

Planning and Zoning Board

Study Session Minutes

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

Date: March 19, 2019 Time: 7:30 a.m.

MEMBERS PRESENT:

Chair Michelle Dahlke
Vice Chair Dane Astle
Tim Boyle
Shelly Allen
Jeffrey Crockett
Deanna Villanueva-Saucedo

MEMBERS ABSENT:

Jessica Sarkissian

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Wahid Alam
Cassidy Welch
Ryan McCann
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

Brent Hendersen
citizens who did not sign in

1. Chair Dahlke declared a quorum present and the meeting was called to order at 7:30 a.m.
2. Review items on the agenda for the March 20, 2019 regular Planning and Zoning Board Hearing.

Staffmember Welch presented case ZON18-01002 to the Board. Ms. Welch explained the request was for a Site Plan Review and the property is located within the Gateway Strategic Development Plan, specifically within the Logistic and Commerce District Plan. She stated the elevations were reviewed by the Design Review Board on Feb 12, 2019 for the development.

Staffmember Veronica Gonzalez presented an update to case ZON18-01014 to the Board. Ms. Gonzalez explained the request by Child Crisis Arizona is to expand their playground facilities on site at the northeast portion of the property. Ms. Gonzalez stated the expansion will result in a reduction in the existing number of parking spaces on the site. In order to recover some of the parking spaces, the applicant has purchased additional land located adjacent to the northwest section of the property and will construct additional parking spaces on this area to support the development. Ms. Gonzalez informed the Board that the applicant did receive approval of a Substantial Conformance Improvement Permit from the Board of Adjustment to modify the original SCIP application from 2005 for decreased setbacks.

Staffmember Lisa Davis presented case ZON18-00775 and preliminary plat "Gallery Park" to the Board. Ms. Davis explained there is also a request for an annexation which will be presented to Council with the request. Ms. Davis stated the applicant has provided Design Guidelines and the Design Review Board has recommended approval of the guidelines to Council.

Boardmember Boyle expressed concerns of additional residential development around the airport. Boardmember Allen stated she likes the mixed-use development and not concerned with the type of multi-residential development proposed for the site near the airport. Boardmember Crockett agreed with Boardmember Allen's assertion that the proposed mixed-use fits in the area and doesn't seem to likely negatively affect the Airport uses, but also stated the City should continue to be vigilant about types of uses to be allowed around the vicinity of the airport.

Chair Dahlke requested this case be off the consent agenda to provide the opportunity for the community to see the quality of the proposed development.

Staffmember Ryan McCann presented case ZON18-00806 to the Board. Mr. McCann stated the request will allow for an industrial development and the property is located within the Mesa Gateway Strategic Plan. The Special Use Permit request will allow for reduction in parking spaces. Boardmember Allen commended staff for the great work put into the project.

Staffmember Cassidy Welch presented case ZON18-00933 to the Board. Ms. Welch stated the original PAD was approved in June, 2018, which established reductions in the required lot sizes and widths for the residential portion of the development. She stated the request will modify the development standards for the setbacks for the residential lots. She also informed the Board that the applicant has provided lot fit diagrams to show conformance to building standards and meeting the minimum required garage dimensions. The final elevations will be approved through the Administrative process.

Staffmember Wahid Alam presented case ZON18-00980 to the Board. Mr. Alam stated he has been contacted by two neighbors with concerns of increase in vehicular traffic in the area as a result of the proposed development. Mr. Alam informed the Board that Ms. Sabine Ellis, Traffic Engineer from the City's Transportation Department, will be attending the meeting to answer any questions.

Staffmember Lesley Davis presented case ZON19-00016 to the Board. Ms. Davis explained the development will allow for an EO zoning district. She explained the Employment Opportunity Zone encourages a larger, quality development. Chair Dahkle inquired how the Development Plan is processed. Ms. Davis explained the applicant is establishing the EO zoning on the property which will outline the process of how a site plan is approved. Each site plan will go through an administrative review process and, if all requirements are met, be approved by the Planning Director.

Boardmember Villanueva-Saucedo stated her appreciation of the Citizen Participation Report for this case. Ms. Villanueva-Saucedo would like to see all reports to be as complete as this one.

3. Dr. Appiah gave an update to the Board.

- a. Dr. Appiah informed the Board beginning with the next P&Z meeting, staff will have a Power Point presentation prepared for the cases and can make a short presentation if the Board requests for it. In addition, the presentation will bring some structure and reduce the disorganization that seems to happen whenever the Board asks staff to discuss a particular request.
- b. Dr. Appiah also informed the Board that Division has begun accepting land use applications twice a month and beginning in May, there will be two P&Z meetings. The meeting is planned to be on the 2nd and 4th Wednesday of each month. The Tuesday morning study session will be eliminated and the Wednesday study sessions will begin at 3:00 pm. This will allow the development community to have the opportunity to bring their cases to the board twice a month.

3a. Dr. Appiah introduced a proposed staff report template that had been discussed previously with the Board. Dr. Appiah explained the goal of the new template is to structure the staff report to be more user friendly, easier to understand and streamlined. One section which will be added to the new report is an Economic Analysis. The analysis will not be included with every staff report but primarily for larger projects. Dr. Appiah informed the Board the conditions of approval section of the staff report will be pertinent with each case and will begin to not include conditions that are no longer relevant to the current case.

There was discussion among board member's regarding the potential increase in workload that the improved changes may be placing on staff. However, the Board expressed appreciation for the changes and believe the changes has potential to streamline the City's land use review process and remove potential bottlenecks. Dr. Appiah informed the Board he will be monitoring the staff workload and discuss any potential burden with upper management if the improved streamlined processes begin to work and creates additional burden beyond staff capacity. Boardmember Allen expressed appreciation for the changes, but want to make sure there is adequate time during the Wednesday study session to ask questions since the Board will not be having a Tuesday morning study sessions.

Board member Villanueva-Saucedo discussed the timing of the Citizen Participation Report and advised staff to find effective ways of obtaining in-depth citizen participation plans and also improve the timing and methods of engaging the residents at the early stage of the project review.

4. Adjournment.

Boardmember Allen motioned to adjourn the meeting 9:00 am. The motion was seconded by Boardmember Villanueva-Saucedo.

Vote: 6-0 Approved (Boardmember Sarkissian, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Nana K. Appiah', is written over a horizontal line.

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