

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date May 10, 2007 Time 4:00 p.m.

MEMBERS PRESENT

Rich Adams, Chair
Alex Finter, Vice-Chair
Frank Mizner
Jared Langkilde
Ken Salas
Pat Esparza
Randy Carter

MEMBERS ABSENT

None.

OTHERS PRESENT

John Wesley
Dorothy Chimel
Maria Salaiz

Ralph Pew
Chris Rouse
Stacey Rouse
Nate Caine
Marilynn Wennerstrom

Others

Chairperson Adams declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated May 10, 2007. Before adjournment at 5:25 p.m., action was taken on the following items:

Zoning Cases: GPMinor07-06, Z07-35

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Item: **GPMInor07-06 (District 1)** The 2000 through 2600 blocks of West 8th Street -north side, north to 202 Freeway and City of Mesa Reclamation Plant (125 +/- acres). Minor General Plan Amendment of the Mesa 2025 General Plan Land Use Map from Parks and Public/Semi Public to Mixed Use / Residential. This request will allow a future mixed-use development. Owners: City of Mesa, Christopher J Brady, City Manager; Maricopa County, Fulton Brock, Chairman Maricopa County Board of Supervisors; Ralph Pew, applicant.

The discussion for the Minor Plan Amendment and Zoning case Z07-35 were discussed together. A separate vote for each case occurred after the discussion.

Comments: John Wesley, Planning Director, commented that after the original notice was published, management continued to work with the applicant, slight modifications were needed and a new notice was published. In order to fully consider what the applicant was proposing, the changes to the DMP were noticed for the May 17, 2007 meeting. He added that discussions could be held tonight and continued to the May 17, 2007 meeting.

Ralph Pew, 1930 E. Brown Road, applicant, gave an overview of the project stating that this project is referred to as the Waveyard resort because of the different components that are integrated into a 125 acre site. He explained that the project begins with the concept of outdoor water activities and integrates with office, residential and commercial uses. He gave a brief presentation of the proposal and explained the concept. He also explained amending the General Plan and creating zoning entitlements for the site; adding that their request is to change that designation to mixed-use/residential. He stated that the site is currently zoned Public Facilities (PF) and they are requesting to change it to C-3. He explained the land uses shown on their exhibits stating that Area 8 is not a part of this zoning case but a reconfiguration of the existing City park; adding that they are working with the City of Mesa Parks Department on the design. He further explained the project and mentioned that this is an outline and asked the Board for approval; he also mentioned that a site plan would be presented at a later date.

Mr. Pew stated that the Bonus Intensity Zone (BIZ) overlay is being used to exceed the normal height allowed in the C-3 zoning district and explained the reason for using stories as opposed to feet on their project and gave a brief description of each area. He mentioned that the Council Use Permit (CUP) would allow for the residential development in the commercial zone and gave a presentation showing the concept drawings for the project. He addressed issues raised by the residents regarding the "line of sight" and height. He added that the issue on traffic has been and continues to be discussed with their staff and City of Mesa's, adding that they would present a more detailed traffic analysis at the May 17, 2007 meeting. He also addressed the issue regarding water usage, adding that the issues have been researched, discussed and inherent in the development agreement.

The following individual spoke in opposition or noted their concerns with the project:

Chris Rouse	2067 W. Dartmouth
Stacey Rouse	2067 W. Dartmouth
Nate Caine	1325 W Keats Ave
Marilynn Wennerstrom	1112 N. Center

Their main concerns were:

- Eliminating/reconfiguring of Riverview Park
- Affordability of the new water park
- Increased traffic
- Parking
- The widening of 8th Street

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- Odor from the sewage treatment plant
- Illegible or lack of notification/signage
- Relocation of the animal shelter
- Parks Board not consulted on sale of the park
- Lack of parks in West Mesa
- Wrong location

Mr. Pew addressed the concerns stating that the park will not be eliminated just reconfigured with the same amount of acreage. They are working with the Animal Shelter on their relocation; adding that they have permission by Maricopa County to include that property in the application. Mr. Pew mentioned that traffic would not be an issue because they have two freeways, which is an ideal location for in/out traffic.

