

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: August 15, 2017 Time: 7:30 a.m.

MEMBERS PRESENT:

Chair Michael Clement
Vice Chair Michelle Dahlke
Jessica Sarkissian
Tim Boyle
Jennifer Duff
Shelly Allen

MEMBERS ABSENT:

Dane Astle

STAFF PRESENT:

John Wesley
Tom Ellsworth
Lesley Davis
Kim Steadman
Wahid Alam
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

citizens who did not sign in

1. Chair Clement declared a quorum present and the meeting was called to order at 7:34 a.m.
2. Reviewed items on the agenda for the August 16, 2017 regular Planning and Zoning Board Hearing.

Items on the August 16, 2017 agenda were discussed.

Staffmember Lisa Davis presented case Z17-037 to the Board. Ms. Davis stated there are currently two billboards on the property one of which will be removed prior to construction. Ms. Davis stated staff has requested the elimination of three parking spaces on the west side of the property, staff had concerns with pedestrian and vehicular traffic there.

Staffmember Wahid Alam presented case Z17-039 to the Board. Mr. Alam stated the Design Review Board had requested a few changes which the applicant has agreed with. Boardmember Boyle inquired what materials are being used on the wall cladding. Mr. Alam stated it is a composite type material cladding.

Staffmember Kim Steadman presented case Z17-040 to the Board. Mr. Steadman stated the development is a new carwash and has been to the Design Review Board which requested a few changes to the design. A few changes requested are to add synthetic stone to contrast with the concrete block and a revision to the arch. Boardmember Allen inquired if staff and the Board are comfortable with the design and quality of the materials. Mr. Steadman responded staff feels the applicant is using quality materials and providing interest in the building design. Boardmember Boyle inquired if the design of the arch is

changing from what was presented to the Board. Mr. Steadman responded the final design looks similar but will be pulled away from the building.

Staffmember Tom Ellsworth presented case Z17-043 to the Board. Mr. Ellsworth explained the convenience store on the northern lot will be decommissioned and relocated to this location. The applicant has requested an increase of the number of parking spaces which will be done through an Administrative Use Permit. Chair Clement inquired if the applicant is increasing the footprint from the existing building. Mr. Ellsworth responded he is not sure.

Boardmember Allen inquired what are the plans for the use of the existing building. Mr. Ellsworth stated the applicant may use it as their own offices or market it as retail. Ms. Allen expressed concern that the property will be left vacant which is similar to other buildings in Mesa. Chair Clement inquired if this should be a concern of this Board. Planning Director John Wesley responded there is nothing specific in our ordinance that does not allow a property owner to build if they vacate a building.

Staffmember Lesley Davis presented case Z17-034 to the Board. Ms. Davis explained this request will allow a multi-residential development with commercial and retail services. Ms. Davis stated the applicant is requesting one building to exceed the height requirement by 10' to screen the equipment on the roof. She stated the Airport did not express any concerns as long as they meet FAA requirements for clearance. Ms. Davis stated this project was presented to the Design Review Board and received support. There were some areas which the Board felt could be improved on and the applicant is in agreement with those changes. Boardmember Boyle inquired if the screening could be seen by the elevations presented and Ms. Davis responded it is incorporated within the parapet.

Staffmember Lesley Davis presented case Z17-036 to the Board. Ms. Davis stated this is a rezoning and preliminary plat for a residential development which has been a horse ranch for many years. The subdivision has a large open space with several deep lots on the north end. Ms. Davis stated the applicant has requested a deviation for a reduction of front yard setbacks. She stated staff has a condition of approval to incorporate a more ranch theme and material upgrades for the elevations. The design of homes has not yet been approved and the applicant has been working with staff to finalize. Staffmember Davis stated there were concerns raised by the residents at the neighborhood meeting. Those concerns include the request for a pedestrian connection to canal; traffic congestion on the street near the park; questions if the schools were contacted; and excessive loitering. Ms. Davis stated the neighbors to the north would like to limit the homes to one-story floor plans and another resident would like to see another dog park since the existing one is very busy.

Boardmember Sarkissian inquired if there will be a fence to prevent access from the canal to the open space. Applicant Sean Lake, responded there will be a fence from Southern to the north to discourage anyone from entering the open space but at this time they are unsure how long the fence will be. Boardmember Allen inquired if the applicant can do anything with the two-story homes on the north end and Mr. Lake responded the lots are deeper than the other lots and a two-story home provides greater set-backs than a one-story does. Boardmember Boyle inquired if the elevations will have a better design and Mr. Lake responded they are working with staff to develop ranch style elevations. Ms. Davis added if they cannot come to an agreement, staff would elevations to the Design Board for approval. Mr. Boyle stated he would like to see the final designs. Mr. Boyle inquired what the grade is for the

surrounding schools and Ms. Davis stated she will provide those numbers at the Wednesday Study Session. Boardmember Boyle stated schools are over populated and there is an effect when more students come in. Vice Chair Dahlke inquired if there are concerns about on-street parking at the park. Mr. Lake responded when the city bought the property for the park, the neighbors wanted the entrance to be on the east side, but people park on the west public street side and it is busy.

