

Planning and Zoning Board

Meeting Minutes

Held by Virtual Platform
Date: May 13, 2020 Time: 4:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Jeffrey Crockett

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

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Charlotte McDermott
Charlotte Bridges
*Evan Balmer
*Kellie Rorex
Rebecca Gorton

OTHERS PRESENT:

None

Call Meeting to Order.

Chair Dahlke declared a quorum present and the meeting was called to order at 4:10 pm.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the April 22, 2020 study session and regular hearing.

- *2-a** Boardmember Sarkissian motioned to approve the minutes from the April 22, 2020 study session and regular hearing. The motion was seconded by Boardmember Allen.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, and Villanueva-Saucedo

NAYS – None

Zoning Cases: ZON20-00086, ZON20-00102, ZON20-00106, ZON20-00129 and ZON19-00805

MINUTES OF THE MAY 13, 2020 PLANNING & ZONING MEETING

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov

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- *3-a ZON20-00037 District 4.** Within the 500 block of East Broadway Road (south side) and within the 400 block of South Pioneer (west side). Located east of Mesa Drive on the south side of Broadway Road. (1± acres). Site Plan Review. This request will allow for a commercial and multi-residence development. Ralph Pew, Pew & Lake, applicant; Foster Arizona, owner. **(Continued from April 8, 2020).**

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Summary: Staffmember Charlotte Bridges presented case ZON20-00037 to the Board. Ms. Bridges explained the request is for a Site Plan Review to allow for a commercial and multi-residential development. The property has a split zoning with the north portion zoned LC (Limited Commercial) and the southern portion zoned RM-2 and the proposed use is allowed in both zoning districts.

The General Plan designates the character area as Neighborhood with a Traditional sub-type which allows the proposed use. The site is also within the Central Main Street Area and according to the plan, the proposed use is encouraged. The site plan shows a two-story, 16,000± sq. ft building with offices and two residential units in the northern portion of the building located within the LC District, and seven residential units in the southern portion of the building located within the RM-2 District. The project was submitted prior to the adoption of the City's current Quality Design Standards that was approved in February and therefore was reviewed under the previous Building Form and Design Criteria.

The Board of Adjustment also approved a request for a Development Incentive Permit (DIP) on May 6, 2020 to allow for deviations from certain development standards to allow redevelopment of an underutilized or by-pass property. The DIP for the project included a reduction in the required half-street right-of-way dedication for Broadway Road, reduced building setbacks along Broadway Road and Pioneer, reduced landscape areas adjacent to Broadway Road, Pioneer, the south and the west property lines, and a reduction in the number of required parking spaces. On May 12, 2020, the Design Review Board reviewed the project and recommended incorporating additional materials and greater contrast in the color palette of the building finishes to create more delineation between the building masses. Staff will be working with the applicant to ensure the recommendations and revisions are met.

Applicant Ralph Pew, 1744 S. Val Vista, spoke about the project. Mr. Pew stated this project is an example of the steps a property owner must take when faced with a site with two zoning districts and located in an area of the city that is a bypass property. The site plan request required three steps for review with the first step going to the Board of Adjustment for a DIP. Without the DIP, the project would have been nearly impossible to develop. The BOA listened intently to the citizen concerns, most of which were focused on the use of the property. The uses of this project are allowed under the zoning code. Other objections referenced the building height which is also allowed in the district. Mr. Pew stated the site plan in front of the board meets all development

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standards under the approved Development Incentive Permit and that the applicant will work with staff to address the changes to the building elevations recommended by the Board of Adjustment

Boardmember Boyle stated under the review criteria, the project should be consistent and conform with the adopted General Plan. Mr. Boyle continued that when an area becomes too transient it becomes a burden on the neighborhood. Mr. Boyle stated he does not know why this part of the City gets all the multi-family development. He stated such development turns into regular low-income apartments and further negatively affect schools in the area. He also stated he feels the neighbors in opposition to this request have a good case because they do not want more of these types of transient uses in their neighborhood. He further stated the City is adding a lot of transient challenges to neighborhoods which are not supporting our schools or residents.

Mr. Boyle continued that he feels the site plan does not conform with the quality that staff should be approving. He stated most of the houses surrounding the property have generous front yards and building is only 10' from the street; he feels the DIP should not have been approved. The scale of design does not enhance the features of the site and does not add to the streetscape. Mr. Boyle stated Mesa is trying to grow and feels one more beige, oversized building is not what we should allow to be developed in Mesa.

Chair Dahlke inquired that Boardmember Boyle feels the development does not meet site plan review criteria 1, 2, 5 and 8 of the MZO. Mr. Boyle confirmed that the development does not meet or conform to the criteria of those sections of the code. Staffmember Charlotte Bridges referred to Chapter 69 of the MZO and stated it is important to note the uses are allowed in the zoning districts on the property and that the zoning districts are a reflection of the General Plan and the General Plan supports the uses in the designated zoning districts on the property. She reviewed the site plan criteria as outlined in the MZO and explained that staff believes the project meet the site plan review criteria of the MZO.

Dr. Appiah stated in reference to the MZO site plan review criteria #1 as to whether the proposal confirms to the General Plan, Chapter 16 of the General Plan states the zoning ordinance describes permitted uses on each parcel on the property and it is the zoning designation that determines allowed uses. He stated that the site design, scale and massing are determined by requirements of the zoning districts for the property. Based on these facts, a DIP which is specifically for infill developments and is authorized in the zoning ordinance was approved by the Board of Adjustment for the project which are incorporated in the site plan. Regarding residents of the property, the request before the board is not who will be living in the building, but the site plan.