Dorothy Chimel, Principal Planner, gave an overview of the project and explained the request for the General Plan Amendment as well as the zoning district with the CUP and the DMP and BIZ overlays. She added that the applicant would be meeting with the Parks Board on May 15, 2007 per the City Manger's staff, Mr. Rigby, and mentioned that the citizen participation efforts were very focused. She went over the Conditions of Approval; adding that this project once prepared for a Site Plan Review is to be processed through the Planning and Zoning Board and City Council prior to submittal of construction documents, after the Design Guidelines are approved by the Design Review Board and that the individual buildings would be reviewed by the Design Review Board prior to submittal of construction documents.

Discussion ensued regarding the types of uses this facility would offer, the status of the ball fields and golf course and notification of the citizens.

Boardmember Carter and Chairperson Adams stated that it would be important to have more information on the use of stories vs. feet and recommended putting a cap on the building height in feet.

Mr. Pew stated that this is not site specific and they are just at the DMP stage; adding that there will be more hearings as this project continues. He also stated that the "line of sight" is conceptual.

Mr. Finter commented that more buffering be addressed by the applicant and conditions added to inform people of the sewage treatment plant. Mr. Pew responded that the public report and CC&R's would cover disclosures of the sewage treatment plant.

Discussion ensued regarding future plans coming through this Board, parking and odor from the sewage treatment plant.

Mr. Pew agreed that future plans would come through this Board and commented that they are working on the parking calculations; adding that there will be underground parking for the residential area and surface parking for daily usage. He also stated that the odor is not perceived as a problem.

Chairperson Adams commented that the City might consider some type of indemnification against claims that may come as a result of the odors.

It was moved by Boardmember Mizner, seconded by Boardmember Salas

That: The Board continue zoning case GPMInor07-06 to the May 17, 2007 Planning & Zoning meeting.

Vote: Passed 7-0

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Note: *Audiotapes of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are*

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also "live broadcasted" through the City of Mesa's website at www.cityofmesa.org

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Item: **Z07-35 (District 1)** The 2000 through 2600 blocks of West 8th Street -north side, north to 202 Freeway and City of Mesa Reclamation Plant (125 +/- acres). Establish a Development Master Plan with portions of the site requested to be: Rezoned from PF to C-3; Rezoned from C-3 PAD to C-3; Rezoned with a Bonus Intensity Zone overlay; and a Council Use Permit for residential uses within the C-3 zoning district. This request is to establish the base zoning districts and land uses for the Waveyard Development Master Plan, a future mixed use development with entertainment, retail, offices and residential land uses. Owners: City of Mesa, Christopher J Brady, City Manager; Maricopa County, Fulton Brock, Chairman Maricopa County Board of Supervisors, and; Larry Miller Automotive Group, Ken Ellergard; Ralph Pew, applicant.

The discussion for the Minor Plan Amendment and Zoning case Z07-35 were discussed together. A separate vote for each case occurred after the discussion.

Comments: John Wesley, Planning Director, commented that after the original notice was published, management continued to work with the applicant, slight modifications were needed and a new notice was published. In order to fully consider what the applicant was proposing, the changes to the DMP were noticed for the May 17, 2007 meeting. He added that discussions could be held tonight and continued to the May 17, 2007 meeting.

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- Parking
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Chairperson Adams commented that the City might consider some type of indemnification against claims that may come as a result of the odors.

It was moved by Boardmember Mizner, seconded by Boardmember Esparza

That: The Board continue zoning case Z07-35 to the May 17, 2007 Planning & Zoning meeting.

Vote: Passed 7-0

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Respectfully submitted,

John Wesley, Secretary
Planning Director

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