

Planning and Zoning Board

Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: March 24, 2015 Time: 7:30 a.m.

MEMBERS PRESENT:

Chair Vince DiBella
Vice-Chair Suzanne Johnson
Lisa Hudson
Michael Clement
Shelly Allen
Michelle Dahlke
Steve Ikeda

MEMBERS ABSENT:

None.

STAFF PRESENT:

John Wesley
Angelica Guevara
Tom Ellsworth
Lisa Davis
Lesley Davis
Kaelee Wilson
Gordon Sheffield
Charlotte McDermott
Margaret Robertson
Jill Kotsur
Joyce Turner
Eric Thompson
Rebecca Gorton

OTHERS PRESENT:

Reese Anderson
Others

A. Chair DiBella declared a quorum present and the meeting was called to order at 7:30 a.m.

B. **REVIEW ITEMS ON THE AGENDA FOR THE MARCH 25, 2015 REGULAR PLANNING & ZONING HEARING**

The items on the March 25, 2015 agenda were discussed. Staff member Lisa Davis presented case Z15-006. Staff member Davis presented an overall site plan which shows two, 10' wide drive-thru lanes and code requires 12' wide. Staff will continue to work with the applicant to widen the drives to code requirement. Chair DiBella clarified that a site plan for the office has not been received by staff and questioned the number of parking spaces. Staff member Davis stated that this will be reviewed once the site plan is received.

Staff member Wilson presented case Z15-010. Ms. Wilson stated that there has been opposition from several citizens and has provided the Board with additional letters of opposition.

Staff member Guevara presented the proposed amendment to the Regulations for Parking Spaces to the Mesa Zoning Ordinance. The proposal is to amend the requirements to increase the maximum parking space ratio for certain office developments. Vice Chair Johnson asked if there is any flexibility to the 60,000 sq. ft. building size. Staff member Guevara stated this would be addressed by Administrative Review. Zoning Administrator, Gordon Sheffield clarified that the amendment will be left open to interpretation. Boardmember Allen stated her concern of excessive amounts of asphalt in parking lots.

C. PLANNING DIRECTOR'S UPDATES:

1. Status of cases previously recommended by the Board

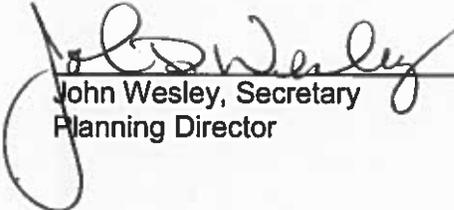
Director John Wesley updated the Board on the City Council's decision of rezoning case Z15-007, Riversource. Mr. Wesley stated that the City Council upheld the Planning and Zoning Board recommendation for denial.

The items in the Planning Director's Updates are not for Board discussion and no Board action will be taken on the updated items.

D. OTHER BUSINESS

None.

Respectfully submitted,


John Wesley, Secretary
Planning Director

The meeting adjourned at 8:09 AM

Note: Audio recordings of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is "live broadcasted" through the City of Mesa's website at www.mesaaz.gov.

RJG: