

Planning and Zoning Board



Study Session Minutes

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

Date: May 16, 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
Kim Steadman
Wahid Alam
Charlotte McDermott
Rebecca Gorton
Corrine Nystro
Lori Gary

OTHERS PRESENT:

Eric Tune
citizens who did not sign in

1. Vice Chair Dahlke declared a quorum present and the meeting was called to order at 7:30 a.m.
2. Reviewed items on the agenda for the May 17, 2017 regular Planning and Zoning Board Hearing.

Items on the May 17, 2017 agenda were discussed.

Staffmember Wahid Alam presented case Z17-004 to the Board. Mr. Alam confirmed the request is for site plan review. The zoning allows for multi-family development. He stated the applicant has significantly improved the design from the original submittal. Boardmember Boyle inquired the reason the applicant provided one elevation if there are two buildings. It was confirmed there are two buildings with the same elevation.

Boardmember Duff inquired when the letters of opposition were received. Applicant Mr. Peter Swingle, Athena Studio explained during the first neighborhood meeting, they had approximately 50 residents attend that spoke out against an apartment complex on that site. After a second meeting, they addressed a lot of the concerns of the neighbors prior to presenting the site plan to this Board. The emails sent were after the first DR meeting prior to the redesign of the project. Mr. Swingle stated they have received one letter in support from a neighbor and have not received any other emails of opposition since then.

Boardmember Duff stated she appreciated the work they did with addressing the neighbors' concerns.

Boardmember Boyle read a sentence from page 4-1 of the General Plan which addresses when a neighborhood is largely transient it becomes difficult for schools to provide the same level of service compared to more balanced neighborhoods. Mr. Boyle stated his concern of how the City can provide this level of service to the schools when we allow more apartment complexes. Planning Director John Wesley responded staff does look at the area and the impact a project has, particularly in a case of a rezoning. He continued to explain in this case, the zoning already allows for multi-residence. Mr. Wesley stated schools are informed when projects come in, however, we do not receive specific data on the numbers of students at the schools. Boardmember Boyle stated he is uncomfortable with adding to the student numbers and at some point, we need to help the schools.

Boardmember Astle stated the zoning for multi-family is in place and this is not rezoning case. Boardmember Sarkissian stated when a developer goes through this process, not only do they go through the City but the School District as well. In some circumstances, the school board will ask for compensation from the developer to offset the increase in attendance. Ms. Sarkissian continued to state that one way the district plans is to request pre-registration so they can accommodate for growth or lower attendance and this is not for this Board to sort out. Chair Clement stated that the market decides if there is enough demand for an apartment complex in an area.

Staffmember Tom Ellsworth discussed case Z17-019 to the Board. Mr. Ellsworth stated this is a request to modify the DUP, titled DU 5/6s which merges DU5 and DU6 to onto one document, DU5/6s. Mr. Ellsworth presented the progression of the Community Plan for the Board. Boardmember Astle inquired if Crismon would connect through to the residential portion of Eastmark. Planning Director John Wesley clarified we are requiring a right-of-way to connect all the way through, however, we do not plan to build the street all the way through to the residential section.

Staffmember Tom Ellsworth presented case Z16-023 to the Board. Mr. Ellsworth explained the rezoning is an extension of the development for Falcon Field Airport and is needed to provide specific design guidelines which will allow for Administrative approvals. Boardmember Astle inquired if the retention basin will be set now or defined by future tenants. Mr. Ellsworth responded this will be reviewed when we receive specific development request.

Boardmember Boyle inquired what is meant by maintaining the citrus and if this is replanting or keeping the existing trees. Airport Director Corrine Nystrom responded there are 70 acres of the citrus being developed on this parcel and the life span of those trees are quickly reaching the end. As the trees die out, this will be addressed by the Master Plan which is in the final stages of approval. Ms. Nystrom stated they will receive a lot of public input before this is finalized. Boardmember Astle inquired about the citrus along the canal and Ms. Nystrom responded they will maintain at least a 100' buffer on the canal and to the south is unknown. Lori Gary, Sr. Economic Development Project Manager clarified it is the intention to keep the trees as a buffer along the canal. Currently all the trees are fed by a common irrigation system.

Boardmember Boyle inquired when there is a city project, do we scrutinize a City project in the same way we do for a developer. Planning Director John Wesley responded we treat City projects in the same manner and process as we would with any developer. Lori Gary responded that we have not taken this project lightly and have studied the needs of the community.

Staffmember Kim Steadman presented case Z17-014 to the Board. Mr. Steadman explained the State Statute requires us to give comparable zoning when the city annexes land. If it up to the land owner to decide if the zoning is appropriate and to rezone if necessary when it is developed.

3. Other Business

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.)

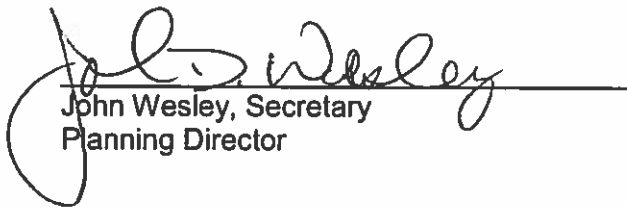
None.

5. Adjournment.

Vice Chair Dahlke made a motion to adjourn the meeting at 8:44 am. The motion was seconded by Boardmember Ikeda.

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.