

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
April 15, 2008 at 7:30 a.m.

MEMBERS PRESENT

Rich Adams, Chair
Pat Esparza, Vice Chair
Frank Mizner
Jared Langkilde
Randy Carter
Chell Roberts

MEMBERS ABSENT

Ken Salas, excused

OTHERS PRESENT

John Wesley
Dorothy Chimel
Tom Ellsworth
Jennifer Gniffke
Joe Welliver
Josh Mike
Maria Salaiz
Kelly Arredondo

Mia Lozano-Helland
Mary Grace McNear
Corinne Nystrom
Reese Anderson
Bill Petrie
John Duclos
Shirley Duclos
Others

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

1. Review items on the agenda for the April 17, 2008 regular Planning & Zoning hearing.

The items on the April 17, 2008, agenda were discussed. No formal action was taken.

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

- a. **GPMInor07-11 (District 5)** Parcel 51 at Las Sendas. The 7100 and 7200 blocks of East McDowell Road (north side). Located east of Power Road on the north side of McDowell Road. General Plan Minor Amendment to change the General Plan Land Use Map from Business Park to Medium Density Residential 6-10 du/acre (20± ac) and Neighborhood Commercial (9± ac). This request will allow the development of a mixture of multi-family, retail, resort, and office uses within the Las Sendas Development Master Plan. JCA Holdings, LLC, Chris Arnold, owner; Reese Anderson, Pew and Lake, PLC, applicant; Julie S. Rayburn, RCC Design Group, LLC; engineer. **COMPANION CASE Z07-74. CONTINUED FROM THE MARCH 25, 2008 STUDY SESSION.**

Tom Ellsworth, Senior Planner, provided an overview of the project adding that staff is recommending adoption of the resolution.

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Chairman Adams opened the Public Meeting for the above General Plan Amendment.

The following individuals spoke in opposition.

John Duclos, 3347 N. Boulder Canyon,
Shirley Duclos, 3347 N. Boulder Canyon
Beverly Quisenberry, 7512 E Torrey Pt. Cir
Gerg Marek, 3060 N. Ridgecrest #182
Nicholas Camillone, 7617 E. Sayan St.,

Their comments and concerns included:

- Documents contain missing elements, missing exhibits, statements and inconsistencies
- Contradictions between deed restrictions and the site plan
- No indication of the key cost for the proposed hotel
- Proposed 4 to 6 story buildings are incompatible with surrounding land uses
- Want a maximum of 2 story buildings
- Flight concerns
- Loss of city views and lack of open space
- Concerns for the Dark Sky Ordinance
- Detrimental increase of traffic in a school area
- Architecture doesn't match the surrounding community
- The building heights are inconsistent with Desert Uplands and out of scale
- Concerns that drive thrus will be allowed or approved administratively
- Concerns that no one has seen the development agreement and it should be a part of this zoning case
- Concerns that there are no designs for pedestrian pathways in the landscape plan
- Parcel 51 is an important parcel for the City and Las Sendas

- b. **GPMInor08-07 (District 5)** The 4200 to 4300 blocks of East McKellips Road (north side) and the 2000 to 3900 blocks of North Greenfield Road (west side). Located north of McKellips Road and west of Greenfield Road (151.93± ac). General Plan Minor Amendment to change the General Plan Land Use Map from MUE to BP (63.59± ac) and NAOS (88.34± ac). This request will allow Falcon Field Airport to protect the land southwest of the runways, and to lease the land north of that area to commercial developers. City of Mesa, owner; Corinne Nystrom, Falcon Field Airport Director, City of Mesa, applicant. **COMPANION CASE Z08-22.**

Jennifer Gniffke, Planner II, gave an overview of the project adding that staff is recommending adoption of the resolution.

Chairman Adams opened the Public Meeting for the above General Plan Amendment. As there were no citizens present who wished to speak on this item, Chairperson Adams declared the public meeting closed.

- c. **GPMInor08-08 (District 1)** 1310 East McKellips Road. Located north of McKellips Road and west of Stapley Drive (2.72± ac). General Plan Minor Amendment to change the General Plan Land Use Map from O to NC (1.1± ac). This request will allow the development of a neighborhood fitness center. Jeff Kost, NWC McKellips & Doran, L.L.C., owner; Reese Anderson, Pew & Lake, PLC, applicant; Jeffrey L. Williams, R.B. Williams & Associates, Inc., engineer. **COMPANION CASE Z08-24.**

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Joe Welliver, Planner I, gave an overview of the project adding that staff is recommending adoption of the resolution.

Chairman Adams opened the Public Meeting for the above General Plan Amendment. As there were no citizens present who wished to speak on this item, Chairperson Adams declared the public meeting closed.

3. Planning Director's Updates:

a. Previously considered Planning & Zoning items – Z08-05 (Lowe's), Z08-14 (Elliot Fiesta).

Z08-05, (Lowe's) Mr. Wesley advised the Board that Council voted 5 to 2 to approve the Council Use Permit and Site Plan.

Z08-14 Mr. Wesley advised the Board that there has been a lot of discussion concerning this case and the applicant is working on a revised site plan. He continued that Council will be referring this item back to this Board and it will be noticed for the May 1st Special Meeting.

b. Update on the Southeast Mesa Strategic Development Plan.

Mr. Wesley advised the Board that the Southeast Mesa Strategic Development Plan is not complete and staff hopes to have it complete and ready for consideration at the regular May meeting. He continued that if is not complete by the May meeting, there may be a need to hold another special meeting or it could go to the June regular meeting.

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

There were not corrections, additions or deletions submitted.

The meeting adjourned at 9:34 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.