

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
November 27, 2012 at 7:30 a.m.

MEMBERS PRESENT

Randy Carter, Chair
Vince DiBella
Lisa Hudson
Suzanne Johnson
Michael Clement

MEMBERS ABSENT

Beth Coons, (excused)
Brad Arnett

OTHERS PRESENT

John Wesley
Angelica Guevara
Debbie Archuleta
Wahid Alam
Margaret Robertson

Joe Goforth
Richard Dyer
Others

Chairperson Carter declared a quorum present and the meeting was called to order at 7:30 a.m.

1. Review items on the agenda for the November 28, 2012 regular Planning & Zoning hearing.

The items on the November 28, 2012, agenda were discussed. No formal action was taken.

2. Conduct a Public Meeting on the following General Plan Amendment:
 - a. GPMInor12-04 The 2000 block of North Sossaman Road (east side) and the 7600 block of East McKellips Road (north side). Located at the northeast corner of Sossaman Road and McKellips Road (10± acres). District 5. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Low Density Residential 1-2 du/acre (LDR 1-2) to Medium Density Residential 2-4 du/acre (MDR 2-4). This request will allow future residential development of a higher density on the site. (PLN2012-00295)

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At 7:52 Chair Carter opened the public meeting for GPMinor12-04.

The applicant, Joe Goforth, 7126 East First Street Scottsdale represented the case. He stated they had met with neighbors at a neighborhood meeting regarding this project. The neighbors were happy they were proposing single family homes. Mr. Goforth stated they had talked to the neighbors about buffering existing homes with a restriction prohibiting 2 story homes along the east and northern perimeters. He stated they planned to revegetate the site with desert landscaping. He stated the primary reason for the application was to annex the property and get City zoning.

Boardmember Michael Clement asked what would happen to the vacant parcel just to the north of this site. Staffmember Angelica Guevara stated the property was owned by the State. She stated staff had asked about the site also. Mr. Goforth stated the owner of this site had spoken to ADOT about purchasing the parcel, but that had not worked out. Boardmember Clement asked if the City would require the future Site Plan applicant to work out a solution to provide access to the "land locked" parcel.

Chair Carter wanted the City to require access to that site.

Chair Carter closed the public hearing portion of the meeting at 8:01

3. Planning Director's Updates:

a. Status of cases previously recommended by the Board:

Planning Director, John Wesley stated the project at Crismon and McKellips would be heard by City Council on December 3, 2012. The Amendment regarding Transit Signs was on hold, waiting for the completion of the rest of the sign program.

4. Other Business:

Update on General Plan

Mr. Wesley stated there was not much to discuss since the October meeting. He stated the City was actually farther behind in jobs to housing that they were 10 years ago. He stated the new Land Use Plan would be more general than the previous one had been. Chair Carter agreed that the previous General Plan map was more like a zoning map.

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

None.

The meeting adjourned at 8:06 a.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.