

Planning and Zoning Board

Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street

Date: December 20, 2017 Time: 3:45 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

John Wesley
Tom Ellsworth
Veronica Gonzalez
Cassidy Welch
Rebecca Gorton

OTHERS PRESENT:

citizens who did not sign in

1. Call meeting to order.

Chair Clement declared a quorum present and the meeting was called to order at 3:46 p.m.

2. Review items on the agenda for the December 20, 2017 regular Planning & Zoning Hearing.

Staffmember Veronica Gonzalez updated the Board on case ZON17-00323 with a revised staff report. Ms. Gonzalez stated the change was to Condition of Approval #8 which includes the deferment of the sewer. She stated this will be tied into the Development Agreement.

Staffmember Cassidy Welch updated the Board on case ZON17-00432. Chair Clement inquired how many units will be added. Ms. Welch responded there will be an additional 30 units which will bring the development from 354 units to a total of 384. Increasing density from 18 to 20 units per acre.

Vice Chair Dahlke stated she is satisfied with the project in case ZON17-00326 and is in support of moving it back on the Consent Agenda. Boardmember Boyle stated his concerns the product presented is not within the standards of the City. Planning Director John Wesley explained the elevations presented in the packet are used as a type of placeholder and will not be the product for this development. He continued to say there are specific Design Guidelines which are associated with the property which will have to be met.

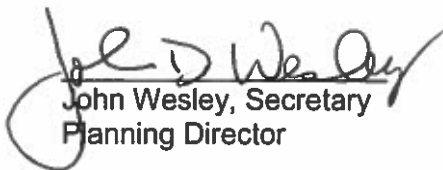
Susan Demmitt, Gammage Burnham, spoke on behalf of Woodside Homes. Ms. Demmitt explained to the Board the elevations were presented as a part of the application process and submitted as a conceptual product in order to work out the cluster portion of the layout. Ms. Demmitt reiterated the elevations are not the elevations proposed to be built at this site and the formal elevations will be come back as a separate application approved administratively. Mr. Wesley clarified the final elevations be reviewed as an administrative application for staff to review. Staff will compare the submittal to what was approved with the Design Guidelines. There was further discussion of the City Design Guidelines process. It was decided to move the case to consent agenda.

3. Other Business.
None
4. Planning Director's Updates.
None
5. Adjournment.

Boardmember Sarkissian made a motion to adjourn the meeting at 4:10 pm. The motion was seconded by Boardmember Allen.

Vote: 7-0

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.