

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
December 18, 2007 at 7:30 a.m.

MEMBERS PRESENT

Pat Esparza, Vice Chair
Frank Mizner
Jared Langkilde
Ken Salas
Randy Carter
Chell Roberts

MEMBERS ABSENT

Rich Adams, Chair, excused

OTHERS PRESENT

John Wesley
Dorothy Chimel
Tom Ellsworth
Jennifer Gniffke
Josh Mike
Maria Salaiz
Kelly Arredondo
Krissa Lucas

Rob Dmohowski
Mary Grace McNear
Jim Smith
Ralph Pew
Reese Anderson
Bill Petrie
David Udall
Others

Vice-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 November 13, 2007 regular Planning & Zoning hearing.

The items on the December 20, 2007, agenda were discussed. No formal action was taken.

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

- a. **GPMInor07-15 (District 6)** The 3100 block of South Power Road (east side). Located south of Guadalupe Road on the east side of Power Road (15.6± acres). General Plan Minor Amendment to change the General Plan Land Use Map from Mixed Use/Employment to High Density Residential 15+ and Neighborhood Commercial. This request will allow for the development of multi-residential, office, and retail uses. Gabriel Saia, Jr., Saia Enterprises, Inc., owner; Jason Ottman, Trammell Crow Residential, applicant; Timothy Huval, Kland Consulting Civil Engineers, L.L.C., engineer.

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

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- b. **GPMInor07-16 (District 5)** The 3300 block of north Recker Road (west side). Located south of Thomas Road on the west side of Recker Road (25± acres). General Plan Minor Amendment to change the General Plan Land Use Map from Business Park to Mixed Use Employment. This request will allow the development of a commercial/office development. Greg P. Troast, owner; Robert Lorenzana, RCAA, Inc., applicant; Leonard J. Swartz, Olsson Associates, engineer.

This item was withdrawn at the applicants request.

Vice-Chairperson Esparza acknowledged that Susan K. Hogge, 3404 N. Olympic St. and Chris Alonzo, 6028 E. Virginia St. presented blue cards in opposition.

- c. **GPMInor07-17 (District 4)** The 200 block of West Vine Avenue (south side) and the 500 block of south Robson (west side). Located south of Broadway Road and east of Country Club Drive (6± acres). General Plan Minor Amendment to change the General Plan Land Use Map from Medium Density Residential 4-6 du/acre to Mixed Use Employment. This request will allow for the development of an auto storage yard. City of Mesa and Mark Vandevier, owners; Richard Thompson, applicant.

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

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

None.

4. Planning Director's Updates:

- a. Previously considered Planning & Zoning items.

Mr. Wesley informed the Board that the City Council reviewed the pawnshop request at University Dr. and Alma School Rd. and voted denial as the Board had recommended. He continued that the Freeway Landmark Monument Sign for Fiesta Mall that moved on to Council with no recommendation from this Board will be considered by the Council at a height of 94 feet. He also indicated that Councilmember Whalen will be promoting bringing back the payday loan regulations for consideration.

Boardmember Mizner asked Mr. Wesley if he had been any activity on the southern half of the GM Proving Grounds. Mr. Wesley stated that staff has not seen anything recently from the owners, however they have had some discussion of submitting a minor plan amendment to adjust some of the residential densities on the north side.

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b. Update on the Mesa Gateway Strategic Plan

Mr. Wesley indicated that there was a workshop on December 13 & 14 with the consultant and they have been looking at various land use scenarios as starting points and what the impacts may be in terms of infrastructure, financing of infrastructure and the transportation system. He explained that there was quite a bit of community input on the three options and that Scenario "A" was termed the more sustainable approach in terms of trying to incorporate more "green" building practices. He continued that the need to resolve what the impacts of overflight and noise issues would be and where residential can or cannot go came out during the discussions so the City will be working with airport experts, developers, local land owners and the business community to resolve the issues and to determine what can and cannot happen in the area. Mr. Wesley concluded that the Board should see a rough plan around February.

The meeting adjourned at 8:55 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.