

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers
Date: November 16, 2011 Time: 4:00 p.m.

MEMBERS PRESENT

Beth Coons, Vice-Chair
Chell Roberts
Vince DiBella
Lisa Hudson
Brad Arnett
Suzanne Johnson

MEMBERS ABSENT

Randy Carter, Chair (excused)

OTHERS PRESENT

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

Laura Hyneman
Scot Rigby
Mark Hershberger
Tyler Wright
Others

Vice Chair Coons declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated November 16, 2011. Before adjournment at 5:10 p.m., action was taken on the following:

It was moved by Boardmember DiBella seconded by Boardmember Johnson that the minutes of the October 18, 2011, and October 19, 2011 study sessions and regular meeting be approved as submitted. Vote: 5-0-1 Boardmember Roberts abstained, Chair Carter absent.

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

It was moved by Boardmember Johnson, seconded by Boardmember Hudson that the consent items be approved. Vote: 6 – 0 Chair Carter absent

Zoning Cases: GPMinor11-01, Z11-26, Z11-27

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Item: GPMInor11-01 2100 West 8th Street. Located west of Dobson Road and south of the Loop 202 Red Mountain Freeway (170± acres). District 1. Minor General Plan Amendment to adjust the boundaries of the existing the Mesa 2025 General Plan Land Use designations of Parks (P) and Mixed Use Residential (MUR) on the site. This request will facilitate the development of a stadium, team training facility, City recreation fields, and commercial development on the site. City of Mesa owner; (PLN2011-00276)

Comments: Boardmember Vince DiBella abstained.

Staffmembers, Scot Rigby, Laura Hyneman, and Mark Hershberger, represented the case. Mr. Rigby explained City started working with the Cubs two years ago about their needs for a new spring training facility. The facility was approved by the voters last November. This request will eliminate the case for Waveyard, which had been approved for this site. The City owns the entire site and will until the commercial develops. He anticipated the actual designs would be completed the first quarter of 2012. There will be six segments consisting of City fields which is the 4-plex that currently exists; the Cubs spring training facility; the stadium; the public parking which will be soccer fields the remainder of the year; the park and east baseball fields. The Paseo will go in day one. This area will have commercial/retail as well as temporary pop tents for games and events. The City wants the park to be an exciting place people will want to go to. An active, urban destination with non-traditional commercial. The lake will remain.

Mark Hershberg, the City Parks, Events & Commercial Facilities Director then spoke. Mr. Hershberg explained the stadium and shops occur within the park. There will be new trails, shade elements, fountains, kids adventure play area, boulders, water features, fishing and a tower. The City wants this to be a showcase entry for the City.

Laura Hyneman explained that the GPMInor will adjust the boundaries for the area designated as park and MUR. The zoning case will remove the DMP, BIZ and PAD for Waveyard. The zoning case will establish a new PAD for this project, change the zoning and approve a Special Use Permit to allow special events outdoors. Future public review will include Site Plan Review, before this Board as well as review of the landscaping and architecture by the Design Review Board. The development standards in this request will allow heights up to 6-stories; urban living standards to allow residential with the commercial; parking on the grass; clustered trash enclosures; and lighting per Major League Baseball standards. The PAD also describes the signage. They will apply for a Comprehensive Sign Plan in the future which will include signage on roof tops. They will also be applying for a Freeway Landmark Monument Sign.

She explained the PAD will set the form for the commercial. The new Zoning Code talks about building forms. This project will meet the standards of the new Zoning Code. The new Code talks about entries to the street; ground floor transparency and design criteria for projects. Both the Cubs and the City want statements at the entries with architectural interest.

Scot Rigby then explained the scheduling: In December archeological work will begin at the park; the first quarter of next year will be site grading; foundation by July or August. They want the project completed for spring training in 2014. The Cubs have first rights for development. Developments will tie into the architecture of the stadium. The stadium can hold concerts.

