

MINUTES OF THE DECEMBER 21, 2011 PLANNING AND ZONING MEETING

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: December 21, 2011 Time: 4:00 p.m.

MEMBERS PRESENT

Randy Carter, Chair
Beth Coons, Vice-Chair
Chell Roberts
Suzanne Johnson

MEMBERS ABSENT

Vince DiBella (excused)
Brad Arnett (excused)
Lisa Hudson (excused)

OTHERS PRESENT

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

Paul Dugas
Joe O'Rielly
Peter Sterling

Chairperson Carter declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated December 21, 2011. Before adjournment at 5:22 p.m., action was taken on the following:

It was moved by Boardmember Chell Roberts seconded by Boardmember Beth Coons that the minutes of the November 15, 2011, and November 16, 2011 study sessions and regular meeting be approved as submitted. Vote: 4 – 0 (Boardmembers DiBella, Arnett and Hudson absent)

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

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Beth Coons that the consent items be approved. Vote: 4 – 0 (Boardmembers DiBella, Arnett and Hudson absent)

Zoning Cases:

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Item: **Z11-26 (District 1)** 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. 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)

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

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Beth Coons

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 applicable City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
5. Compliance with all applicable requirements of the Development and Sustainability Department.

Vote: Passed 4 – 0 (Boardmembers DiBella, Arnett and Hudson 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: Z11-28 **(District 5)** The 9800 through 10000 blocks of East McKellips Road (south side). Located at the southwest corner of McKellips Road and Crismon Road (40± acres). Rezone from RS-35 PAD to RS-15 PAD. This request will allow the development of a single-residential subdivision. US Development Land, LLC, Owner; Pew and Lake, applicant.

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

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Beth Coons

That: The Board continued this case to the January 18, 2012 meeting.

Vote: Passed 4 – 0 (Boardmembers DiBella, Arnett and Hudson absent)

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Item: **Z11-29 (District 6)** 6560 South Mountain Road. Located north of Pecos Road on the west side of Mountain Road (2.7± acres). Rezone from AG and LI CUP to HI and Site Plan Review. This request will allow the expansion of an existing industrial facility. MGC Pure Chemicals America, owner; Aaron Goodmansen, applicant. (PLN2011-00290)

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

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Beth Coons

That: The Board recommend to the City Council approval of zoning case Z11-29 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted (without guarantee of lot coverage).
2. Compliance with all City development codes and regulations.
3. Provide salvage native plant materials from the site for perimeter and internal landscaping both for temporary and future master plan site plans.
4. Compliance with previously approved planning and zoning cases (Z94-46 & Z10-03).
5. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport.

Vote: Passed 4 – 0 (Boardmembers DiBella, Arnett and Hudson absent)

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DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:

Item: GPMInor11-02 **(District 5)** The 8400 to 9200 blocks of East McKellips Road (north to Hermosa Vista Drive) and the 8200 to 9200 blocks of East McKellips Road (south to McLellan Road). District 5. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designations for Parcels #10 and #14 at Mountain Bridge from HDR10-15 to MDR 4-6 (40± acres) and Parcels #1, #3, and #11 at Mountain Bridge from LDR 0-1 to MDR 4-6 (55± acres). This request will facilitate future development within the Mountain Bridge Planned Area Development. Pinnacle Ridge Holdings, L.L.C. owner; Paul Dugas, applicant. (PLN2011-00295)

Comments: Paul Dugas represented the case.

The following citizens spoke regarding the General Plan Amendment:

Steve Loper of Madrid Subdivision wanted one acre parcels. He thought there would be too many houses for the school. He stated he had been told Mt. Bridge would be a retirement community. He thought the studies need to be looked at again in light of the increased densities.

William Puffer, 8830 East Thomas, spoke representing the Spook Hill. He stated Spook Hills Association had been involved in discussions for this area for over 11 years. He stated they understood the economics of current housing. They did not want the property to go back to the State. He appreciated the conditions that limited some of the lots to one-story, also the 644 unit limit. They were pleased with the increase of open space and the areas of highly revegetated landscaping.

Joe O'Reilly, 8719 East Norcroft. Mr. O'Reilly thanked the applicant for working with them. His concern was that the densities near Madrid Subdivision not be increased. He also had concerns regarding lighting, and the stub street that will not be going through. He did not want the temporary gate to remain, he wanted to see a much nicer gate used.

Staffmember Tom Ellsworth then explained the request was to accommodate a new type of development. The overall density would be 1.79 dwelling units per acre. The density would be less north of McKellips.

