

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
March 20, 2012 at 7:30 a.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

Chell Roberts
Lisa Hudson (excused)

OTHERS PRESENT

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

Dan Kaufmann
Paul Gilbert
Susan Demmitt
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 March 21, 2012 regular Planning & Zoning hearing.

The items on the March 21, 2012, agenda were discussed. No formal action was taken.

2. Presentations:

- a. Hear a presentation, discuss and provide comments on the proposed Planned Community District for the Pacific Proving Grounds North property at the southeast corner of Ellsworth and Ray Roads.

Paul Gilbert and Susan Demmitt made a presentation to the Board regarding the progress of the plans for the northern portion of the Pacific Proving Grounds project. Mr. Gilbert explained this presentation was for the 484 acres north of the proposed Freeway. The entire project was over 1,800 acres total. He gave a brief bio of Harvard Investment. He stated the portion they are working on would comply with the 2008 General Plan amendment, as well as the City's Strategic Plan, and the Airport's plans. He stated they had been working with Lynn Kusy at the Airport. This project would be ½ mile from the new terminal. Mr. Gilbert stated the project was outside

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the 65 db contours and outside the flight paths. He also stated they would be providing avigation easements.

Susan Demmitt continued the presentation and explained DU1 at Ellsworth and Ray would be 60 acres of high density office and retail; DU2 would be single family residential and recreational uses with office/commercial at Crismon. DU4 would be single family. South of Williams Field, DU3 and DU5 would be non-residential. There would be four planning principles: classic street structure; compact walkable neighborhoods; purposeful architecture; and social structure/parks and amenities. They would be providing parks, pools, schools, neighborhood parks, and pocket parks. She stated there would a park within 300' of each residence. There would be a Paseo to buffer the freeway. The freeway would be at least 250' from any residential units. She stated the freeway would have a rolling profile; elevated at Ellsworth, then midpoint of their property it would be at grade, then elevated again at Williams Field and Crismon. Ms. Demmitt stated they wanted to have a seamless transition between the residential and the office/commercial, rather than having areas separated by walls.

Chair Randy Carter confirmed the employment core would still be provided south of the freeway. He was concerned that the pocket parks and pedestrian connections actually occur. He stated where they are would be very important. He cautioned the applicant's to plan for some on-street parking. He stated it had been his experience that projects that plan for narrower streets find out as they develop that they need on-street parking, and then they have to re-plat.

Boardmember Suzanne Johnson questioned whether the applicants would provide sound walls along the freeway.

Boardmember Beth Coons asked what the time lime would be. Ms. Demmitt stated within the next two years. DU2 would be first and then DU1.

Boardmember Vince DiBella asked if the freeway would act as the barrier to the project to the south.

b. Presentation and discussion on Form Based Code

This presentation was continued to the April 17, 2012 study session.

3. Planning Director's Updates:

Mr. Wesley reminded the Board he needed a volunteer to serve on the General Plan Update Committee. He explained that the committee would meet about once a month for an hour or so. Boardmember DiBella expressed an interest and Boardmember Johnson agreed to be an alternate.

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4. Other Business:

None

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

None.

The meeting adjourned at 8:41 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.