

Planning and Zoning Board

Study Session Minutes

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

Date: July 18, 2017 Time: 7:30 a.m.

MEMBERS PRESENT:

Vice Chair Michelle Dahlke
Dane Astle
Tim Boyle
Jennifer Duff
Shelly Allen

MEMBERS ABSENT:

Chair Michael Clement
Jessica Sarkissian

STAFF PRESENT:

John Wesley
Tom Ellsworth
Lesley Davis
Kim Steadman
Wahid Alam
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

citizens who did not sign in

1. Vice Chair Dahlke declared a quorum present and the meeting was called to order at 7:32 a.m.
2. Reviewed items on the agenda for the July 19, 2017 regular Planning and Zoning Board Hearing.

Items on the July 19, 2017 agenda were discussed.

Staffmember Wahid Alam presented case Z17-030 to the Board. Mr. Alam stated Lowe's will not allow access to the restaurant through their parking area so access will be restricted from the north and west side. He stated there is an electrical easement along Higley Road which prevents them from placing the building closer to the road. Boardmember Allen inquired if there are any concerns that the 22' building height would block the Lowe's building. Staffmember Alam responded that the monument sign and building will be visible with the addition of the restaurant.

Staffmember Wahid Alam presented case Z17-032 to the Board. Mr. Alam stated this is a site plan approval for the second phase of development for the area. The building design shows solid waste inside the service court and Solid Waste Department has approved the design. Boardmember Allen inquired if staff received any comments from the Phoenix-Mesa Gateway Airport. Mr. Alam responded typically staff does not receive comments from the airport for projects unless there are concerns. Planning Director John Wesley stated the airport had more involvement during the rezoning of the property.

Staffmember Wahid Alam presented case Z17-029 to the Board. Mr. Alam explained this area is on the National Register of Historic Places and this request is to receive Local Designation. They have received support from the Historic Preservation Board for the

Overlay. Boardmember Boyle inquired what the limitations are, what a property owner can do with their property after the overlay. Mr. Alam responded with all other Historic Districts, changes will require a Historic Clearance. This designation gives incentive for property owners to maintain their properties, pride in ownership, and receive tax credits through the state. Boardmember Duff stated Historic Districts help to preserve the character of the neighborhood which brings richness to the community and the neighborhood together.

Principal Planner Tom Ellsworth presented case Z17-033 to the Board. Mr. Ellsworth explained this request is for two Freeway Landmark Signs. The Design Review Board has reviewed the design and requested some changes and those changes will be discussed by the Design Review Board at the August meeting. Mr. Ellsworth stated staff has received concerns by the surrounding neighbors.

Vice Chair Dahlke inquired what the Design Review Board desired this Board to achieve. Tom Ellsworth responded the Design Review Board wanted City Council to understand some of their concerns on the general policy of the size of the signs. He stated staff looks at Design Guidelines and within those guidelines the sign can only be 20' in width. Staff felt an increase in the width would provide more prominence to identify the center. There have been modifications to the guidelines in every case. Mr. Ellsworth stated the Sprouts building will screen much of the sign from the neighboring residents.

Boardmember Boyle inquired if some of the concerns residents have are about the addition of neon signs detracting from the views. Mr. Ellsworth stated staff looks at freeway frontage and how the sign would affect the mountain views and how to preserve those views.

Senior Planner Kim Steadman presented the McDowell Citrus preliminary plat to the Board. Mr. Steadman stated the parcel is zoned RS-35 zoning which allows them to go forward if they design to code. He stated the General Plan calls for the area to be industrial and due to the zoning, the applicant can move forward with the residential development. The applicant will be required to go through a Subdivision Technical Review and to meet all standards for RS-35 zoning. Mr. Steadman stated staff has concerns that there are employment uses surrounding the property and to the south is the Falcon Field industrial project which the three properties on the south will back up to. He stated some Conditions of Approval were added because of the close proximity to Falcon Field that is within ½ mile. The applicant will be required to meet building code standards, notification to all property buyers they are adjacent to an industrial zoned property and inform them of the allowed uses on the property to the south, and to post a sign on the exterior of sales office that provides this information to potential buyers.

Boardmember Allen stated she has some of the same concerns as staff and feels since the zoning allows residential, there is not a lot that can be done about it. Ms. Allen stated one row of citrus does not seem like a significant enough buffer between residential and industrial. Mr. Steadman replied staff has suggested modifications to the buffer and the applicant feels they have provided all they are comfortable with doing.

Planning Director John Wesley presented the zoning ordinance amendment to the Board. Mr. Wesley stated State Legislation has redefined the laws and we need to amend our ordinance to meet with state law. Mr. Wesley explained that with the modification it will be more difficult to meet the requirements to have a super majority vote by Council.

Staffmember Wahid Alam presented case Z17-031 to the Board. Mr. Alam stated the applicant does not agree with conditions of approval. Staff has requested the applicant element the wrap around drive and provide a shade cover on the drive-thru window. Mr.

Alam stated staff has provided alternatives to the proposed site plan which the applicant does not agree with. The applicant has stated the applicant's proposed site plan is required for their business standards and feels there is no compromise to make changes to the site plan.

Boardmember Boyle clarified how the delivery truck would maneuver around the building. Boardmember Allen commented if we begin reducing the integrity of a site we open the door to other modifications. Boardmember Duff stated concerns for the traffic flow from the drive-thru.

3. Other Business

3-a Election of Officers

Election of Officers is postponed until August 15, 2017 study session

3-b Hear a presentation on the City's digital community engagement campaign, Imagine Mesa.

Angelica Guevara, Development and Sustainability Project Manager, provided the Board with a presentation of the City's Imagine Mesa campaign.

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.)

Planning Director John Wesley updated the Board that the Southwest Redevelopment Area is expected to be on the August agenda for Board consideration.

Mr. Wesley updated the Board that the sign code update is not yet ready and will be forthcoming.

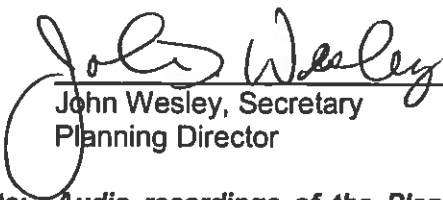
Vice Chair Dahlke inquired the status on the updated Design Guidelines. Mr. Wesley responded we have been allotted some money to bring in a consultant, however, staff has not moved forward with it as yet.

5. Adjournment.

Boardmember Allen made a motion to adjourn the meeting at 8:43 am. The motion was seconded by Boardmember Astle.

Vote: 5-0 (Chair Clement and Boardmember Sarkissian, absent)

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