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Chair Dahlke read a comment card from Derrell Perry, no address provided, who is opposed to the project. Mr. Perry opposes the location of the trash receptacle, the height of the building, and is concerned about the addition of traffic and heavy crime that may be a result of the development.

Applicant Ralph Pew responded by stating the surrounding area has multi-family and the project will improve the neighborhood by developing a high-quality project in the area.

Boardmember Boyle motioned to deny case ZON20-00037 as he feels the development does not enhance the neighborhood and does not conform to the site plan review criteria in the Mesa Zoning Ordinance. There was no motion to second.

Boardmember Sarkissian motioned to approve case ZON20-00037 with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo.

That: The Board recommends the approval of case ZON20-00037 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Prior to application for a building permit, receive approval through the Board of Adjustment for a Development Incentive Permit to allow modification to certain development standards of the Mesa Zoning Ordinance.
4. Compliance with all requirements of Design Review.

Vote: 5-1 Approval with conditions (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Allen, and Villanueva-Saucedo

NAYS – Boyle

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- *3-b ZON20-00086 District 2.** Within the 4400 block of East Broadway Road (south side) and within the 400 block of South Greenfield Road (east side). Located on the southeast corner of Greenfield and Broadway Roads. (1± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Randolph Carter, Sketch Architecture Company, applicant; Pine Haven Investments LLC, owner.

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

Summary: Chair Dahlke read a comment of support submitted by Charles Bahner, 4502 E. Carol. Mr. Bahner feels the development will add value to the neighborhood.

This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Sarkissian motioned to approve case ZON20-00086 with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of case ZON20-00086 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.

Vote: 6-0 Approval with conditions (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, and Villanueva-Saucedo

NAYS – None

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- *3-c ZON20-00102 District 2.** Within the 5200 block of East Southern Avenue (south side). Located East of Higley Road on the south side of Southern Avenue. (1± acres). Site Plan Review. This request will allow for the development of a medical office building. Finn Architects LLC, applicant; DCT Properties Mesa LLC, owner.

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Sarkissian motioned to approve case ZON20-00102 with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of case ZON20-00102 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.

Vote: 6-0 Approval with conditions (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, and Villanueva-Saucedo

NAYS – None

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- *3-d ZON20-00106 District 2.** Within the 0 to 200 blocks of North Val Vista Drive (west side). Located north of Main Street on the west side of Val Vista Drive. (4± acres). Site Plan Review. This request will allow for the development of a self-storage facility with RV storage. Nathan Palmer, applicant; Intelliguard Group, LLC, owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Sarkissian motioned to approve case ZON20-00106 with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of case ZON20-00106 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.

Vote: 6-0 Approval with conditions (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, and Villanueva-Saucedo

NAYS – None

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- *4-a ZON20-00129 District 6.** Within the 10600 to 11000 blocks of East Williams Field Road (south side); within the 6000 to 6200 blocks of South Signal Butte Road (west side); and within the 6000 to 6400 blocks of South Signal Butte Road (east side). Located south of Williams Field Road on the east and west sides of Signal Butte Road. (89± acres). Minor General Plan Amendment to change the Character Type from Neighborhoods to Mixed Use Activity District. This request will allow for a mixed-use development. Sean Lake, Pew & Lake, PLC, applicant; Signal Butte 24, LLC, owner. **(Companion case to General Plan amendment ZON19-00805, associated with item *4-b).**

Planner: Cassidy Welch

Staff Recommendation: Continuance to May 27, 2020

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Sarkissian motioned to continue case ZON20-00129 to the May 27, 2020 meeting. The motion was seconded by Boardmember Allen.

That: The Board recommends the continuance of case ZON20-00129 to the May 27, 2020 meeting.

Vote: 6-0 Continuance to May 27, 2020 (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, and Villanueva-Saucedo

NAYS – None

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- *4-b ZON19-00805 District 6.** Within the 10600 to 11000 blocks of East Williams Field Road (south side); within the 6000 to 6200 blocks of South Signal Butte Road (west side); and within the 6000 to 6400 blocks of South Signal Butte Road (east side). Located south of Williams Field Road on the east and west sides of Signal Butte Road. (89± acres). Rezone from RS-9-PAD, RS-6-PAD, RSL-2.5-PAD, RM-2-PAD and LC-PAD to GC; with a Council Use Permit to allow 100% residential uses on the first floor of within a General Commercial zoning district; and modification of the Destination at Gateway PAD by removing 89± acres. This request will allow a mixed-use development. Sean Lake, Pew & Lake, PLC, applicant; Signal Butte 24, LLC, owner. **(Companion case to General Plan amendment ZON20-00129, associated with item *4-a).**

Planner: Cassidy Welch

Staff Recommendation: Continue to May 27, 2020

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Sarkissian motioned to continue case ZON19-00805 to the May 27, 2020 meeting. The motion was seconded by Boardmember Allen.

That: The Board recommends the continuance of case ZON19-00805 to the May 27, 2020 meeting.

Vote: 6-0 Continuance to May 27, 2020 (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, and Villanueva-Saucedo

NAYS – None

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5. **Adjournment.**

Boardmember Villanueva-Saucedo motioned to adjourn the meeting at 4:57 pm. The motion was seconded by Vice Chair Astle.

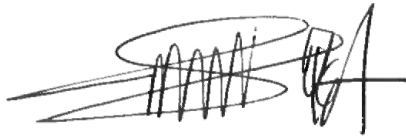
Vote: 6-0 Approval

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, and Villanueva-Saucedo

NAYS – None

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Nana K. Appiah', with a horizontal line extending to the left.

Nana K. Appiah, AICP, Secretary
Planning Director