

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
October 17, 2006 at 7:30 a.m.

MEMBERS PRESENT

Rich Adams, Chair
Barbara Carpenter
Frank Mizner
Jared Langkilde
Pat Esparza

MEMBERS ABSENT

Alex Finter, Vice-Chair, excused
Ken Salas, excused

OTHERS PRESENT

John Wesley
Tom Ellsworth
Jennifer Gniffke
Ryan Matthew
Maria Salaiz
Kelly Arredondo
Krissa Lucas
Gordon Sheffield

Veronica Gonzalez
Jim Smith
Hector Tapia
Dorothy Shupe
Michelle Dahlke
Paul Dugas
Ralph Pew
Sean Lake

Paul Gilbert
Dan Brock
Reese Anderson
Jeff Welker
Wayne Balmer
Scott Morrison
Others

Chairman Adams declared a quorum present and the meeting was called to order at 7:30 a.m.

1. The items on the October 19, 2006, agenda were discussed. No formal action was taken.
2. Conduct a Public Meeting on the following General Plan Amendments:

- a. **GPMInor06-04 (District 6)** The 4400 to 4500 blocks of South Mountain Road (east side). Located south of Warner Road and east of Mountain Road (6.73± ac). Minor General Plan Amendment to change the General Plan Land Use map from Medium Density Residential 2-4 dwelling units per acre (MDR 2-4) to Medium Density Residential 4-6 dwelling units per acre (MDR 4-6). Brad Weekes, President, Heritage Development, Inc., owner; Ralph Pew, Pew and Lake PLC, applicant. **COMPANION CASE Z06-75.**

Krissa Lucas, Planner I, gave a brief overview of the case stating that this request is to change the designation to allow a density of 5.5 dwelling units per acre. She stated that an application has been filed for a commercial site directly to the north of this site and staff feels this amendment would be a good buffer to the commercial. She added that staff is recommending approval.

Chairman Adams opened the Public Meeting for General Plan Amendment GPMInor06-04.

As there were no citizens present who wished to speak on this issue, Chairman Adams declared the public hearing closed.

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- b. **GPMInor06-05 (District 6)** The 1000 to 1100 block of South Higley Road (east side). Located north of Southern Avenue on the east side of Higley Road (2.44± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Medium Density Residential 4-6 dwelling units per acre (MDR 4-6) to High Density Residential 10-15 dwelling units per acre (HDR 10-15). Ross N. Farnsworth, Jr., RSB Partners LLC, owner; Jeff Welker, Welker Development Resources LLC, applicant. **COMPANION CASE Z06-79.**

Ryan Matthews, Planner I, gave a brief overview of the case stating that the applicant is requesting to change the land designation to high density residential. He mentioned that the surrounding area is already built at 3.3 to 5.5 dwelling units per acre and staff finds that raising the density to over 10 dwelling units per acre for this small parcel is a disconnect from the surrounding fabric and staff is recommending denial of this case.

Boardmember Langkilde stated that there was some concerns about the impact that all this multi-unit housing was going to have on the schools system and asked if this would continue to exacerbate that problem. Mr. Matthews responded that given the small size of this parcel there will not be a lot children added to the schools.

Chairman Adams opened the Public Meeting for General Plan Amendment GPMInor06-05.

As there were no citizens present who wished to speak on this issue, Chairman Adams declared the public hearing closed.

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- c. **GPMInor06-06 (District 6)** The 7500 to 7600 blocks of East Elliot Road (north side) and the 3400 to 3500 blocks of South Sossaman Road (west side). Located north of Elliot Road and west of Sossaman Road (10± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Neighborhood Commercial (NC) to Mixed Use / Employment (MU/E). Scott C. Morrison, Morrison Ranch, Inc., owner/applicant.
COMPANION CASE Z06-83.

Jennifer Gniffke, Planner II, gave a brief overview of the case stating that the reason for this request is to facilitate the development of Desert Place @ Morrison Ranch Industrial. The Desert Place @ Morrison Ranch Industrial incorporates a “campus like” environment with a mixture of industrial/office and commercial uses. Their goal is to develop this as a campus environment and not have commercial uses concentrated at the corner. She stated that staff is recommending approval.