Boardmember Chell Roberts asked whether the School District had concerns with the number of units. Mr. Ellsworth stated staff had not received any comments from the school district.

Chair Carter asked Mr. O'Reilly who works for Mesa Public Schools if the projects would overburden the schools. Mr. O'Reilly stated they would not.

Boardmember Beth Coons confirmed that the revegetation agreement required the landscaping to be equal to or greater than the existing desert.

Chair Randy Carter confirmed the lighting would comply with the night sky ordinance. In answer to a question from Chair Carter regarding the who Parcels 14 and 15 would be marketed to, Mr.

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Dugas stated they were marketing to empty nesters, who want to down size. He stated they had a lot of interest from Canadians who wanted second homes.

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Beth Coons

That: The Board recommend to the City Council adoption of GPMinor11-02:

Vote: Passed 4 – 0 (Boardmembers DiBella, Arnett and Hudson absent)

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Item: **Z11-30 (District 5)** The 8400 to 9200 blocks of East McKellips Road (north to Hermosa Vista Drive) and the 8200 to 9200 blocks of East McKellips Road (south to McLellan Road) (717± acres). Modifications to the existing PAD overlay for the Stonebridge Mountain Planned Area Development. This request will guide the future development of the Mountain Bridge Planned Area Development. Pinnacle Ridge Holdings, L.L.C. owner; Paul Dugas, applicant. (PLN2011-00295)

Comments: Paul Dugas represented the case.

Mr. Joe O'Reilly had a question regarding Parcel 5; however, that parcel is not part of this application.

It was moved by Boardmember Chell Roberts, seconded by Boardmember Beth Coons

That: The Board recommend to the City Council approval of zoning case Z11- 30 conditioned upon:

1. Compliance with all conditions of Ordinance #4656, except for the changes in the following conditions:
 - a. The maximum number of lots within the Mountain Bridge Master Plan shall not exceed 1480.
 - b. Preserve 242 acres minimum of natural desert, to include the significant washes.
 - i. Provide and preserve 141 acres of undisturbed natural desert.
 - ii. An additional 101 acres of natural desert is to be revegetated to a very high standard with same species mix, equivalent in size and density to the undisturbed natural desert. A minimum of 90% of the material used for revegetation is to be from the Preferred Desert Uplands Plant list.
 - iii. This desert preservation area is not to include parks, retention basins or any active recreation areas.
 - c. Provide 82 acres of revegetated open space.
2. The maximum number of lots for the following parcels shall be: Parcel #2 – 86 lots,
3. Parcel #4 – 79 lots, Parcel #6 – 46 lots, Parcel #9 – 67 lots, Parcel #17/18 – 142 lots, and
4. Parcel #29 – 15 lots.
5. The number of lots north of McKellips Road shall not exceed 644.

Vote: Passed 4 – 0 (Boardmembers DiBella, Arnett and Hudson absent)

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Item: **Z11-31 (District 5)** Parcel 7 at Mountain Bridge. Located north of McKellips Road and west of Ellsworth Road (39.77± acres). Rezone from RS-15-PAD to RS-15-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. Pinnacle Ridge Holdings, L.L.C. owner; Paul Dugas, applicant. (PLN2011-00295)

Comments: Paul Dugas represented the case.

Mr. Joe O'Reilly had a question regarding Parcel 5; however, that parcel is not part of this application.

It was moved by Boardmember Chell Roberts, seconded by Boardmember Beth Coons

That: The Board recommend to the City Council approval of zoning case Z11-31 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in accordance with the Mountain Bridge PAD Ordinance 4656 and as amended with GPMInor11-002 and Z11-030.
3. Compliance with the Residential Development Guidelines:
 - a) Staggering the home front yard setback at least 2' behind the required front yard setback
 - b) No two identical elevations are permitted on adjacent lots or on lots across the street from each other, and no more than two identical elevations with different exterior colors are permitted within five consecutive lots on the same side of the street.
 - c) Garage door types and colors shall be varied (e.g. varied window shapes and styles, varied door trim detail, two single doors in lieu of one double door, etc.).
 - d) Unless specifically part of a coordinated design theme, a variety of roof configurations should be offered along with the various elevations (see above), to include gable, hip, hipped gable, or some combination of styles.
4. Compliance with all City development codes and regulations.
5. 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.
6. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
9. Lots 9, 10, 11, 12, 13, 14 & 15 are limited to single-story homes.

