

Planning and Zoning Board

Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: November 13, 2019 Time: 3:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Veronica Gonzalez
Evan Balmer
Jennifer Gniffke
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 3:05 p.m.

2. Review items on the agenda for the November 13, 2019 regular Planning & Zoning Hearing.

Staffmember Veronica Gonzalez presented case ZON18-01016 to the Board. Ms. Gonzalez stated this request is for a site plan for the expansion of an existing marijuana dispensary facility. The expansion will also include a medical marijuana infusion and cultivation facility which will require a separate administrative review application and permit. Boardmember Boyle inquired if there is an illustration showing locations of similar facilities in proximity. Ms. Gonzalez stated staff a preliminary review of the site showed the intended use of the property conformed to the required separation distance from schools, parks and other dispensary businesses. However, there will be a final review to ensure the use conforms to the distance requirements when the site registration application is submitted.

Staffmember Lesley Davis presented case ZON19-00621 to the Board. Boardmember Allen inquired if staff received any comments from the Mesa Gateway Airport since it is located within the AOA 2. Ms. Davis responded staff can confirm the airport did not express any concerns regarding the project. She stated the project to the north of this

site is also within the AOA 2 and did require a Council Use Permit (CUP) because of the use as an indoor entertainment activity.

Staffmember Evan Balmer presented case ZON19-00735 to the Board. Mr. Balmer stated there will be an administrative review to change the paint color on the building. There was no discussion by the Board.

Staffmember Lesley Davis presented case ZON19-00514 to the Board. Ms. Davis stated this request to rezone the property with a PAD is to add a private drive and includes a preliminary plat. Boardmember Villanueva-Saucedo stated she loved the citizen participation report on this case.

Staffmember Lesley Davis presented the preliminary plat "Condominium Plat" to the board and there was no discussion.

Planning Director Nana Appiah stated the next item on the agenda is for a proposed text amendment to a section of the Form-Based Code. He informed the Board that staff continues to evaluate the FBC to find ways to make it more user friendly and achieving its overall the goals for a well planned development. The proposed change is a result of the continuous evaluation of the Code.

Staffmember Jennifer Gniffke presented the proposed text amendments to Chapter 59: Form-Based Code relating to the requirement for structured garage parking for the development of Mid-Rise and High-Rise Building types. The proposed amendment will make the construction of structured garage parking optional, instead of mandatory. Ms. Gniffke explained the purpose of the change is to allow flexibility in the structured garage parking requirements. In order to provide this flexibility, staff is proposing the word "shall" to be changed to the word "may" which will remove the mandatory requirement of a developer to provide structured parking. Staff believes the change will give developers more flexibility and allow the applicant to design parking which fits in best with the proposed design of a project.

Boardmember Allen inquired and asked to confirm the Form-Based Code is for the downtown area of the City only. Ms. Gniffke responded it is primarily for the downtown district. Ms. Allen inquired if allowing flexibility would be opening up for inadequate parking concerns in the future. Ms. Gniffke stated the purpose of the change is to allow flexibility so that staff can work with the applicant to encourage the developer to provide the appropriate parking. Dr. Appiah reiterated that change would not reduce the required number of parking for a project, it is mainly to allow a developer to provide parking on site but not to mandatory construct a structured parking garage. Boardmember Sarkissian stated the Form-Based Code is an opt-in and will encourage more developers to do so.

3. Hear a presentation, discuss the General Plan evaluation and proposed text amendments to the plan, and criteria for reviewing development applications.

Planning Director Nana Appiah presented and explained the goals of the 2040 General Plan and informed the Board the Plan requires comprehensive reviews in three year periods. Dr. Appiah stated the General Plan lays out the desirable physical ways and vision we want the City to grow and was adopted by the citizens of Mesa. The plan is also required by the City Charter.

Dr. Appiah explained one of the issues worth reviewing is how to continue to use guidelines and objectives of the character area designation in the Plan, specifically those that allows mixed-uses to effectively achieve the set goals. Dr Appiah explained how the absence of the clarity in the primary and secondary uses allowed in a mixed-use character area has become a bit of a challenge to both staff and the development community.

Dr. Appiah stated staff is reviewing the Plan with other departments in the City and will be coming back to the board for recommendations for likely amendments. He stated the overall intent is to make the plan more useable and set clear objective to help both staff and the development community.

Boardmember Villanueva-Saucedo stated she is delighted to see this and how such clarity will guide and assist both staff and the board in making recommendations.

Boardmember Boyle added that he would like to see more discussion about the balance of student population in each school districts.

4. Planning Director's Updates.

a. Discuss potential By-Laws for the Planning and Zoning Board.

Dr. Appiah explained there has been discussion of creating By-Laws for every board, including the Planning and Zoning Board and Design Review Board. The Historic Preservation Board has recently updated their By-laws by having a sub-committee of three members that met to draft their by-laws. The Board of Adjustment currently has their own By-laws. Dr. Appiah asked members of the board how they would like to proceed with creating their own By-laws.

The board discussed and decided staff should draft the By-Laws and present to the board for review and discussion. Staff will provide samples of other local By-Laws for the board to review along with the draft in the upcoming weeks.

5. Adjournment.

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

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett and 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.