

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
February 19, 2008 at 7:30 a.m.

MEMBERS PRESENT

Rich Adams, Chair
Pat Esparza, Vice Chair
Frank Mizner
Jared Langkilde
Ken Salas
Randy Carter

MEMBERS ABSENT

Chell Roberts, excused

OTHERS PRESENT

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

Brian Wells
Krissa Lucas
Cory Whittaker
Scott Rigby
Laura Hyneman
Hector Tapia
Mary Grace McNear
Donna Bronski

Patrick Murphy
Tammy Albright
Tony Bianchi
Wahid Alam
Christine Zielonka
Ralph Pew
Reese Anderson
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 February 21, 2008 regular Planning & Zoning hearing.

The items on the February 21, 2008, agenda were discussed. No formal action was taken.

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

a. **GPMInor08-04 (District 1)** 1010 North Country Club Drive. Located west of Country club Drive and south of Brown Road (20± acres). General Plan Minor Amendment to change the General Plan Land Use Map from Public/Semi-Public to Business Park. This will allow for the redevelopment of a hospital building into offices and training facilities and the construction of a technology center. Kip Edwards, Banner Health, owner; Beth Harmon-Vaughan, Gensler, applicant; David V. Pickens, KPFF Consulting Engineers, engineer.

Brian Wells, 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 issue, Chairperson Adams declared the public meeting closed.

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b. **GPMInor08-05 (District 5)** South of the 8600 and 8800 blocks of East McKellips Road and west of the 1700 and 1800 blocks of north Ellsworth Road (12.38± acres). General Plan Minor Amendment to change the General Plan Land Use Map from Education to Low Density Residential 1-2 du/ac. This request will allow for the development of residential subdivisions. Pinnacle Ridge Holdings, LLC, Jeff Blandford, manager, owner; Paul Dugas, applicant; Darrell D. Smith, P.E., Wood, Patel & Associates, Inc. engineer.

Krissa Lucas, 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 issue, Chairperson Adams declared the public meeting closed.

c. **GPMInor08-06 (District 3)** 805 and 913 West Southern Avenue. Located east of Alma School Road and south of Southern Avenue (19± acres). General Plan Minor Amendment to change the General Plan Land Use Map from RC to HDR 15+ (15.5± acres) and CC (3.5± acres). This request will allow for the development of residential and commercial/office uses. Edward B. Frankel, Trustee of the Frankel Family Trust, owner; Reese Anderson, Pew and Lake, PLC, applicant; Robert Byall, PE, David Evans and Associates Inc., engineer.

Brian Wells, 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 issue, Chairperson Adams declared the public meeting closed.

3. Hear an update on the proposed Text Amendment to the Mesa 2025 General Plan. Minor General Plan Amendment (Case No. GPMInor08-02) to describe how the City of Mesa defines the land use categories for the Town Center Concept Plan.

Patrick Murphy of the Town Center Economic Development Office explained to the Board that when Council adopted the Town Center Concept Plan and incorporated it into the Mesa 2025 General Plan, there were no definitions for the land use categories. He continued that the Town Center staff along with the Planning Division and City Attorney's Office have now developed definitions for these categories.

Boardmember Mizner asked Mr. Murphy to clarify that there have never been definitions of the land use categories in the Town Center. Mr. Murphy responded that that was correct and explained that the concept plan set the framework for how staff would redevelop the Town Center Redevelopment Area, that the major goal was to create an urban village and that staff along with a consultant and the public came up with a land use map but never defined the categories. He continued that in 2002 when the City went through their General Plan update it was incorporated without the definitions.

Mr. Murphy continued that the Downtown Development Committee (DDC) will conduct the required public hearings for this text amendment and would forward any comments or

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concerns this Board had on to the DDC.

Boardmember Mizner commented that this is appropriate to do and that it is important to make sure the definitions are consistent with the overall Mesa 2025 General Plan.

4. Hear and discuss Mesa Gateway Area development goals and aviation flight patterns.

Scott Rigby, Project Manager for the Mesa Gateway Area provided an overview and explanation of the four major goals for the future of the Mesa Gateway Area.