Vote: Passed 4 – 0 (Boardmembers DiBella, Arnett and Hudson absent)

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Item: **Z11-32 (District 5)** Parcel 14/15 at Mountain Bridge. Located south of McKellips Road and west of Ellsworth Road (32.10 00000). Rezone from RS-15-PAD to RS-9-PAD-PAD and Site Plan Review. This request will allow the development of a single-residential subdivision. Pinnacle Ridge Holdings, L.L.C. owner; Paul Dugas, applicant. (PLN2011-00295)

Comments: Paul Dugas represented the case.

Mr. Joe O'Reilly had a question regarding Parcel 5; however, that parcel is not part of this application.

It was moved by Boardmember Chell Roberts, seconded by Boardmember Beth Coons

That: The Board recommend to the City Council approval of zoning case Z11-32 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in accordance with the Mountain Bridge PAD Ordinance 4656 and as amended with GPMInor11-002 and Z11-030.
3. Compliance with all City development codes and regulations.
4. 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.
5. Administrative review and approval by the Planning Director required for the "Bungalow" Collection.
6. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.

Vote: Passed 4 – 0 (Boardmembers DiBella, Arnett and Hudson absent)

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E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING SUB-AREA PLAN:

1. Central Main Plan

Staffmember Jeff McVay presented the final draft of the Central Main Plan which incorporates 3.75 square miles. He stated light rail is coming and we don't want to play catch up. He stated the City wants a transit-oriented, pedestrian character that is sustainable. A place where people can live, work and play all in one place. He stated it is easier to do capital improvements with a plan. He summarized the five guiding principles: 1. Prosperous Community; 2. People Friendly Community; 3. Diverse Community; 4. Distinctive Community; and 5. Environmentally-conscious Community. The plan proposed: Adaptive re-use of existing buildings; infrastructure improvements ahead of development; people friendly community; and sprawl repair. Buildings need to be brought to the streets, as well as activity on the street, cafe's displays, etc. The plan also proposed making it easier to walk by improving the roads and sidewalks, narrowing streets, and having fewer driveways. Other goals were to make the Central Main area more bike-friendly, provide neighborhood parks and urban spaces; social and cultural diversity; architectural diversity; more housing options; transit diversity and accessibility. Another goal was to create character: The Temple; MAC; historic preservation; festivals; signs; green building; sustainable buildings; healthy environment; water conservation; alternative infrastructure; brown field redevelopment; and community gardens.

The action plan – a number of items need to be done ASAP. Form Based Code; consider deleting the Downtown Code; establish a citizen committee to monitor plan; develop guidelines/standards; marketing; incentives; healthy living environment; capital improvements.

Neighborhood planning areas: There are 6 neighborhoods; Downtown; Temple/Pioneer; Fraser/Sherwood; Gilbert/Main; Broadway Industrial; and University North.

Mr. McVay stated the Central Main Plan Advisory Committee forwarded the plan to the Planning and Zoning Board with a recommendation for approval and that staff was recommending approval of the Central Mail Plan and was asking for a recommendation to the City Council.

Joe O'Reilly of Mesa Public Schools spoke, and stated he supports this plan. He hoped the plan would attract Post Secondary Education to the area.

Peter Sterling of the Chamber of Commerce stated the Chamber has a stake in this. He stated he had spent some time on the plan and gave feed back to the committee. The plan would help with land use and economic development. He appreciated the guiding principles, and thought they were well thought out. He thought the plan could be adopted into the future. He wanted the City to be livable.

Boardmember Beth Coons stated there had been many public meetings regarding this plan, as well as updates before the Planning and Zoning Board. She confirmed the plan

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would have minimal impacts on existing neighborhoods. She thought City staff needed to look at road blocks to implementing this plan vs. existing Codes and regulations. She asked how the plan would be updated. Mr. McVay stated the committee would work with the City to keep the plan going and make changes when needed. He stated the committee would meet on a regular basis.

Boardmember Chell Roberts thought the plan was very good. Regarding implementation, he asked how the plan would affect future zoning before the Form Based Code is in place. Mr. McVay stated it would be used like the General Plan.

Boardmember Suzanne Johnson questioned deleting the Downtown Codes. Mr. McVay explained the question was whether we need the Downtown zoning if we have the Form Based Code.

It was moved by Boardmember Chell Roberts and seconded by Boardmember Beth Coons

That: The Board recommend to the City Council approval of the Central Main Plan as submitted.

Vote: 4 – 0 (Boardmembers DiBella, Arnett and Hudson absent)

Respectfully submitted,

John Wesley, Secretary
Planning Director

DA:
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