

**CITY OF MESA**

**MINUTES OF THE PLANNING AND ZONING BOARD MEETING**

Held in the City of Mesa Council Chambers

Date: August 17, 2011 Time: 4:00 p.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

Chell Roberts (excused)

OTHERS PRESENT

John Wesley  
Gordon Sheffield  
Tom Ellsworth  
Lesley Davis  
Angelica Guevara  
Wahid Alam  
Debbie Archuleta  
Margaret Robertson

Bill Brown  
Drew Olson  
David Howells  
Others

Chairperson Carter declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated August 17, 2011. Before adjournment at 5:01 p.m., action was taken on the following:

It was moved by Boardmember Vince DiBella, seconded by Boardmember Beth Coons that the minutes of the June 14, 2011, and June 15, 2011 study sessions and regular meeting be approved as submitted. Vote: Unanimous

Consent Agenda Items: All items identified with an asterisk (\*) were approved with one Board motion.

It was moved by Boardmember Brad Arnett, seconded by Boardmember Suzanne Johnson that the consent items be approved. Vote: 6 – 0 (Boardmember Roberts absent)

Zoning Cases: Z11-21, Z11-17, Z11-19, Z11-20, Z11-22

## MINUTES OF THE AUGUST 17, 2011 PLANNING AND ZONING MEETING

Item: **Z11-21 (District 1)** The 900 through 1100 blocks of North Dobson Road (east side). Located east of Dobson Road and south of the Loop 202 Red Mountain Freeway (168.05± acres). District 1. Site Plan Modification. This request will allow for the redesign of the Mesa Riverview retail center. Kimco Riverview, owner; Kimco Realty, applicant. (PLN2011-00134)

Comments: Boardmember Vince DiBella abstained.

Bill Brown, 23 Mauchly Avenue, Irvine, California, represented the case. Mr. Brown stated he was in opposition to condition 1a, "Revise the west side of the new parking area east of Building 'E' to incorporate a gradual curve to the drive aisle and increasing the pedestrian space as indicated in Exhibit 1 in the staff report". He stated they were removing existing buildings and increasing parking spaces. In a future phase they could add new tenant buildings. He thought the gradual curve staff was requesting would cause cars to drive faster, and he stated people look for 90° angles to know where to cross. He also stated they don't need more pedestrian open space.

Staffmember Lesley Davis explained the Board was only discussing Phase I of the proposal at this meeting. She stated the request was to remove 30,000 sq. ft. of retail, change the ring road south of Bass Pro, add pocket parks, remove the roadway between Toby Keith and Cactus Moon, and add a park to the gazebo area. She stated that a consistent comment from staff, the Design Review Board and neighbors had been that the walkway north of the new parking area seemed thin compared to the area in front of Toby Keith and the area in front of the theatre. Staff had suggested the curve as a compromise, to transition between the 100' area in front of Toby Keith and the 38' area in front of the shops. She stated there were several methods that could be used to mitigate speed of cars and the sidewalk design.

Chair Randy Carter confirmed the location of the curve. He questioned why the area along Building B was not curved. He stated the increased curve created a nice area, but he wondered what it would be used for. He stated that the area where the palms are did seem thin. Staffmember Davis stated the idea was to create a better transition between the walkways. She stated the area could be used by Matta's and any future restaurant in that area. Chair Carter suggested the curved area be smaller, with a drop-off area by the Matta's. Mr. Brown stated they were proposing drop-off areas at Bass pro and at Cinemark, They did not want another drop-off area, especially on a curve.

Beth Coons confirmed the colonnade was a 12' wide trellis, and the entire walkway could be 38' from curb to face of building. She stated she was having a hard time understanding why the owner wouldn't want to do what will bring in pedestrians. She stated the owner would do it, if they thought it would bring in more people.

Boardmember Suzanne Johnson liked the plan as submitted.

It was moved by Boardmember Beth Coons, seconded by Boardmember Suzanne Johnson

That: The Board recommend to the City Council approval of zoning case Z11-21 conditioned upon:

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1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted (without guarantee of lot yield, building count, lot coverage) except as modified below:
2. Compliance with all requirements of the Design Review Board.
3. Future Site Plan Review for phase two.
4. Compliance with all City development codes and regulations.

Vote: Passed 5 – 1 – 1 (Boardmember DiBella abstained, Boardmember Roberts absent)

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**Note:** *Audiotapes of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at [www.mesaaz.gov](http://www.mesaaz.gov)*

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Item: **Z11-17 (District 4)** The 300 West through 100 East blocks of Main Street (north and south sides). Located between 1<sup>st</sup> Street and 1<sup>st</sup> Avenue from Country Club Drive to MacDonald; and located between 1<sup>st</sup> Street and 2<sup>nd</sup> Avenue from MacDonald to Centennial Way/ Serrine (150± acres). District 4. Rezone from TCC, TCR-2 and TCB-1 to TCC-DE, TCR-2DE, and TCB-1DE. This request will establish a Downtown Events Overlay District along the Main Street corridor. Various owners; City of Mesa, applicant. **Continued from the June 15, 2011 meeting.**

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Brad Arnett, seconded by Boardmember Suzanne Johnson

That: The Board continue zoning case Z11-17 to the September 21, 2011 Planning and Zoning Board meeting.

Vote: Passed 6 – 0 (Boardmember Roberts absent)

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Item: **Z11-19 (District 3)** 550 West Juanita Avenue. Located west of Country Club Drive and north of Baseline Road (7.8± acres). District 3. Rezone from LI to GI with a Council Use Permit and Site Plan Review. This request will allow the expansion of an existing manufacturing facility. (PLN2011-00130)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Brad Arnett, seconded by Boardmember Suzanne Johnson

That: The Board recommend to the City Council approval of zoning case Z11-19 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, and preliminary elevations as approved through the Design Review Process.
2. Compliance with all requirements of the Design Review Board.
3. Compliance with all City development codes and regulations.

