johnson

That: The Board recommend to the City Council approval of zoning case Z13-07 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in conformance with the Villas at Montana Vista Ordinance #4372, except as modified by this case (Z13-007)
3. Compliance with the Residential Development Guidelines:
4. Compliance with development standards in the Zoning Ordinance for residential product design.
5. Compliance with all City development codes and regulations.
6. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request of dedication whichever comes first.
7. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
8. Compliance with all requirements of the Subdivision Technical Review Committee.

Vote: Passed 6 – 0 (Boardmember Clement absent)

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Item: **Z13-12 (District 5)** The 8800 to 8900 blocks of East Range Rider Trail (south side). Located north of McDowell Road and east of Hawes Road (17.09± acres). District 5. Rezone from Maricopa County R1-35 to City of Mesa RS-35. This request will establish City of Mesa zoning on recently annexed property. Land Holdings Investment Co., LLC, owner; Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant. (PLN2012-00499)

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

It was moved by Boardmember Brad Arnett, seconded by Boardmember Suzanne Johnson

That: The Board recommend to the City Council approval of zoning case Z13-12 conditioned upon:

1. Compliance with the Zoning Ordinance and all City development codes and regulations for the proposed development.

Vote: Passed 6 – 0 (Boardmember Clement absent)

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Item: **Z13-13 (District 5)** The 8800 to 8900 blocks of East Range Rider Trail (south side). Located north of McDowell Road and east of Hawes Road (17.09± acres). District 5. Rezone from RS-35 to RS-35 PAD. This request will allow the development of single-residence lots. Land Holdings Investment Co., LLC, owner; Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant. (PLN2012-00499)

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

It was moved by Boardmember Brad Arnett, seconded by Boardmember Suzanne Johnson

That: The Board recommend to the City Council approval of zoning case Z13-13 conditioned upon:

1. Compliance with the basic development as described in the project narrative provided (without guarantee of lot yield, building count, lot coverage).
2. Compliance with the Desert Uplands Development Standards.
3. Full compliance with all City development codes and regulations.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
5. All street improvements and street frontage landscaping to be installed in the first phase of construction.
6. All offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. Compliance with the Residential Development Guidelines.
9. View fences shall comply with the City of Mesa pool fence barrier regulations.
10. Compliance with the Native Plant Preservation Ordinance #3693 requiring submittal of a Native Plan Preservation Plan.
11. Compliance with Ordinance #3694 requiring a grading permit.

Vote: Passed 6 – 0 (Boardmember Clement absent)

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E. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT(S):

Item: **Villas at Montana Vista (District 5)** The 7800 to 7900 blocks of East University Drive (south side) and the 200 to 300 blocks of South 80th Street (west side) (24± acres). This request will allow modification to the development standards of single-residence lots. (PLN2013-00003)

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

It was moved by Boardmember Brad Arnett, seconded by Boardmember Suzanne Johnson

That: The Board approve the preliminary plat of Villas at Montana Vista:

Vote: Passed 6 – 0 (Boardmember Clement absent)

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Item: **Range Rider (District 5)** The 8800 to 8900 blocks of East Range Rider Trail (south side). Located north of McDowell Road and east of Hawes Road (17.09± acres). This request will allow the development single-residence lots. (PLN2012-00499)

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

It was moved by Boardmember Brad Arnett, seconded by Boardmember Suzanne Johnson

That: The Board approve the preliminary plat of Range Rider conditioned upon:

Vote: Passed 6 – 0 (Boardmember Clement absent)

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F. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

Zoning Code Update

Staffmember Tom Ellsworth explained the State requires General Plans be updated every 10 years. He stated staff expect to had a Draft Plan by the end of the summer with a citizen vote in November of 2014. He stated staff has been actively trying to get citizen input for the General Plan update by attending City events, and will continue attending events and seeking additional input. Staff is asking "what do you want Mesa to look like in 30 years". The anticipated population increase for Mesa is 165,000 new residents over the next 30 years. What does Mesa need more of? Regional centers; transportation; more vibrant neighborhoods. So far citizens have stated they want to maintain the family neighborhoods, but add more amenities. There have been more than 100 comments and they include more shade; better connections; transportation. Mesa is the largest Boomburb in the nation. How do we change from an auto oriented, bedroom community. Other things citizens want for the future are vibrant neighborhoods that are stable, safe and have cultural amenities.

Mr. Ellsworth stated the new General Plan will focus on Character Types, where the current General Plan is a "mini zoning map". How can the City maintain neighborhoods, revitalize and grow the economy, and provide more public areas and cultural amenities. The new General Plan will be a lot more fluid and variable.

Where should the transit corridors be? Should light rail stop at Gilbert Road, go through to Power, or go all the way to Phoenix mesa Gateway airport? Where should north south transit corridors be? Where are the Urban Cores, besides Downtown and Phoenix Mesa Gateway Area?

Specialty areas are campuses for health care and education and business parks.

Boardmember Suzanne Johnson stated the Fiesta District seems to be a commercial district. She thought it was going to be more of a character area. Mr. Ellsworth stated the sub-area plans would provide more detail.

Boardmember Beth Coons asked what was necessary to satisfy State Law. Mr. Wesley stated there are about a dozen things required to be addressed. She asked where staff had received the 150 comments they had received. Mr. Ellsworth stated most of them had come from the various City events staff had been at, but that some had come from the questionnaire available on-line. She confirmed staff is still actively trying to get public input. She stated since so many comments stated they wanted shade and grass, we need to require shade trees in plans. She stated it was very easy to point to certain neighborhoods like the citrus area or desert uplands, but how do you capture the "normal" neighborhoods. Why are we trying to change what is already working. Mr. Wesley stated we are looking at how to maintain and preserve neighborhoods so they don't deteriorate over time. Staff is also looking at how to help neighborhoods that have deteriorated.

Chair Randy Carter asked how the new General Plan will enhance the economic health of the City. As far as employment districts, how does the City fund itself. He stated the City needs to push for more sales tax. Asked why the plan shows light rail going down Country Club instead of Alma School. The City is getting less money for permits and impact fees, so it needs sales tax. Mr. Wesley stated staff is looking at how to maintain commercial areas. Chair Carter stated

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employment does not fund the City. The architecture of City buildings is focused on cost not aesthetics. Mesa buildings are less attractive than other cities. He stated Mesa looks old and stodgy.

Boardmember Vince DiBella stated the General Plan should not look like the zoning map. The Fiesta District is far more flexible. Mr. Ellsworth stated the City needs to create an environment so the people of Mesa will want to shop in Mesa.

Boardmember Brad Arnett requested the General Plan Update be placed on the April study session agenda so the Board can give their input. He wanted to see a map that had sections and sub-sections. He stated people need to feel like they belong to their community. The City needs to do a better job of branding or marketing the City.

Respectfully submitted,

John Wesley, Secretary
Planning Director

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