

## MINUTES OF THE OCTOBER 15, 2014 PLANNING & ZONING MEETING

**Item E.2. Z14-49 (District 4).** 155 South Hibbert. Located south of Main Street and west of Mesa Drive (1.7± acres). Rezone from DR-2 and DR-3 to T4-Neighborhood Flex (Form-Based Code). This request will allow for a live/work development. (PLN2014-00477).

**Summary:** Staff member Kim Steadman presented the case.

Mr. Craig Morris, of 134 South Hibbert, is generally in support of the project. Mr. Morris has no objection to light retail on the property.

Mr. Leslie Smith, of 126 South Hibbert, is in support of adding commercial activities to the property. Mr. Smith is concerned with large outdoor events in the neighborhood.

Vice Chair Vince DiBella verified that the applicant will have a minimum of two additional neighborhood workshops regarding interactive site plan development.

Boardmember Steve Ikeda verified that the setback for the form based code is 0' to 15', with the City's preference of a 0' setback. Doug McCord, Principal and Director of Design Architectural Resource Team at 99 East Virginia Avenue in Phoenix, stated that currently the proposed site plan has a 0' setback from the property line. Mr. McCord stated that there is 12'-15' of sidewalk, 4' landscape buffer and a bike lane between the street and the property line.

It was moved by Boardmember Allen and seconded by Boardmember Ikeda

**That:** The Board recommends approval of zoning case Z14-49 conditioned upon:

1. Compliance with all City development codes and regulations.
2. All street improvements and street frontage landscaping to be installed with the first phase of development.
3. Completion of a Zoning Clearance process per 11-56(E).

**Vote: 5-0** (Absent: Boardmembers Clement and Dahlke)

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**Note:** *Audio recordings 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).*