



**Planning and Zoning Board**

*Special Meeting Minutes*

**Held in the City of Mesa Fire Station 216, 7966 East McDowell Road**

**Date: August 27, 2014 Time: 5:30 p.m.**

**MEMBERS PRESENT:**

Vince DiBella, Chair  
Suzanne Johnson, Vice-Chair  
Lisa Hudson  
Shelly Allen  
Steve Ikeda

**MEMBERS ABSENT:**

Michelle Dahlke  
Michael Clement

**STAFF PRESENT:**

John Wesley  
Julia Kerran  
Lisa Davis  
Angelica Guevara  
Margaret Robertson

**OTHERS PRESENT:**

Harold & Mary E Wilson  
David Kurtz  
Wade Kurtz  
Rick Brandt  
Carol Shepherd  
Tim & Shawn-Marie Brown  
Laura Snow  
Richard Dyer  
Anthony Siebers  
Richard Adams  
Bob McNichols

Chair Vince DiBella declared a quorum present and the meeting was called to order at 5:35 p.m., before adjournment at 6:17 p.m.

Planning Director John Wesley stated that the purpose of the Special Planning & Zoning meeting was to receive public comments on the two Major General Plan Amendments. Mr. Wesley stated that no decisions would be made during the meeting.

## GENERAL PLAN LAND USE MAJOR AMENDMENTS

### **1. Case No. GPMajor14-01**

The northeast corner of McDowell and Higley Roads. Located between Higley & Recker Roads north of McDowell and south of the Loop 202 Red Mountain Freeway. (305 ± acres). District 5. General Plan Land Use Major Amendment from Business Park (BP) on 256± acres and Community Commercial (CC) on 49± acres to Mixed Use Residential (MUR) on 305± acres. (PLN2014-00169).

#### **Staff Planner: Lisa Davis**

**Summary:** Applicant Bob McNichols, developer of the Longbow Business Park and Golf Club at 5601 East Longbow Parkway, presented the proposed General Plan Amendment case number GPMajor14-01.

Laura Snow, of 8539 East Milagro Avenue, was present representing the Economic Development Advisory Board (EDAB), as their Chair. Ms. Snow read a letter from EDAB in opposition to case GPMajor14-01. Ms. Snow stated that the letter was the result of a unanimous vote made by EDAB during their meeting of July 9, 2014. The letter stated that EDAB does not agree that the proposed Major General Plan Amendment GPMajor14-01 supports the current 2025 General Plan, the Falcon Field Sub-Area Plan or the Mesa 2040 General Plan approved by the City Council on June 16, 2014. EDAB's letter stated that they were opposed to any residential encroachment in the Falcon Field Employment Center. Ms. Snow stated that the Falcon Field Area is one of the major employment centers in the City.

Anthony Siebers, of 4038 East Glencove Street, attended in support of GPMajor14-01. Mr. Siebers stated that he would ask the board to take a very close look before any type of restriction is placed on a property. Mr. Siebers asked that the Board review reports from Pollack & Associates as part of their research regarding the proposed Amendment. He stated that he hoped a decision would be made as a community to make the area more attractive to future site selectors.

Richard Adams, of 1536 East Elmwood Circle, attended in opposition of GPMajor14-01. Mr. Adams stated that he just finished as Chair to the Falcon Area Visioning Commission. Mr. Adams wanted to bring the Board's attention to a document authored by the Commission that discusses some of the important land uses in the Falcon Field Area. He encouraged the Board to make the document part of their research in regards to the proposed Major General Plan Amendment.

**2. Case No. GPMajor14-02**

Northwest corner of Crismon Road and US 60 Freeway. Located between Hampton Avenue and US 60 Freeway on the west side of Crismon Road. (38± acres). District 6. General Plan Land Use Major Amendment from Business Park (BP) on 38± acres to Community Commercial (CC) on 13± acres and to Medium Density Residential 6-10 (MDR 6-10) dwelling units/per acre on 25± acres. (PLN2014-00134)

**Staff Planner: Angelica Guevara**

**Summary:** Applicant Susan Demmitt, with Whitney Morris on behalf of the Crismon Superstition Partners, presented the proposed Major General Plan Amendment case number GPMajor14-02.

Boardmember Shelly Allen verified that the properties directly to the west are zoned neighborhood commercial and/or are part of the Arizona Department of Transportation retention basin system. Boardmember Allen stated that the nearest residential areas are across a vacant parcel. Boardmember Steve Ikeda verified that the property does not have a residential developer or homebuilder as part of the project currently. Boardmember Allen verified that the applicant was not aware of the EDAB public meeting and had not formally presented the project to EDAB.

Rick Brandt, of 1230 East North Shore Drive in Tempe, attended in support of the project. Mr. Brandt stated that, as a real estate broker, he has owned and sold properties in the area. Mr. Brandt stated that if the area remains commercial or industrial then the access to the western properties would be through the residential area, which is not feasible. Mr. Brandt stated that the infrastructure needed for high end jobs was not available on the proposed properties.

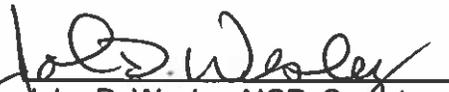
Laura Snow, of 8539 East Milagro Avenue, was present representing the Economic Development Advisory Board (EDAB), as their Chair. Ms. Snow stated that the EDAB had not conducted any public hearings or formal meetings on the two proposed Major General Plan Amendments. Ms. Snow stated that the EDAB research shows that to change the zoning to residential would be a loss of 142 jobs. Ms. Snow stated that by reducing the acreage of the commercial property, only low income employment opportunities would be available instead of the high income opportunities afforded by medical offices in the current zoning district. Ms. Snow stated that EDAB was opposed to case GPMajor14-02.

Chair Vince DiBella stated that he would like a clarification of what is happening at the Mountain Vista Medical Center and any future expansion plans they may have at the next Study Session. Boardmember Allen stated that she would like a better understanding of the employment areas and the City's goals for them. Ms. Allen stated that she would also like to hear about the Falcon Area Study, that Rich Adams had mentioned, at the next Study Session.

Planning Director John Wesley stated that if the Mesa 2040 General Plan is approved by the voters then the proposed Amendments would be invalid. Mr. Wesley stated that it would be best if the Board did not take any action on the proposed Major General Plan Amendments until the Planning & Zoning meeting on November 19, 2014.

## Adjournment

Respectfully submitted,



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John D. Wesley AICP, Secretary  
Planning Director

Minutes written by Julia Kerran, Planning Assistant

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**Note: Audio recordings 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](http://www.mesaaz.gov).**