

Planning and Zoning Board

Study Session Minutes

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

Date: September 25, 2019 Time: 3:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Vice Chair Dane Astle
Jessica Sarkissian

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Rachel Prelog
Wahid Alam
Veronica Gonzalez
Rebecca Gorton

OTHERS PRESENT:

citizens who did not sign in

1. Call meeting to order.

Chair Dahlke declared a quorum present and the meeting was called to order at 3:04 p.m.

2. Review items on the agenda for the September 25, 2019 regular Planning & Zoning Hearing.

Staffmember Wahid Alam presented case ZON19-00434 to the Board. Mr. Alam stated staff has received several emails from residents expressing concerns to the project. Staff provided the emails received for the board to review. Planning Director, Nana Appiah stated the Design Review Board (DRB) reviewed the elevations during their August meeting and the applicant has updated the elevation plans to include recommendations from the DRB. Dr Appiah also informed the Planning and Zoning Board that the final design will require administrative review and approval and will not be seen by the Design Review Board again. And staff will comply with the recommendations of the Design Review Board prior to approval.

Boardmember Boyle stated it is important as a first impression that as people come into Mesa city limits they see quality developments. He inquired how the P&Z and the DRB reviews high quality development and continue to recommend we require high standard developments at the entrance to our City, with an emphasis on quality design. Dr. Appiah responded staff will be presenting proposed design guidelines and text amendments during the next item on the Agenda. And the purpose of the design guidelines and text amendments is to address majority of the concerns expressed by Boardmember Boyle. Dr Appiah stated that when uses are allowed in a zoning district,

we can focus more on the quality of development of there are limited ways to not allow the use.

Boardmember Crockett inquired if stacking requirements are adequate for this request. Mr. Crockett stated he has seen numerous coffee shops around the city where the cars are out on the street and it appears stacking requirements are not adequate. Mr. Alam responded that the proposed project meets the standard stacking requirements of the City.

Principal Planner, Tom Ellsworth presented case ZON19-00477 to the Board. Mr. Ellsworth stated there are two components to the project. One is for a site plan review for the ASU campus building and the other is the Plaza on the south of Pepper Street that will be reviewed by the Parks Department. The zoning is Downtown Corridor and the project will affect the canopies attached to the historic library building. Mr. Ellsworth stated there is a condition of approval that requires review by the Historic Preservation Officer before it can move the icon wavy canopies and alterations to the building. He stated parking for a campus center requires 500 spaces. The parking requirements for this center will be incorporated into the municipal parking program downtown and there are several municipal parking locations that can handle the parking load. Mr. Ellsworth stated there has been an extensive citizen participation effort in the last several years to discuss the project with residents of Mesa. Included in the packet information, are meeting minutes and notes from several citizen outreach meetings.

Mr. Ellsworth stated the elevations are preliminary and has been presented to the Design Review Board as a discussion item. And staff are still waiting for the final design which will be presented to the Design Review Board for recommendations as soon as it is receive.

Boardmember Allen stated her concern with the condition of approval as it relates to the modification of the old library. Ms. Allen stated this building has been designated as a historic landmark and it would be fair if the modifications to the building go to the Historic Preservation Board for approval and not stop at the Historic Preservation Officer. She feels going true a public review process through the Historic Preservation Board would be the right thing to do. Planning Director Nana Appiah responded the zoning ordinance requires the Historic Preservation Officer to review and approve Certificate of Appropriateness for the alterations to the building and staff acknowledges the importance of working with the Historic Preservation Board. He stated the staff team has made a presentation to the Historic Preservation Board about the campus and included the changes to the canopy. Dr. Appiah stated he has also had several conversations with individual board members and he and Mr. Alam also went to the State Historic Preservation Office (SHIPO) to discuss the alterations to the building without affective the historical integrity of the building an received position directions from the SHIPO that will allow the alterations and still maintain the historic landmark designation.

Boardmember Allen responded she still believes the request needs to go back to the Historic Preservation Board for final approval as a public process. Dr. Appiah stated staff will discuss this further with our legal department and provide a response prior to the Public Hearing. He stated the HPO is designated to review and approve the required Certificate of Appropriateness and the Historic Preservation Board serve as the Board to consider any appeal to the decision of the HPO; therefore we need to eb mindful of not creating a situation where the HPB is reviewing a project that could be appeal before

them. Dr. Appiah reiterated that that the request will not be decided in isolation and several board members have been discussing with the City project Managers of various alternatives.

Jeff McVay, Manager of Downtown Transformation, stated the actual landmark designation was originally conditioned with the requirement that any changes made to the building requires the approval to go through the Historic Preservation Officer. He stated he has personally committed to the Board that staff will bring critically consider this change to an important element of the building and will ensure project architect incorporates the canopy element in some form or fashion to the overall design of the area.

Boardmember Allen clarified the process for a demolition request goes before the Board, but demolition of this portion of the building does not. Mr. McVay responded in 2013 this was a condition of approval for the Historic Landmark designation. And the designation specifically called out elements of the building that would require separate approval by the HPO for a CofA.

Boardmember Allen inquired if this were a different developer would this be a different process. Mr. McVay stated it is in the interest of the City to do the right thing through the appropriate process.

Staffmember Wahid Alam presented case ZON19-00518 to the Board. There was no discussion by the Board.

Staffmember Wahid Alam presented case ZON19-00473 with preliminary plat "Eastridge Manor" to the Board. There was no discussion by the Board.

3. Receive and discuss a presentation on proposed Quality Design Guidelines and associated text amendments to Chapters 4, 5, 6, 7, 22, 30, 31, 33, 69, 86, and 87 of Title 11 of the Mesa Zoning Ordinance including, but not limited to, the modification and addition of certain site and building form standards, landscape standards, and related definitions.

Veronica Gonzalez, Project Manager, and Rachel Prelog, Senior Planner, presented the proposed Quality Design Guidelines and associated text amendments to the Board. Ms. Gonzalez stated there has been an increasing emphasis in Mesa on implementing quality development standards that will promote resilient communities. She stated along with the proposed guidelines, staff has been working on incorporating certain basic standards as code amendments. This is to help set certain minimum standards and provide specificity to the development community.

Rachel Prelog, Senior Planner presented the proposed text amendments to the Board. Ms. Prelog stated the main focus of the amendments are in chapters 5, 6, and 7. She stated some of the common items are reorganizing and specification of some of the elements which are currently in the Zoning Ordinance.

Ms. Gonzalez reviewed the next steps in the process. The final presentation to City Council for approval of the Design Guidelines and introduction of the text amendments at the November 18 meeting and final approval of the text amendments at the December 2 meeting.

Another presentation will be given at the October 9, 2019 Planning and Zoning Board study session. This will provide the board an opportunity to further discuss the proposed design guidelines and text amendments.

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 he is communicating with the City Attorney regarding refining the condition of approval for the ASU project regarding the process for reviewing the Certificate of Appropriateness. He informed the Board that because the appeal of the decision of the HPO goes before the Historic Preservation Board, staff do not recommend including a condition to require HPB review of the alterations. In addition, such a condition will be contrary to requirements of the City's Zoning Ordinance and zoning approval for the Historic Landmark Designation on the property.

Dr. Appiah suggested the item be pulled off consent for further discussion at the hearing.

5. Adjournment.

Boardmember Crockett motioned to adjourn the meeting at 4:11 pm. The motion was seconded by Boardmember Allen.

Vote: 5-0 Approved (Vice Chair Astle and Boardmember Sarkissian, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,

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

Nana K. Appiah, AICP, Secretary
Planning Director