

Planning and Zoning Board

Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: January 8, 2020 Time: 3:00 p.m.

MEMBERS PRESENT:

Chair Michelle Dahlke
Vice Chair Dane Astle
Jessica Sarkissian
Tim Boyle
Shelly Allen
Jeffrey Crockett
Deanna Villanueva-Saucedo (arrived at 3:32 pm)

MEMBERS ABSENT:

None

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Veronica Gonzalez
Evan Balmer
Wahid Alam
Ryan McCann
Rebecca Gorton

OTHERS PRESENT:

citizens who did not sign in

1. Call meeting to order.

Chair Dahlke declared a quorum present and the meeting was called to order at 3:02 p.m.

2. Review items on the agenda for the January 8, 2020 regular Planning & Zoning Hearing.

Staffmember Wahid Alam presented case ZON19-00711 to the Board. There was no discussion by the Board.

Staffmember Ryan McCann presented case ZON19-00792 to the Board. There was no discussion by the Board.

Staffmember Ryan McCann presented case ZON19-007834 to the Board. There was no discussion by the Board.

Staffmember Evan Balmer presented General Plan Amendment, case ZON19-00954 to the Board. Mr. Balmer explained the request has an associated zoning case, ZON19-00806.

He stated the request for the General Plan amendment changes the character designation from Parks to Neighborhood Character Type. And of the total acreage of 136±, shown approximately 109± acres is being requested to change to the Neighborhood Character Type. The remaining acres will remain as Parks and Open Space designation and not part of the request.

Mr. Balmer explained the applicant has requested a PAD (Planned Area Development) with the rezoning. Some of the PAD deviations being requested include minimum lot size; lot width with increased depth of the lots; setbacks to garages; and, minimum street setback with specific requirements.

The applicant completed a citizen participation plan with the first meeting having 31 residents in attendance. The second meeting included residents of Red Mountain with 126 residents attending. The questions and concerns discussed by those in attendance at the neighborhood meeting included increased traffic, access points to the site, and use of the Red Mountain Ranch park. Mr. Balmer stated the developer proposed the ability to utilize the Red Mountain Park which would be a private agreement between the developer and the HOA of Red Mountain Ranch. The proposed development will include ample amenities for the residents if the agreement is not reached to use the Red Mountain amenities.

3. Conduct a public hearing on the following General Plan Amendments:

Chair Dahlke opened the public hearing for cases ZON19-007954 at 3:22 pm.

- 3-a ZON19-00954 District 5.** Within the 5600 to 6000 blocks of East Thomas Road (north side) and within the 3600 to 4000 blocks of North Recker Road (west side). Located north of Thomas Road and west of Recker Road. (109.8± acres). Minor General Plan amendment to change the Character Type from Parks to Neighborhood. This request will allow for the development of a single-residence subdivision. Desert Vista 100, LLC, applicant; City of Mesa, owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

Staffmember Evan Balmer reiterated the request for a General Plan amendment to the Board. Mr. Balmer stated the General Plan amendment is associated with a rezoning case and preliminary plat.

Applicant Sean Lake, 1744 S. Val Vista explained the history and background of how the property became available for development. He explained the City purchased the property years ago with the intention of it becoming a park. It went through two park bond elections which were not passed by the citizens so there was never funding to develop the park. The City looked at the property and decided to put the property up for action last year and Blandford become the highest bidder and was awarded the contract. He informed the Board that Blandford Homes will be deeding back to the City of Mesa a portion of the property on the north side so that the City will own and have a public park assessable to all citizens of Mesa to enjoy.

Mr. Lake stated the developer has not closed on the property yet but do so as soon as the entitlements are finalized. Mr. Lake stated as the developer designed the project,

they looked at lot sizes in the Red Mountain Ranch development, and developed the variation of lots sizes accordingly, The developer specifically designed the smallest lots located on the southwest corner of the property and transitioned to larger lots within the middle of the property as a result of recognizing the Red Mountain Development. He explained in consideration of preserving open space, they kept approximately 67 acres of the site as part of that open space.

Boardmember Crockett inquired if access to the public park will be through the development. Mr. Lake responded the park will have its own access off Recker Road and it will be up to the City Council to make the decision about access to the park.

Boardmember Allen made a motion to close the public hearing at 3:28 pm. The motion was seconded by Boardmember Crockett.

Vote: 6-0 Approved (Boardmember Villanueva-Saucedo, arrived after vote)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, and Crockett

NAYS – None

4. Planning Director's Updates.

a. Update on proposed text amendments.

Planning Director Nana Appiah stated staff has a text amendment recommendations that will be presenting to the Board in the year. Dr. Appiah stated staff will be making a presentation to the City Council at the end of the months to seek direction to certain recommended changes to the General Plan, which includes clarifying intended uses and goals of the General Plan character designations. He also explained the City Council discussion will include review of the 3-year comprehensive review of the General Plan.

Dr. Appiah also informed the Board that the City received a grant for the Historic Preservation Office to look into the City's Historic Preservation Ordinance and update Design Guidelines, as the current guidelines seem a bit outdated.

5. Adjournment.

Vice Chair Astle motioned to adjourn the meeting at 3:34 pm. The motion was seconded by Boardmember Sarkissian.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett and Villanueva-Saucedo

NAYS – None

Respectfully submitted,



Nana K. Appiah, AICP, Secretary
Planning Director

Note: Audio recordings of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov.