

Planning and Zoning Board

Study Session Minutes

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

Date: February 26, 2020 Time: 3:00 p.m.

MEMBERS PRESENT:

Chair Michelle Dahlke
Tim Boyle
Jeffrey Crockett
Deanna Villanueva-Saucedo

MEMBERS ABSENT:

Vice Chair Dane Astle
Jessica Sarkissian
Shelly Allen

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Lisa Davis
Cassidy Welch
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 3:02 p.m.

2. Review items on the agenda for the February 26, 2020 regular Planning & Zoning Hearing.

Staffmember Lesley Davis presented case ZON19-00592 to the Board. There was no discussion by the Board.

Staffmember Lisa Davis presented case ZON19-00835 to the Board. There was no discussion by the Board.

Staffmember Lisa Davis presented case ZON19-00916 to the Board. Ms. Davis explained this request is for a site plan review for the development of two industrial buildings. She explained the elevations were reviewed by the Design Review Board and the board recommended making certain changes to include additional building articulation on the building. Staff also received a letter from the Phoenix-Mesa Gateway Airport that includes a request that includes some stipulations for that design review and staff will continue to work with the airport to ensure that those conditions are met as part of the design review. Those stipulations have been included in the conditions of approval. Boardmember Crockett clarified that condition #3 of the letter discusses within the AOA-1 area, manufacturing and processing of hazardous materials is considered an incompatible use and was not stipulated in the staff report. Ms. Davis informed the Board that the site is within the AOA-3 and not AOA-1, and that the statement is a standard comment by the airport and does not apply to this site. Staff re-review the response to Boardmember Crockett and informed him after the study session that the project is in the

AOA-1, however, the request does not include processing of hazardous materials; therefore, it complies with the Airports recommendations and stipulation.

Staffmember Lisa Davis presented case ZON19-00919 to the Board. Ms. Davis explained the request is a rezoning with an accompanied preliminary plat, "Arboreta Village". Ms. Davis stated the Board has received an updated Citizen Participation Report and email in support of the project. She stated this is an infill lot with private streets and amenities. Also, the request includes a BIZ (Bonus Intensity Zone) which allows for modification to certain current development standards and the requested modifications are specific the setbacks and size of the lots. In exchange for the modification, the applicant is providing a superior quality design.

Boardmember Boyle inquired how an automobile would pull out of the garage in the elevations shown as A1 and A2 on the proposed plans. Ms. Davis stated the garage shown on the plans meets the City's garage size standards. However, there could be modification to the landscape island shown on the plans to allow effective maneuvering of large vehicles on the property. The architect for the project, Jared Malone, addressed Mr. Boyle's comments. Mr. Malone stated the pull-out area is approximately 20' and stated they will review the situation and make an attempt to widen the area if necessary.

3. Hear a presentation and discuss the City's 3-year comprehensive review of the adopted General Plan, its policies, and implementation tools.

Staffmember Rachel Prelog presented the City's comprehensive review of the General Plan, policies and implementation tools. Ms. Prelog outlined the Planning Division's 2020 work plan and explained the next steps in the processes.

Planning Director, Nana Appiah stated staff is also looking at the outlined policies in the presentation and will be making recommendations for certain adjustments to group home standards, site plan reviews, parking standards and assisted living standards, etc. Dr. Appiah stated currently all site plan reviews are brought to the board for approval and staff is looking at recommending administrative review and approval of certain minor certain plans. Dr Appiah informed the Board that such approval will help streamline the development review process and, also improve review time for such projects. The administrative review will also be consistent with several of the surrounding cities in the Metropolitan area.

4. Planning Director's Updates.

a. Update on status of By-Laws.

Dr. Appiah stated staff is diligently working on finalizing the By-Laws and are making sure they absolutely have a draft version to the board by the next meeting.

b. Update on recent City Council Land Use decisions.

Dr. Appiah informed boardmembers that Council approved the request for the expansion of an existing hair salon use located on University and Stapley. He also informed the Board that the Hawes Crossing project was continued to the April 6 Council meeting agenda.

5. Adjournment.

Boardmember Villanueva-Saucedo motioned to adjourn the meeting at 3:56 pm. The motion was seconded by Boardmember Crockett.

Vote: 4-0 Approved (Vice Chair Astle and Boardmembers Sarkissian and Allen, absent)

Upon tabulation of vote, it showed:

AYES –Dahlke, Boyle, 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

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.