

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
September 16, 2008 at 7:30 a.m.

MEMBERS PRESENT

Pat Esparza, Chair
Frank Mizner, Vice Chair
Randy Carter
Beth Coons
Chell Roberts
Ken Salas

MEMBERS ABSENT

Scott Perkinson, excused

OTHERS PRESENT

John Wesley
Dorothy Chimel
Tom Ellsworth
Jennifer Gniffke
Lesley Davis
Maria Salaiz

Rob Dmohowski
Angelica Guevara
Patrick Murphy
Sean Lake
Josh Mike
Ralph Pew

Others

Chairperson Esparza declared a quorum present and the meeting was called to order at 7:30 a.m.

1. Review items on the agenda for the September 18, 2008 regular Planning & Zoning hearing.

The items on the September 18, 2008, agenda were discussed. No formal action was taken.

2. Conduct a Public Meeting on the following General Plan Amendments:

- a. **GPMInor08-10 (District 5)** 235 North Ellsworth Road. Located south of University Drive on the east side Ellsworth Road (8.6± acres). Minor General Plan Amendment. This request will amend the Mesa 2025 General Plan land use designation for the site from Medium Density Residential 4-6 du/acre (MDR 4-6) to High Density Residential 15+ du/acre (HDR 15+). Uebel Family Trust/Jack and Susan Kantor Living Trust, owner; Ralph Pew; Pew and Lake, PLC, applicant.

Chairperson Esparza opened the Public Meeting for the above General Plan Amendment.

Josh Mike, Planner I, stated that this request is to bring the site into conformance with the existing land use, which will be annexed into the City with an R-4 designation; he added that there are no plans for any new development at this time. Discussion ensued regarding the annexation of the property.

As there were no citizens present who wished to speak on this issue, Chairperson Esparza declared the public meeting closed.

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- b. **GPMInor08-11 (District 6)** 8260 East Baseline Road. Located west of the Loop 202 and north of Baseline Road (14.5± acres). Minor General Plan Amendment. This request will amend the Mesa 2025 General Plan land use designation for the site from Mixed Use Residential (MUR) to High Density Residential 15+ du/acre (HDR 15+). Loren & Colette Jessen; Jessco Dev. LLC, owner; Sean Lake; Pew and Lake, PLC, applicant.

Chairperson Esparza opened the Public Meeting for the above General Plan Amendment.

Lesley Davis, Planner II, gave an overview of both the Minor General Plan Amendment (GPA) and zoning request stating that the request is to accommodate the development of a high density residential project. She stated that the site plan is conceptual and not being reviewed for approval. She mentioned that the GPA does not constitute an overall improvement to the current General Plan as stated in the staff report. Ms. Davis noted that this site is a portion of a larger parcel (Z08-47), which the Board heard in July 2008, she briefly explained the previous project and stated that staff is recommending denial based on the inconsistency with the General Plan's Goals. Discussion ensued regarding access to the property, the location of the uses, and the previous case heard in July.

As there were no citizens present who wished to speak on this issue, Chairperson Esparza declared the public meeting closed.

3. Planning Director's Updates:

- a. Code Amendment – Chapter 17 Manufactured Homes/Recreational Vehicle Regulations.

Mr. Wesley, Planning Director, stated that there were some concerns by Council regarding parks vs. subdivisions and lot sizes; he added that the ordinance was amended to include a structure size limit and will be introduced on September 22, 2008.

- b. Z08- 56 – continued refinement of the DMB project.

Mr. Wesley stated that staff is continuing to work with DMB on making refinements to the report, which Council will consider on October 6, 2008. He noted that the Board will be notified of a Joint City Council/P&Z Study Session on October 23, 2008 to discuss the Mesa Gateway Strategic Development Plan.

4. Minutes – submit any corrections, additions, deletions.
None.

The meeting adjourned at 8:20 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.

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