

## MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

**Item:**           **Z14-012 (District 2)** 6350 East Main Street. Located east of Recker Road on the north side of Main Street. (0.63± acres). Rezone from LC to LI-BIZ. This request will allow the redevelopment of a commercial building.

**Summary:**     Staff member Jason Sanks gave a short presentation of the case. Mr. Sanks stated that the proposed Minor General Plan Amendment is compatible with the existing Mesa 2025 General Plan Land Use Designation.

Roger Walklin of 6522 East Albany, Vernon Bengtson Jr., of 6345 East Akron Street, Steve Gettler, of 6449 East Albany Street, Beth Hall, P.O. Box 20935 and Shirley Coyle, of 6429 East Albany Street, in opposition, expressed their concerns on the rezone and the intended use. Their views were that the site should host a more appropriate use for the surrounding community.

Bryce Tieman, of 6421 East Boise Street was in, opposition, expressed his concern that the rezone may bring about an increase in crime.

The applicant, Lindsay Shube, addressed the residents' concerns and spoke on the underutilized plaza in its existing zoning category and spoke of a refreshed commercial potential if the property were to be rezoned.

It was moved by Boardmember Brad Arnett, seconded by Boardmember Coons.

**That:** The Board approves of zoning case Z14-012 conditioned upon:

1. Compliance with the basic development as described in the project narrative and site plan provided.
2. Full compliance with all City development codes and regulations.
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit as part of the future phase(s) or at the time of recordation of the subdivision plat of the future phases(s), as depicted on the phasing plan, whichever comes first.
4. Landscaping and offsite street improvements will be completed in Phase 1 as described in the project narrative. Offsite street improvements and additional street frontage landscaping to be installed in the future phase(s) as described in the project narrative and depicted on the site plan.
- 5.

**Vote:**   **Passed (4-0) (Absent: Boardmembers Clement, Hudson & Johnson)**