

Planning and Zoning Board



Study Session Minutes

Held in the City of Mesa Council Chambers

Date: September 17th, 2013 Time: 7:30 a.m.

MEMBERS PRESENT:

Randy Carter, Chair
Beth Coons, Vice-Chair
Lisa Hudson
Vince DiBella
Suzanne Johnson
Brad Arnett

MEMBERS ABSENT:

Michael Clement

STAFF PRESENT:

John Wesley
Kaelee Wilson
Lesley Davis
Angelica Guevara
Wahid Alam
Margaret Robertson
Jason Sanks
Kim Steadman

OTHERS PRESENT:

Chairperson Carter declared a quorum present and the meeting was called to order at 7:33 a.m.

1. Review items on the agenda for the September 18th, 2013 Planning & Zoning hearing.

The items on the September 18th, 2013 agenda were discussed. Staff member Jason Sanks stated there are modifications to two of the conditions on case Z13-044. A corrected staff report will be presented to the board at the September 18th, 2013 study session.

Board member Coons stated she would like staff to present a map identifying lot sizes and commercial uses in the Gateway area.

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

- A. **GPMInor13-006 (District 3)** The 800 and 900 blocks of West Southern Avenue (south side), the 1200 and 1300 blocks of South Extension Road (west side), and the 800 and 900 blocks of West Grove Avenue (north side). Located at the southwest corner of Southern Avenue and Extension Road. (3.67± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Community Commercial (CC) to High Density Residential 15+ (HDR 15+). This request will allow multi-residence development.

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Chair Carter opened a public hearing for GP13-006. With no one from the public present to comment, the public hearing was closed.

3. Review and discuss the character area descriptions in the draft General Plan 2040

4.

Tom Ellsworth gave a presentation on the character descriptions that will be used in the General Plan. He explained the intent is for character areas to be more general and rely on sub-area plans to be more specific.

Chair Carter asked staff why there isn't an Entertainment District defined. Mr. Ellsworth explained an Entertainment District would be a land use within a character area.

John Wesley, Planning Director, told the board there will be a full presentation given at their study session in November.

Boardmember Arnett expressed there is a disconnect between the character areas and the community. More citizens need to be involved to create districts to give them a sense of belonging. Boardmember Arnett suggested the City make an investment in signage to identify and brand neighborhoods.

5. Planning Director's Updates:

None.

6. Other Business:

None.

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

The meeting adjourned at 8:35 a.m.

Respectfully submitted,

John Wesley, Secretary
Planning Director

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