Chairman Adams opened the Public Meeting for General Plan Amendment GPMInor06-06.

As there were no citizens present who wished to speak on this issue, Chairman Adams declared the public hearing closed.

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- d. **GPMInor06-07 (District 5)** 5750 East Main Street. Located on the north side of Main Street between Higley and Recker Roads (13.6± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Medium Density Residential 6-10 dwelling units per acre (MDR 6-10) and Community Commercial (CC) to High Density Residential 15+ dwelling units per acre (HDR 15+). Shane Kuber, owner; Brent Miller, applicant.
COMPANION CASE Z06-56.

Ryan Matthews, Planner I, gave an overview of the case stating that this request is for the northern two-thirds portion of the overall site. The request is to change the existing General Plan designation to High Density Residential and that the southern portion will remain as Community Commercial. He noted that that this specific location provides a decent buffer from the more intense uses along Main Street and that the majority of the site is already zoned R-4, so this would bring the General Plan into conformance with the zoning. He mentioned that staff is recommending approval.

Chairman Adams opened the Public Meeting for General Plan Amendment GPMInor06-07.

As there were no citizens present who wished to speak on this issue, Chairman Adams declared the public hearing closed.

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- e. **GPMInor06-08 (District 5)** Request amendment of the General Plan Land Use Map from Low Density Residential (0-1) to High Density Residential (10 - 15) for 9.3 acres +/- of land identified as parcel 10 in the proposed Stonebridge Mountain DMP. Jeff Blandford, Pinnacle Ridge Holdings LLC, owner; Paul Dugas, applicant. **COMPANION CASES Z06-86 and GPMInor06-09.**

John Wesley, Planning Director, stated that this case involves two General Plan Amendments and a zoning case. He gave a brief overview of the related zoning case as it pertains to the General Plans. He stated that there are two areas, one on each side of McKellips Road, where the density is going to be higher and throws the overall density within the development a little beyond the current General Plan designation. Mr. Wesley stated that GPMInor06-08 is requesting to go from Low Density Residential to High Density Residential, which seems like a big change but is in context with the overall plan and design for the area and works well.

Boardmember Mizner commented that the Land Use Map shows this area as low density residential and should this be approved by City Council, the area north of McKellips would remain low density except for this one block of high density. He asked if this would be inconsistent with the General Plan. Mr. Wesley responded that staff worked closely with the applicant to blend densities and keep everything within the existing plan designations. We were able to do this with the exception of these two small areas. The overall plan will still be met with low density development in this area.

Boardmember Carpenter asked staff if apartments could be built with this proposed density. Tom Ellsworth, Senior Planner, responded that as part of the Development Master Plan, apartments could not be built without coming back for an amendment. Mr. Wesley commented that the DMP limits the total number of dwelling units so if they build too many in one location they have to reduce the number somewhere else.

Chairman Adams opened the Public Meeting for General Plan Amendments GPMInor06-08 and GPMInor06-09.

As there were no citizens present who wished to speak on this issue, Chairman Adams declared the public hearing closed.

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- f. **GPMInor06-09 (District 5)** Request amendment of the General Plan Land Use Map from Low Density Residential (1 - 2) to High Density Residential (10 - 15) for 9.4 acres +/- of land identified as parcel 14 in the proposed Stonebridge Mountain DMP. Jeff Blandford, Pinnacle Ridge Holdings LLC, owner; Paul Dugas, applicant.
COMPANION CASES Z06-86 and GPMInor06-08.

John Wesley, Planning Director, stated that this case involves two General Plan Amendments and a zoning case. He gave a brief overview of the related zoning case as it pertains to the General Plans. He stated that there are two areas, one on each side of McKellips Road, where the density is going to be higher and throws the overall density within the development a little beyond the current General Plan designation. Mr. Wesley stated that GPMInor06-08 is requesting to go from Low Density Residential to High Density Residential, which seems like a big change but is in context with the overall plan and design for the area and works well.

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Chairman Adams opened the Public Meeting for General Plan Amendments GPMInor06-08 and GPMInor06-09.

As there were no citizens present who wished to speak on this issue, Chairman Adams declared the public hearing closed.

The meeting adjourned at 10:50 a.m.

Respectfully submitted,

John Wesley, Secretary
Planning Director

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