

Planning and Zoning Board



Study Session Minutes

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

Date: January 17, 2017 Time: 7:30 a.m.

MEMBERS PRESENT:

Chair Michael Clement
Vice Chair Michelle Dahlke
Dane Astle
Steve Ikeda
Jessica Sarkissian
Tim Boyle
Jennifer Duff

MEMBERS ABSENT:

none

STAFF PRESENT:

John Wesley
Tom Ellsworth
Lesley Davis
Wahid Alam
Mia Lozano
Charlotte McDermott
MaryGrace McNear
Rebecca Gorton

OTHERS PRESENT:

citizens who did not sign

1. Chair Clement declared a quorum present and the meeting was called to order at 7:42 a.m.
2. Reviewed items on the agenda for the January 18, 2017 regular Planning and Zoning Board Hearing.

Items on the January 18, 2017 agenda were discussed.

John Wesley explained Case Z16-061 to the Board. Mr. Wesley stated this is for an industrial building on 5 acres which will be split from a 25-acre parcel for the manufacturing of cabinets. The loading bays on the west side are required to be screened from the public right of way which will be visible on Ray Road until Building B is built. Until then, temporary screening is proposed along the west side and will be addressed through a Development Agreement which will be a requirement of the land split and will also address the requirements for paving of Ray Road. The Site Plan shows parking on the north and east side as well as additional parking on the south side for future use. The additional parking would require an Administrative Permit if that use changes.

Staff member Mia Lozano explained case Z16-056 to the Board. Ms. Lozano stated there were a few citizens voicing concerns at a neighborhood meeting but she has not received any additional comments from neighbors. Boardmember Astle inquired what type of comments did the neighbors have. Ms. Lozano responded that there was a desire for a higher market rate type of housing, however, this development is for affordable housing for seniors.

Boardmember Ikeda inquired what other projects the applicant had developed in the area. Applicant Joe Ortega provided the Board with the names and location of the three projects in the area.

Vice Chair Dahlke inquired how affordable housing needs are determined. Planning Director John Wesley responded that this is outside of staff's area of review and when a site plan is presented before staff, the site plan and zoning requirements are all that is reviewed. City Attorney MaryGrace McNear responded there are specific criteria in the Zoning Code for this Board to consider and this case before the Board is for the review of the Site Plan, not for the zoning of the use. Boardmember Ikeda stated his concern is how the property is managed and maintained to ensure the quality of the neighborhood.

Boardmember Boyle inquired if the height of this building will loom over the single family residences in the area. Staff member Lozano responded there are no other buildings in the area of this height and the project height is within the allowable requirements for the RM-4 zoning.

Staff member Lesley Davis presented Case Z16-056 and preliminary plat "Warner Enclave" to the Board. Ms. Davis stated that the applicant has had two neighborhood meetings and will be attending an HOA meeting for the surrounding development this evening. Ms. Davis will have an updated report at the next Study Session. Mr. Wesley stated if the Board has concerns that an applicant has not done a good job with Citizen Participation, the Board has the option of continuing any case.

3. Other Business

None

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.)

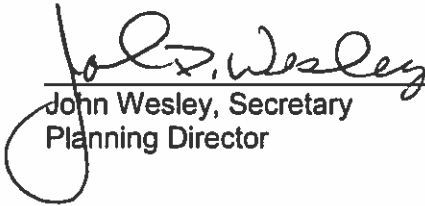
None

5. Adjournment.

Board member Duff made a motion to adjourn the meeting at 8:02 am. The motion was seconded by Boardmember Astle.

Vote: 7-0

Respectfully submitted,


John Wesley, 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.