

Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: January 20, 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
Lesley Davis
Lisa Davis
Kim Steadman
Margaret Robinson
Mike Gildenstern
Rebecca Gorton

OTHERS PRESENT:

Richard Dyer
Susan Demmitt
Tim Brislin
Jill Hegardt
Reese Anderson

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 January 21, 2015 Planning & Zoning hearing:

The items on the January 21, 2015 agenda were discussed.

C. Review and discuss the Planned Community Zoning District to include an overview of the Eastmark and Pacific Proving Grounds North Planned Communities

Mr. John Wesley, Planning Director, presented an overview of the Planned Community District.

Susan Demmitt, Gammage and Burnham, 2 N. Central Ave., Phoenix and Tim Brislin, Harvard Investments, 17700 N. Pacesetter Way, Scottsdale presented an update of the Cadence Community Plan at the Pacific Proving Grounds Planned Community.

A review of the Eastmark Planned Community was then presented by Jill Hegardt, DMB Associates.

Minutes of the Planning and Zoning Board Study Session
January 20, 2015

D. Review and discuss possible zoning ordinance amendments to parking requirements

John Wesley, Planning Director, stated that the current parking ordinance will be reviewed soon. Gordon Sheffield, Zoning Administrator, stated that the Zoning Ordinance updates had been focused on the land use and not the parking requirements.

Vice-Chair Johnson requested that Board be given the parking requirements from other cities to compare.

Boardmember Clement stated that he works with parking ratios, and what the City minimum requirements are set at currently would be considered as "highly deficient". He went on to say that in the modern commercial real estate climate, demand dictates that properties' should be offering closer to 4 spaces per 1000 square feet of office space to be minimally acceptable, but realistically they should be offering closer to 5 or 6 parking spaces per 1000 square feet, to excel as a highly marketable property.

Zoning Administrator Sheffield replied that if the parking space minimum is set too high, some infill properties would become functionally deficient for development.

Boardmember Clement agreed that the minimum requirement is acceptable, but suggested to raise the maximum parking space allowance.

E. PLANNING DIRECTOR'S UPDATES:

1. Update on conversion to electronic packets

John Wesley, Planning Director stated that the iPad's will be distributed next month.

2. Status of cases previously recommended by the Board

None.

E. Minutes – submit any corrections, additions, deletions

None.

F. OTHER BUSINESS

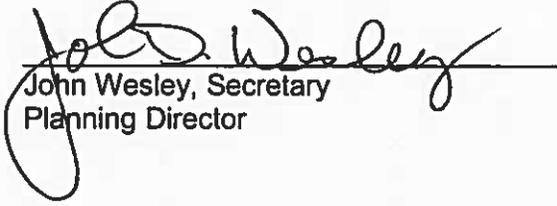
Vice-Chair Johnson stated that the Wednesday, January 21, 2015 Study Session will begin at 3:45 pm.

Board member Allan stated that she would like to take up the offer by Jill Hegardt that the Board schedule a meeting at Eastmark. Mr. Wesley stated that staff will follow-up on this.

The meeting adjourned at 8:41 am.

Minutes of the Planning and Zoning Board Study Session
January 20, 2015

Respectfully submitted,


John Wesley, Secretary
Planning Director

**NOTE: Audiotapes of the Planning & Zoning Study Sessions are
available in the Planning Division Office for review.**