Staff Planner Tom Ellsworth, explained the site exists as a park. It was approved for the Waveyard project. The Waveyard project did not include the triangle portion at Riverview & 8th

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Street, this GPMInor addresses this area. He explained and rezoning request and the Special Use Permit for outdoor uses. He believed the Zoning Code will ensure quality development.

Boardmember Chell Roberts confirmed that Chair Carter wanted the development standards to come back at a future date. Laura Hyneman explained that in discussing Chair Carter's concerns it was determined the design standards in this document along with the new standards in the Zoning Code provide sufficient guarantees of quality so there doesn't need to be a set of design guidelines.

Vice Chair Coons confirmed that when commercial is developed it will be reviewed by this Board and the Design Review Board. She confirmed that by approving the four standards in this document they were not exempting the project from the Zoning Code standards.

Boardmember Suzanne Johnson was concerned because she had not seen Design Review listed in the scheduling page. She confirmed the project would be reviewed by the Design Review Board.

Boardmember Brad Arnett confirmed that the stadium and all commercial projects would come through this Board as future cases.

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

That: The Board recommend to the City Council approval of case GPMInor11-01 conditioned upon:

1. Compliance with the basic development as described in the project narrative.
2. Review and approval of specific site plans through the public hearing process.
3. Architectural and Landscape design will be reviewed and approved through the Design Review Process.
4. Compliance with all City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
5. Compliance with all requirements of the Development and Sustainability Department.

Vote: Passed 5 – 0 – 1 Boardmember DiBella abstained, Chair Carter absent

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Note: *Audiotapes of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at www.mesaaz.gov*

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Item: **Z11-26** 2100 West 8th Street. Located west of Dobson Road and south of the Loop 202 Red Mountain Freeway (170± acres). District 1. Rezone from PS and GC BIZ CUP to GC PAD and a Special Use Permit for a Comprehensive Sign Plan and to allow Outdoor Entertainment and Activities within the project. This request will allow the development of a stadium, team training facility, City recreation fields, and commercial development on the site. City of Mesa owner; (PLN2011-00276)
(District 1)

Comments: Boardmember Vince DiBella abstained.

Staffmembers, Scot Rigby, Laura Hyneman, and Mark Hershberger, represented the case. Mr. Rigby explained City started working with the Cubs two years ago about their needs for a new spring training facility. The facility was approved by the voters last November. This request will eliminate the case for Waveyard, which had been approved for this site. The City owns the entire site and will until the commercial develops. He anticipated the actual designs would be completed the first quarter of 2012. There will be six segments consisting of City fields which is the 4-plex that currently exists; the Cubs spring training facility; the stadium; the public parking which will be soccer fields the remainder of the year; the park and east baseball fields. The Paseo will go in day one. This area will have commercial/retail as well as temporary pop tents for games and events. The City wants the park to be an exciting place people will want to go to. An active, urban destination with non-traditional commercial. The lake will remain.

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Vice Chair Coons confirmed that when commercial is developed it will be reviewed by this Board and the Design Review Board. She confirmed that by approving the four standards in this document they were not exempting the project from the Zoning Code standards.

Boardmember Suzanne Johnson was concerned because she had not seen Design Review listed in the scheduling page. She confirmed the project would be reviewed by the Design Review Board.

Boardmember Brad Arnett confirmed that the stadium and all commercial projects would come through this Board as future cases.

It was moved by Boardmember Chell Roberts, seconded by Boardmember Lisa Hudson

That: The Board recommend to the City Council approval of zoning case Z11- 26 conditioned upon:

1. Compliance with the basic development as described in the project narrative.
2. Review and approval of specific site plans through the public hearing process.
3. Architectural and Landscape design will be reviewed and approved through the Design Review Process.
4. Compliance with all City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
5. Compliance with all requirements of the Development and Sustainability Department.

