

Planning and Zoning Board

Study Session Minutes

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

Date: March 20, 2018 Time: 7:30 a.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Vice Chair Michelle Dahlke

STAFF PRESENT:

John Wesley
Lesley Davis
Veronica Gonzalez
Wahid Alam
Lisa Davis
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 March 21, 2018 regular Planning and Zoning Board Hearing.

Items on the March 21, 2018 agenda were discussed.

There was a brief presentation of cases ZON18-00069, ZON17-00324, ZON17-00580, ZON17-00585, ZON17-00591 and ZON17-00593.

Staffmember Veronica Gonzalez presented case ZON17-00324 to the Board. Ms. Gonzales explained the request for the BIZ is to establish the orientation of the setbacks, using north, south, east and west in place of standard front, rear and side setbacks. Boardmember Allen inquired if staff received approval from the Fire Department. Ms. Gonzalez responded the applicant submitted and received a Fire code modification to address those issues through the installation of fire sprinklers on both homes as well as a 20' easement for the homes at the rear of the property.

Planning Director John Wesley presented the Zoning Code update for the Airfield Overlay District and Land Use Tables. Boardmember Boyle clarified the proposed changes are to allow certain uses to be closer to the airport than in the past. Mr. Wesley confirmed that to be true. Boardmember Allen confirmed the area along US60 and Baseline Road is currently in the flight pattern. Mr. Wesley responded the area is not in the direct flight path but may be affected by aircraft overflight noise. Boardmember Boyle inquired how

someone goes about being notified they may be in a flight zone. Mr. Wesley responded notification is a part of the documents signed at closing and subdivisions are required to post signs at the sales offices notifying potential buyers.

Staffmember Wahid Alam presented case ZON18-00142, the request for a Minor General Plan Amendment; case ZON18-00143, the comparable zoning; and, ZON17-00247, a request for rezoning to the Board.

Boardmember Boyle inquired if staff has concerns about approving more residential development in this area and Mr. Wesley explained staff does have concerns. He stated staff looks at these requests carefully and seriously considers each application individually. Mr. Wesley explained growing a job base is important and this specific area has the greatest employment designation in the City. He stated if we were to develop this area strictly as employment, it would not be an attractive or sustainable area in the future with people having to commute in for work. Mr. Wesley stated staff has always known we would need to integrate residential in this area and now staff knows where State Route 24 is going, we can designate where residential development can go. Mr. Wesley explained from the beginning, staff was certain we would recommend denial and once we delved into the project, we became comfortable recommending approval. The project is far enough east on Williams Field Road that it would be appropriate to allow residential with State Route 24 as the buffer for employment to the south.

Boardmember Boyle clarified by the time a project comes to the Board, staff has been looking at it for some time. Mr. Wesley confirmed this application has been reviewed by staff for a long time. Mr. Wesley stated there is a lengthy list of stipulations and overall it will create an attractive neighborhood. He explained staff is still working out a number of details with the applicant and will be meeting again prior to the hearing. Mr. Wesley explained there is a chance staff may recommend continuance at the hearing.

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

3-a Chair Clement opened the public hearing for case ZON18-00142 at 8:16 am.

Applicant Sean Lake stated the proposed project has been ongoing for over four years and have worked with staff for the last eight months prior to presenting the request to the Board. Mr. Lake feels it is an outstanding project and the property owners have been working with staff to address their concerns. Mr. Lake stated they will be coming back with a preliminary plat in the future.

Chair Clement closed the public hearing on the General Plan Amendment at 8:20 am.

4. Receive a presentation and discuss Draft Sign Ordinance

Mr. Wesley there is not a presentation and did update the Board on the status of the Draft Sign Ordinance. He stated staff has received good input from the Sign Association and internal review.

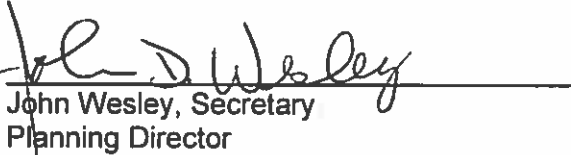
5. Planning Director's Updates.
None.

6. Adjournment.

Boardmember Allen made a motion to adjourn the meeting at 8:22 am. The motion was seconded by Boardmember Duff.

Vote: 6-0 (Vice Chair Dahlke, 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*