1. Promote & Protect the Airport.
2. The airport becoming a commercial and passenger service airport, not to compete with but to complement Sky Harbor.
3. Focus on 100,000 high wage and value type jobs and to make the area a job center.
4. How to make the City and the area financially viable.

Mr. Rigby made comparisons between John Wayne Airport, Ontario Airport and the Phoenix Mesa Gateway Airport and explained that the area north of the airport is anticipated to be developed with mixed uses, higher densities, vertical type uses that include residential and urban core type developments, and that the area south is anticipated to develop with large industrial users, transportation, warehousing and logistics uses.

Cory Wittaker, GIS Specialist, provided maps of the area and over flights along with three dimensional models showing high rise buildings to the north of the airport. The models showed how the flights into and out of the Phoenix Mesa Gateway Airport would be affected if high-rise developments were to be built north of the airport.

Boardmember Carter asked Mr. Rigby how the Economic Development Office and the Williams Gateway Area office see this area over the next five to ten years. Mr. Rigby responded that in five years commercial passenger air service would increase. And within the next five to ten years the activities would increase. He continued that currently with the large land owners, the airport and Arizona State University, there is quite a disconnect and until a freeway is built or roads developed there is limited opportunity to move between Ellsworth Road and Power Road, but once these are in and improved, development will start to take off.

Boardmember Mizner asked Mr. Rigby to explain who would be paying for the infrastructure in this area and what benefit there is to the City with no property tax. Mr. Rigby explained that the infrastructure projects would need assistance and that the City is looking at a bond election and through the HDR study of the area public/private partnerships are also being looked at. As to the benefit to the City, Mr. Rigby explained that currently south of the power lines the General Plan calls for warehousing and manufacturing that does not bring in tax dollar revenue, therefore, other types of uses are being looked at that include residential, office, leisure and hospitality uses north of the airport.

Discussion ensued concerning Major General Plan Amendments being processed after the HDR Study is completed and the Sub-Area Plan adopted for the area.

Boardmember Langkilde commented that he liked the model presented and was glad that they

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are not shying away from going vertical in the area and allowing greater densities.

Discussion ensued concerning the “line drawn in the sand” not allowing residential south of the power lines and the potential for urban type residential uses to occur in places where previously not allowed.

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

None.

6. Planning Director’s Updates:

a. Previously considered Planning & Zoning items – PCD & DUP fees, Las Sendas Parcel 51, Hurricane Bay, GPMinor08-01.

Mr. Wesley advised the Board on the following items:

- Council approved the fees for the Planned Community District (PCD) and associated Development Unit Plans (DUP) and staff is expecting to see the first application towards the end of March.
- Las Sendas Parcel 51, Council has referred this case back to this Board with some direction to the applicant of things to meet. Staff hopes to have it on the March agenda with the ultimate goal of having it back to Council no later than May so this Council can act on it.
- Hurricane Bay, Council has delayed the public hearing on this case to the March 3rd meeting.
- GPMinor08-01, the applicant has withdrawn this item at the Council level, however, the companion zoning case is moving forward.

b. Status of Zoning Code update.

Mr. Wesley advised the Board that there will be special meeting of this Board along with the Design Review Board and the Downtown Development Committee on March 13th to review and provide comments to the consultant concerning Module 2 of the Zoning Code update.

c. Provide information on Building Safety Division’s Budget reductions.

Mr. Wesley provided the Board with a handout that was provided to the Developers Advisory Forum showing the recent history of the Building Safety Division (BSD) budget and projections from the Budget Office concerning fiscal year 08-09. He explained that at this point the projections estimate that the BSD will be \$2.5 million in the hole next fiscal year unless some adjustments are made and currently they are looking at cutting 35 staff members, which affects some plan reviewers and zoning inspectors in the Planning Division. He continued that as part of those cuts staff will be changing some processes that affect the review of projects before they get to this Board.

Boardmember Langkilde asked Mr. Wesley if there is an effort to relocate some of the affected employees to other departments within the City. Mr. Wesley responded that that

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was being looked at and hopefully not all these people will be out looking for new jobs.

The meeting adjourned at 9:35 a.m.

Respectfully submitted,

John Wesley, Secretary
Planning Director

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