Staffmember Kim Steadman presented case GPMInor17-001 and Z17-038 to the Board. Mr. Steadman stated this request is to amend the Character Type from Employment to Mixed Use Activity District and rezone the area to RM-3-PAD to allow for the development of a multi-residential complex. Mr. Steadman stated there will be an entrance on Baseline as well as an additional entrance along the north side which will become Banner Gateway Drive. This additional entrance will tie this development into the adjacent employment district. He stated the density of the development is slightly below requirements for RM-3, but this will allow for taller building height and allow them to screen roof top equipment. Mr. Steadman explained the PAD overlay which allows some deviations from code that is outlined on page 5 of the staff report.

Boardmember Allen confirmed that a hotel and apartment complex were previously approved and inquired how many units were approved. Staffmember Steadman responded there were close to the same number of units as there are with this request. Ms. Allen stated with the approval of this complex, there will be five apartment complexes within one square mile and feels the impact to have that much residential density in that area is of concern. Planning Director John Wesley responded that staff had concerns about the overabundance of apartment complexes as well and after further review became comfortable because there is a separation between the complexes. Mr. Wesley stated there is employment surrounding the area and Banner Gateway has plans to expand their campus. Boardmember Allen responded she is still uncomfortable with the additional multi-residential development.

Boardmember Boyle expressed his concerns that transient ownership has a negative impact on reading and math scores in local schools and asked the Board to consider the impact this development will have on the schools. Chair Clement confirmed the total number of units will be from 500 to 600 units. Vice Chair Dahlke stated multi-family uses have changed over the years and people are choosing this type of life style.

Staffmember Tom Ellsworth presented a review of the Southwest Redevelopment Area Plan to the Board. The plan outlines problem statements, and possible programs to facilitate a redevelopment area that once was a vibrant area of Mesa. Ms. Sorenson further explained the process to qualify projects in the future.

3 Conduct a public hearing on the following general plan amendment:

3-a Conduct a public meeting on the following General Plan Amendment:

Chair Clement opened the public hearing for case GPMInor17-001 at 8:36 am. Recommendation is for adoption.

Applicant Stephen Earl, spoke on behalf of Mark Taylor. Mr. Earl stated the property has been vacant for more than 30 years and the Banner Systems have requested Mark Taylor to build more apartment units as they are anticipating expansion of the Banner campus. Mr. Earl stated the new Banner Gateway Blvd road is being built entirely by Mark Taylor. He stated the population of school age children is low and should not impact the local

schools. Chair Clement inquired when the connection will be constructed and Mr. Earl responded it is under construction now.

Boardmember Allen stated she has the same concerns as she stated earlier. Boardmember Boyle expressed concerns about what could happen if the hospital closes and the apartment units become vacant. Ms. Allen has concerns that the notification process was not complete. Staffmember Steadman responded they met the legal requirement for notification. Mr. Steadman explained notification and Citizen Participation Plan are two different things. The applicant began their own Citizen Participation Plan by mailing out letters to property owners within to 500' and invited them to a meeting. They increased the mailing to 1,000' and to HOA's and registered neighborhoods within 1 mile. At the neighborhood meeting, five citizens attended that had concerns with traffic on Old Greenfield Road.

Boardmember Sarkissian confirmed that Banner went to Mark Taylor and requested more units. Ms. Sarkissian asked if the reason is that the occupancy rate is low in the area or are the type of employees Banner is looking for more professional. Stephen Earl responded Mark Taylor has been in cooperation with Banner in other areas and has a strong working relationship. He stated Banner feels the Mark Taylor provides a more expensive style and fits the needs of their employees. Mr. Earl stated he does not know their vacancy rate, but Banner has an expectation of more than 3,000 employees.

Boardmember Boyle requested the length of the garages have some break in the length and Mr. Steadman stated the project is going to the Design Review Board and staff will raise the concern.

Chair Clement closed the public meeting on the General Plan Amendment 8:50 am.

4. Other Business

4-a Election of Officers

Boardmember Sarkissian nominated Michael Clement to remain as Chair and Michelle Dahlke to remain as Vice Chair. The nomination was seconded by Boardmember Allen.

Vote: 6-0 (Boardmember Astle, absent)

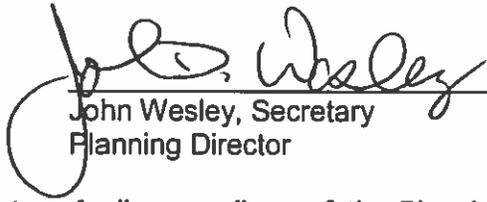
5. Planning Director's Updates. (The items in the Planning Director's Updates are not for Board discussion and no Board action will be taken on the updated items.)

6. Adjournment.

Boardmember Allen made a motion to adjourn the meeting at 9:02 am. The motion was seconded by Boardmember Boyle.

Vote: 6-0 (Boardmember Astle, absent)

Respectfully submitted,


John Wesley, 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*