

## Planning and Zoning Board

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### *Study Session Minutes*

Held in the City of Mesa Council Chambers

Date: October 15<sup>th</sup>, 2013 Time: 7:34 a.m.

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

None.

**STAFF PRESENT:**

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

**OTHERS PRESENT:**

Boardmember DiBella declared a quorum present and the meeting was called to order at 7:34 a.m.

1. Review items on the agenda for the October 16<sup>th</sup>, 2013 Planning & Zoning hearing.

The items on the October 16<sup>th</sup>, 2013 agenda were discussed. Boardmember DiBella questioned the type of mesh that will be around the screen wall on case Z13-052. Staff stated a sample will be brought to the October 16<sup>th</sup>, 2013 Study Session.

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

- A. **GPMInor13-005 (District 6)** 3400 to 3500 blocks of South Signal Butte Road (west side) and 10,300 to 10,700 East Elliot Road (north side). (32± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Business Park (BP) to Community Commercial (CC). This request will allow commercial development. (PLN2013-00131)

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Staff member Jason Sanks presented the case to the Board. Mr. Sanks stated the applicant has decreased the area of the request from 60± to 32± acres. He explained the applicant is now requesting a Minor General Plan Amendment to Community Commercial (CC) instead of the previous request of Regional Commercial (RC). The applicant has also changed their zoning request from General Commercial (GC) to Limited Commercial (LC). Mr. Sanks stated with these changes in the request to less intense designations, staff is supportive of the rezoning request and the minor General Plan amendment. However, staff feels the site plan needs some additional work to meet development standards set forth in the Mesa Gateway Area Strategic Plan. Staff member Sanks explained staff would like some additional time to work with the applicant and is recommending a 60 day continuance on the site plan review.

Boardmember DiBella opened a public hearing for GP13-005. With no one from the public present to comment, the public hearing was closed.

3. Planning Director's Updates:

John Wesley, Planning Director, explained the public outreach portion of the General Plan update will begin again on October 22<sup>nd</sup>, 2013. There will be a meeting in every village area.

4. Other Business:

None.

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

None.

The meeting adjourned at 8:06 a.m.

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

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