

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
February 16, 2010 at 7:30 a.m.

MEMBERS PRESENT

Frank Mizner, Chair
Randy Carter, Vice Chair
Beth Coons
Chell Roberts
Vince DiBella
Lisa Hudson

MEMBERS ABSENT

OTHERS PRESENT

John Wesley	Sean Lake
Tom Ellsworth	Matt Willis
Lesley Davis	Cheryl Kirby
Wahid Alam	Tom Kirby
Debbie Archuleta	Others

Chairperson Mizner 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 17, 2010 regular Planning & Zoning hearing.

The items on the February 17, 2010, agenda were discussed. No formal action was taken.

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

Matt Willis 6911 East Milago spoke and stated the neighbors main concern was the safety of their children. He stated there are an elementary school, a Jr. High school, and a High school within a ½ mile of this project. Traffic already backs up onto Monterey every morning and afternoon. He thought that increasing the density from the approved 6 – 10 units per acre to 18 units per acre was too intense. He also thought the complex would be difficult to market. The vacancy rate at the two apartment projects across the street was 20% and with the traffic congestion at this project it would be more difficult than the other projects.

Cheryl Kirby 6917 East Mirabel Avenue then spoke and stated she did not believe this project would be a benefit to their community. The traffic on Monterey was already an issue. She wanted to see a much lower density.

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Tom Kirby then spoke and stated he was concerned that the area already had apartment complexes and wondered what would happen if the project failed and went into foreclosure. He thought the marketing studies should be done for current economic conditions.

The public hearing portion of the meeting closed at 8:17.

3. Planning Director's Updates:

Planning Director, John Wesley, explained that one of the changes for the Design Review process was for the Design Review Board to establish design guidelines for various areas of the City. As part of that the Design Review Board has been reviewing the proposed changes to the Zoning Code. One of the suggestions from the Board that has been incorporated into revisions to the new Zoning Code is to provide Design Objectives. He stated staff hopes to have a public draft sometime in March.

Mr. Wesley then explained that there is a citizens group working on a "Central Main Street Plan". So far they have had two meetings. He stated the City has finalized the contract for work on the Form Based Code. The first design workshop will probably be in June. Mr. Wesley stated previous items recommended to Council are on track for Council.

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

None.

The meeting adjourned at 8:26 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.