

Planning and Zoning Board

Study Session Minutes

Virtual Platform

Date: April 22, 2020 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

(*Boardmembers and staff participated in the meeting through the use of audio conference equipment)

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Charlotte McDermott
*Wahid Alam
*Evan Balmer
*Jennifer Gniffke
Rebecca Gorton

OTHERS PRESENT:

None

1. Call meeting to order.

Chair Dahlke declared a quorum present and the meeting was called to order at 3:01 p.m.

2. Review items on the agenda for the April 22, 2020 regular Planning & Zoning Hearing.

Planning Director Nana Appiah informed the Board that case ZON19-00871 and preliminary plat "Crismon Commons" will be continued to the May 27, 2020 meeting staff will give a presentation when the case is being considered.

Staffmember Evan Balmer presented case ZON18-00483 to the Board. Mr. Balmer stated the request is for a rezoning to develop a mixed-use project. He informed the Board the conceptual plan associated with the request shows the portion closest to the 202 freeway is zoned LI; the center portion of the site will be zoned to RM-4 for residential; and the portion fronting Ellsworth Road would be zoned to LC. He also informed the Board that the PAD request is to establish a conceptual plan and phasing plan for the development. The conceptual plan will require the applicant to submit a site plan review and design review application for any future development on the site. As part

of the request, the applicant did submit Design Standards and building elevations to enhance the future project. There is also an associated development agreement with the project.

The specifics of the development agreement include a condition that requires the first industrial building be constructed and a certificate of completion be given prior to construction of the residential portion. This is to establish industrial uses on the site and set the pace for industrial development of area. The requirement will also ensure any future residents in the multi-residence development are aware of the proximity of the industrial development.

Boardmember Boyle inquired if there will be a phasing to the project. Mr. Balmer confirmed a certificate of completion on the industrial building will need to be obtained prior to any vertical construction on the residential building. Mr. Boyle stated he likes the design guidelines and they are quality design standards that should be used for future developments in the City. Chair Dahlke stated she likes the requirement that the employment portion will be developed prior to the residential section.

Staffmember Wahid Alam presented case ZON20-00004 to the Board. There was no discussion by the Board.

Staffmember Wahid Alam presented case ZON20-00030 to the Board. Mr. Alam stated the request is for a rezoning and site plan review for a multi-residence development with twenty-four units in two buildings that will be identical as the buildings in Superstition Canyon Phase I. Mr. Alam stated he has spoken with a neighbor from the condominium development to the west of the site and is in support of the project; however, she has concerns with the location of the trash enclosure and potential odor and noise from the site. Mr. Alam informed the Board that the neighbor was informed that the proposed trash enclosure is approximately 70' from the nearest building, and she has spoken directly with the applicant. Staff also asked the applicant if the trash enclosure could be moved further east away from the condominium. However, according to the applicant, relocating the trash enclosure would not work as it would eliminate couple of parking spaces. Staff also informed the neighbor from the condominium to the west was about the width of the landscape buffer on the western section of the property.

Boardmember Sarkissian stated she has no concern with the location of the trash enclosure and feels it is in the best location for the development. Boardmember Allen stated she has no concerns with the trash enclosure either. Boardmember Villanueva-Saucedo stated she appreciates the depth of the citizen participation report.

Form-Based Code Amendment.

Staffmember Jennifer Gniffke presented a proposed amendment to the Mesa City Code, specifically the Form-Based Code. Ms. Gniffke explained the request is for a text amendment to Chapter 58 of the City of Mesa Code to allow certain transitional uses in the T5MS zone and to include a footnote applicable to certain uses in the T5MS zone which would allow those uses to be located on portions of the ground floor of larger developments. She also informed the Board that the change will allow larger developments to have a certain percentage of the front sections of the building to be used as multi-residence, offices or other uses when there is not enough demand for active commercial spaces along the entire frontage.

Boardmember Allen said she feels the change is a good move and long overdue. And it will also support retail and office type uses in the downtown area. Boardmember

Crockett inquired if the change addresses a problem being experienced in the City or if it was more of a proactive process. Ms. Gniffke responded this is more proactive as the market will drive the commercial uses.

Planning Director Nana Appiah stated the City has the aspiration that our downtown area becomes vibrant, but there are many vacancies now in the area that needs some other uses to help invigorate those uses. And with the current requirement that the ground floor of certain building has to be commercial, staff is hearing the concern that there is not adequate foot traffic to support all the commercial in the downtown area. And the intend change is aimed to allow the ground floor units of certain buildings in certain areas of the downtown to be occupied as residential to continue to move the goal of the downtown area being revitalized.

Boardmember Boyle inquired about the purpose of allowing the in the T5MS transect only and not the T6 or T4 transect. Ms. Gniffke responded the T5MS transect currently has areas that would be potential for use of this footnote. Dr. Appiah added staff looked at the locations of the T4 and T5 and identified the T5MS locations to be those to be immediately consider for those change. Mr. Boyle stated he feels the Form Based Code is too restrictive and feels it scares off some developers.

3. Planning Director's Updates.
 - a. April 20 City Council's land use cases and decision.

Dr. Appiah informed the board that the Metro East Valley Commerce Center on Baseline and the Arboreta Village on University were approved at the April 20 City Council meeting.

He also informed the board that Hawes Crossing was approved by the City Council with a vote of 6-1.

4. Adjournment.

Boardmember Villanueva-Saucedo motioned to adjourn the meeting at 3:42 pm. The motion was seconded by Vice Chair Astle.

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.