

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: May 22, 2019 Time: 3:00 p.m.

MEMBERS PRESENT:

Vice Chair Dane Astle
Jessica Sarkissian
Tim Boyle
Deanna Villanueva-Saucedo

MEMBERS ABSENT:

Chair Michelle Dahlke
Shelly Allen
Jeffrey Crocket

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Ryan McCann
Wahid Alam
Evan Balmer
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

citizens who did not sign in

1. Call meeting to order.

Vice Chair Astle declared a quorum present and the meeting was called to order at 3:00 p.m.

2. Review items on the agenda for the May 22, 2019 regular Planning & Zoning Hearing.

Staffmember Ryan McCann updated the board on case ZON19-00160. Mr. McCann stated there are updated conditions of approval for the case. These changes requires the applicant to record with the Maricopa County Recorder's Office a cross-access agreement prior to receiving a building permit.

Staffmember Evan Balmer presented case ZON18-00891 to the Board. Mr. Balmer stated he received an email from a resident that she is in support of the subject project. Mr. Balmer presented a copy of the email to the Board.

Boardmember Boyle requested a presentation on case ZON19-00064. Mr. Boyle stated he is primarily interested in the location of the project from the Airport and potential effects. He also wanted if the school board reviewed the project and potential impacts of the development on the surrounding school systems. Staffmember Ryan McCann explained the subject project is located within the Airport Overflight Area Three (AOA3), which does not prohibit the subject use of the property. He stated staff has received notification from the airport that they have no concerns with the project.

Boardmember Boyle stated he wants to make sure we protect our airports and its future expansion. He also stated he feels there is an imbalance of residential and commercial land uses in Mesa. He inquired if there is a larger plan to address this imbalance. Planning Director, Nana Appiah, responded that the 2040 Mesa General Plan is the broader plan and also specifies land uses. He explained that determination of land use proportions considers population growth and projections and needed land use designations to support the overall needs of the City. Dr. Appiah stated the subject project is within the General Plan designated character area which allows multi-residential development.

Principle Planner Tom Ellsworth also informed the Board that the local schools are notified of new development and staff has not received any response in reference to the subject development. Boardmember Boyle stated his concerns of overcrowding of student population in the City's school system.

3. Receive and discuss a presentation on the Southeast Mesa Land Use and Transportation Plan update.

Lesley Davis, Senior Planner, introduced Michael Grandy of Kimely-Horn and Felipe Zubia with Matrix Design Group. Mr. Grandy presented an update on the Southeast Mesa Land Use and Transportation Plan to the Board.

4. 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.)

Dr. Appiah stated staff is working on making some minor modifications to the City's Form-Based Code. He explained staff has been analyzing the code and recognize the need for making some amendments to the code. The Form-Based Code text amendment will be brought before the Board on June 12 for a study session and June 26 for a public hearing, and to Council on July 1.

5. Adjournment.

Boardmember Allen motioned to adjourn the meeting at 3:57 pm. The motion was seconded by Boardmember Crockett.

Vote: 4-0 Approved (Chair Dahlke and Boardmembers Allen and Crockett, absent)
Upon tabulation of vote, it showed:
AYES – Astle, Sarkissian, Boyle, Villanueva-Saucedo
NAYS – None

Respectfully submitted,



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.*