Vote: Passed 6 – 0 - 1 (Boardmember Roberts absent)

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## MINUTES OF THE AUGUST 17, 2011 PLANNING AND ZONING MEETING

Item: **Z11-20 (District 2)** The 1400 block of South Val Vista Drive (east side). Located on the east side of Val Vista Drive north of the US 60 Superstition Freeway (7.5± acres). District 2. Rezone from NC and RM-4 to RM-4 BIZ and Site Plan Review. This request will allow the development of an apartment complex. Paul Jennings, PCS Development, owner; Drew Olson, MoDev, applicant. (PLN2011-0135)

Comments: David Howells of 1458 South 37 Street, spoke in opposition to the project. He was opposed to the density, he thought there were too many units. He was concerned with privacy for the homes to the east, the increase in traffic, and problems of lack of parking in the project. He did not want a multi-level project. He stated the parking would be too close to homes, he was concerned with trash and traffic. He wondered why it wasn't going to be LEED if it is going to be green.

Drew Olson, project manager, represented the case. Mr. Olson stated the project would not be typical, and that it would be the highest and best use of the property. He stated they had spoken with different people regarding the parking and had been told they would need between 1.5 and 1.7 spaces per unit based on their unit mix, and they were providing 1.7, so he disagreed with the City parking requirement. Mr. Olson stated 96% of the units would be studio, one bedroom or two bedroom, and 50% of the units would be one bedroom. Mr. Olson stated he had gone door to door through the neighborhood several times.

Staff Planner Wahid Alam explained the request is for a 7.44 acre, RM-4 BIZ apartment project at 27 dwelling units per acre. Currently the northern portion of the project is zoned NC and is approved for an assisted living facility. The southern portion is zoned RM-4. The General Plan designation is for 15+ units per acre. The City requirement for open space is for a minimum of 15%. This project has one pool and a clubhouse which are located at the northwest corner of the project. There are no other amenities. The applicant is proposing 1.7 parking spaces per unit, the Zoning Code requires a minimum of 2.1 spaces per unit. The buildings at the south of the project are 10' from the adjacent retention basin, and freeway. He stated the applicant does not want to create the floor plans, elevations, drainage, plans until they have assurance the Board would support their density. One of the problems staff is having is that the site plan keeps changing.

Boardmember Brad Arnett, asked if staff would normally have documentation of the LEED certification by this time. He thought the application was moving too quickly, and thought staff and the Board needed additional information. He thought the applicant needed to work with staff to provide the information needed to complete the application. He asked if they could do the parking under the buildings.

Boardmember Beth Coons confirmed you cannot get LEED certification until you build the building. She asked if only one pool was normal for a project of this size. Mr. Alam stated that many apartment project have only one pool. What staff is asking for would be things like tot lots, open space, and other amenities. Boardmember Coons stated she was concerned there would not be enough parking, which would then cause people to park out on the street, or in the neighborhood.

Boardmember Vince DiBella stated there are check lists you can go through to show you are planning to apply for LEED certification. He stated this application does not provide the technical information the Board needs. The narrative reads well, but it doesn't translate to the site plan and other submittals. Mr. Olson stated they are planning to build a very green project,

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with energy saving appliances and other green amenities. Boardmember DiBella asked if that information had been documented because it was not in the packet.

Mr. Olson stated it was expensive and took a long time to get LEED certification, he stated they may not request the certification.

Chair Randy Carter asked if Mr. Olson had a list of the neighbors who had been contacted. He asked staff if there was a list of the upgrades the City wants for the BIZ overlay. Mr. Alam stated the Zoning Code has a list of three items and applicants are required to provide two of the three. Chair Carter agreed there was not enough parking. He stated the site plan is not yet set, the Board needs a final site plan, that shows tot lots, and other amenities. The grading and drainage is not correct, it needs to be correct at the next meeting. The Board needs to know what the elevations will be. The project needs to be compatible with the neighbors to the east.

It was moved by Boardmember Vince DiBella, seconded by Boardmember Beth Coons

That: The Board continue case Z11-20 to the September 21, 2011 Planning and Zoning Board meeting.

Vote: Passed 6 – 0 (Boardmember Roberts absent)

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Item: **Z11-22 (District 1)** East and West of Dobson Road, along the 202 Freeway (south side). District 1. Modification of a Council Use Permit. This request will allow for the redesign of the Freeway Landmark Signs for the Mesa Riverview retail center. Kimco Riverview, owner; Kimco Realty, applicant. (PLN2011-00162)

Comments: This case was placed on the consent agenda by the Board at their study session, therefore the case was not discussed individually.

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Lisa Hudson

That: The Board recommend to the City Council approval of zoning case Z11-22 conditioned upon:

1. Compliance with Ordinance #4312, except for the following.
2. Compliance with Ordinance #4862, except for the following.
3. Compliance with all requirements of the Design Review Board.
4. Compliance with all requirements for a modification of the Special Use Permit for the Comprehensive Sign Plan from the Board of Adjustment.
5. Compliance with all City development codes and regulations.
6. Compliance with all requirements of the Development Services Division with regards to the issuance of building and sign permits.

Vote: Passed 5 – 1 – 1 (Boardmember DiBella abstained; Boardmember Roberts absent)

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Respectfully submitted,

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John Wesley, Secretary  
Planning Director

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