Vote: Passed 5 – 0 – 1 Boardmember DiBella abstained, Chair Carter absent

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Item: **Z11-27** 915 North Val Vista Drive. Located north side of Adobe Road on the east side of Val Vista Drive (40.4± acres). District 2. Modification of the existing PAD. This request will allow the development of a single-residential subdivision. Taylor Morrison/Arizona, Inc., owner; W. Ralph Pew, Pew & lake, PLC, applicant. (PLN2011-00298)
(District 2)

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

It was moved by Boardmember Johnson, seconded by Boardmember Hudson

That: The Board recommend to the City Council approval of zoning case Z11-27 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and amended preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with the Residential Development Guidelines.
3. 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.
4. Compliance with all requirements of the Subdivision Technical Review Committee.
5. Full compliance with all current Code requirements and regulations, unless modified through appropriate review and approval of the modifications outlined in the staff report.
6. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport.
7. Written notice be provided to future residents, and acknowledgment received that the project is within 2 miles of Falcon Field Airport.
8. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.

Vote: Passed 6 – 0 Chair Carter absent

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

1. **Southern Avenue Marketplace. (District 6)** The 7400 to 7500 blocks of East Southern Avenue (north side). Located west of Sossaman Road on the north side of southern Avenue. (11.57± acres) This request will allow for extension of a preliminary plat. Kevin page, Vice President, The Arizona Real Estate Fund II, LLC., owner; David Calcaterra, Deutsch Architecture Group, applicant.

P&Z Action: Approved

Vote: 6 – 0 Chair Carter absent

2. **DU7 South (District 6)** The 5000 through 5100 blocks of South Signal Butte Road (west side) and the 10400 through 10700 blocks of East Ray Road (north side). (220± acres) This request will allow the development of a residential subdivision. DMB Mesa Proving Grounds, LLC, owners; Jill Hegardt, DMB, applicant.

P&Z Action: Approved with conditions as modified in the study session

Vote: 6 – 0 Chair Carter absent

F. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING CODE AMENDMENT:

1. Housekeeping revisions to the Zoning Code

Staffmember Gordon Sheffield explained that the new Zoning Code has about 88 minor housekeeping changes that need to be made to it. Most of those changes are very small grammar, formatting type errors. He explained that the City Council had given direction that they did not want accessory dwelling units to be rented unless they received a Special Use Permit, they also did not want them to have separate utilities. In the new HI district there were several support type uses that were not allowed, this change will allow uses, such as restaurant and small retail. There were some standards from the old Code that were not carried over into the new Code that should have been. Another change will be to the regulations regarding Comprehensive Youth Residences allowing manufactured housing, and RV's for temporary volunteers, this will allow them as a part of the Code.

Boardmember DiBella confirmed that item 5 for HI will have limitations on commercial.

Boardmember Roberts thought Items 10 & 12 of appendix B seemed vague. Mr. Sheffield explained these were purpose and intent type statements, the details are in the Code.

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It was moved by Boardmember Roberts and seconded by Boardmember Arnett that the Board recommend to City Council that the housekeeping changes to the Zoning Code be approved as submitted.

Vote: 6 – 0 Chair Carter absent.

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

Central Main Plan

Staffmember Jeff McVay gave an update on the Central Main Plan. Mr. McVay stated staff will be coming back in December for a public hearing and recommendation on the plan. He explained how to access the public review draft plan on the City's website. He stated the Plan Advisory Committee had recommended approval of the plan in October with some minor changes, so the plan will be slightly different in December. He gave a brief description of the five chapters, and asked the Board to please review the plan prior to the December 21st Planning and Zoning meeting.

Vice Chair Coons asked if the neighborhoods identified in the plan have had input. Mr. McVay stated the committee represented a large portion of the plan area, and the staff had offered to speak with the neighborhoods if they had questions. He stated that the stronger neighborhoods would remain the same, and the plan proposed to help the neighborhoods in decline to re-establish or strengthen their neighborhoods.

Boardmember Roberts confirmed the December vote would be to make a recommendation to City Council. This plan calls for Form Based Code, he asked what would happen if that Code was not in place when this plan was approved. Mr. McVay stated this plan would be a couple months ahead of the Form Based Code.

Boardmember Vince DiBella was glad they are proposing to leave the existing neighborhoods alone and thought the plan was lose enough for those neighborhoods.

Respectfully submitted,

John Wesley, Secretary
Planning Director