

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
November 13, 2007 at 7:30 a.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

Ken Salas, excused
Randy Carter, excused

OTHERS PRESENT

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

Gordon Sheffield
Krissa Lucas
Hector Tapia
Wahid Alam
Sabby Kapoor
Christine Zielonka
Dorothy Shupe
Reese Anderson

Others

Chairman Adams declared a quorum present and the meeting was called to order at 7:38 a.m.

1. Review items on the agenda for the November 13, 2007 regular Planning & Zoning hearing.

The items on the November 15, 2007, agenda were discussed. No formal action was taken.

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

1. **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. District 5. General Plan Minor Amendment to change the General Plan Land Use Map from Business Park to Medium Density Residential 6-10 du/acre (25± ac.) and Neighborhood Commercial (14± acres). This request will allow the development of a mixture of multi-family, retail, 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 JULY 19, 2007, SEPTEMBER 20, 2007, AND THE OCTOBER 18, 2007, MEETINGS.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Denial.

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Tom Ellsworth, Senior Planner, gave a brief overview of the request and stated that in meeting with various City departments the overall consensus is that this site be maintained as Business Park for economic development reasons. He continued that staff is looking for a proposal with more business park and less residential and staff is recommending Denial of this request.

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

Greg Marek, 3060 N. Ridgecrest #182, presented comments that included that he would like to see more of a mixed-use project that fits into the Las Sendas Community and he had concerns with the Economic Development Director's position of maintaining 50 acres of Planned Business Park, which he feels does not fit into the community.

Reese Anderson, 1930 E. Brown Rd., #101, gave a brief history of the parcel and how they have arrived at the current proposal. He explained the layout of the proposed development, the mixture of uses and the limited heights of the buildings. He continued that the neighbors' position is for single-family detached homes in the area and he has concerns with continuing the case because they would rather delay than work on a true mixed-use project.

John Duclos, 3346 N. Boulder Canyon, stated that he represents the bordering residents of the parcel, he has a protest petition of those residents and they are concerned with the same issues that have been stated in the packet and will go into further detail at the Thursday public hearing.

Boardmember Langkilde asked Mr. Duclos if he would like to have an all residential plan or if he would agree with a more mixed use type of plan. Mr. Duclos responded that they would prefer to have just residential, however, with the business park overlay they are aware that that is not possible, so they would like to explore a mixed-use project that would be compatible with the community.

Carol Walters, 2909 N. Avoca Circle, stated that most of the neighbors would prefer single family dwellings on this parcel but they are realistic and are willing to work with the developer to develop a good mixed-use plan that will be a showplace for Las Sendas.

Mike Marmous of JCA Holdings, the owner of the project, presented a document that was disseminated by Mr. Duclos and his committee that states they are requesting solely residential for the parcel. He continued that they are not opposed to discussion with Mr. Duclos and his committee concerning the project, but a request for discussions has never been put forth.

Hearing no further public comment Chairman Adams declared the public meeting closed.

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

None.

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4. Planning Director's Updates:

a. Previously considered Planning & Zoning items.

Mr. Wesley stated that there will be an election concerning the zoning case by Queens Park. He explained that the neighborhood chose to do a referendum, circulated petitions and had enough signatures to require a citywide election.

Mr. Wesley also mentioned that the PC District was adopted by Council in September and staff has started to talk with DMB about a major plan amendment they are planning to submit in January.

b. Update on the Southeast Mesa Strategic Development Plan.

Mr. Wesley stated that there was a recent presentation dealing with "Aerotropolis" concepts, a group of stakeholders continue to work on the vision statement to guide future development in the area and there has been a presentation to Council. He continued that there will be a two-day workshop on December 13 & 14 at the ASU Polytechnic Campus concerning the planning process, adding that there will be three land use alternatives for development presented for community comment that will be refined and presented back to this Board for recommendation to Council in late April or May.

The meeting adjourned at 9:50 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.