

Planning and Zoning Board

Study Session Minutes

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

Date: July 17, 2018 Time: 7:30 a.m.

MEMBERS PRESENT:

Michelle Dahlke
Dane Astle
Jessica Sarkissian
Tim Boyle
Shelly Allen
Jeffrey Crockett
Deanna Villanueva-Saucedo

MEMBERS ABSENT:

None

STAFF PRESENT:

John Wesley
Tom Ellsworth
Lesley Davis
Wahid Alam
Cassidy Welch
Evan Balmer
Ryan McCann
Veronica Gonzalez
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

citizens who did not sign in

1. Vice Chair Dahlke declared a quorum present and the meeting was called to order at 7:30 a.m. Ms. Dahlke introduced new Boardmembers Jeffrey Crockett and Deanna Villanueva-Saucedo.

2. Election of Officers

Boardmember Allen made a motion to nominate Vice Chair Dahlke as Chair and Boardmember Astle as Vice Chair. The motion was seconded by Boardmember Sarkissian.

Vote: 7-0

3. Review items on the agenda for the July 18, 2018 regular Planning and Zoning Board Hearing.

Items on the July 18, 2018 agenda were discussed.

Staffmember Evan Balmer presented case ZON18-00344 to the Board. Mr. Balmer stated this parcel was rezoned in February, 2018.

Staffmember Wahid Alam presented case ZON18-00351 to the Board. Mr. Alam explained this is an existing building which is being converted into a tire shop. The building does not meet current code for foundation base and building separation. The applicant will be go to the Board of Adjustment for approval through the SCIP process.

Staffmember Lesley Davis presented case ZON18-00353 to the Board. Ms. Davis explained there will be minor adjustments to the lot lines on the west side and are working out those revisions.

Staffmember Lesley Davis presented case ZON18-00355 to the Board for staffmember Lisa Davis. Ms. Davis explained the design is reviewed by Eastmark design review committee.

Staffmember Lesley Davis presented case ZON18-00355 to the Board for staffmember Lisa Davis. Ms. Davis explained the applicant is working with staff to make a few changes to the parking garage.

Tom Ellsworth, Principal Planner, presented case ZON18-00121. Mr. Ellsworth explained the Eastmark Community Plan. This request is for a major amendment to the plan which includes removal of the requirements for a non-potable water master plan. It is a major amendment because it effects majority of the property and character of Eastmark. The purpose of the amendment is because a lot has changed since the Community Plan was adopted ten years ago and at that time the vision was to have resort style development and major college. Mr. Ellsworth stated things have changed in this area and the applicant is proposing changes to reflect the needs of the community.

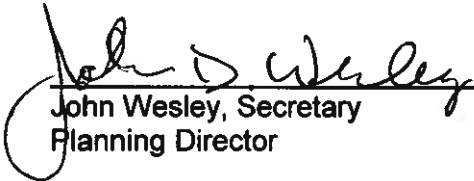
Boardmember Boyle inquired about going through the specific DU's. Mr. Ellsworth explained the specific requests for each of the DU's. Mr. Boyle asked if there are any concerns about the Airport Overflight Area and will it affect the area. Mr. Ellsworth responded there is an Airport Compatibility section in the plan which is not being modified.

Staffmember Wahid Alam presented case ZON18-00171 to the Board. Mr. Alam explained this property is a strip of parcel which was not available to the applicant during the original rezoning case.

Staffmember Cassidy Welch presented case ZON18-00310 to the Board. Ms. Welch explained this development is a second phase of the project to the north. Chair Dahlke inquired regarding the purpose for the reduction in landscape setbacks. Ms. Welch responded they are requesting the reduction to accommodate the site layout. She explained if the applicant did not have the reduction, the placement of buildings would require redesigning and the loading docks may be visible from the streets.

Staffmember Ryan McCann presented case ZON18-00335 to the Board. Mr. McCann stated this request will remove a condition of approval from the original ordinance, #2639, stating there will be no restaurant on this PAD. Boardmember Sarkissian inquired how the retention is being handled. Tom Ellsworth responded as they go through Site Plan, Engineering will review the plans and at this time there has been no indication from Engineering of any concerns.

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*