

# Planning and Zoning Board



## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street

Date: May 15, 2018 Time: 7:30 a.m.

### **MEMBERS PRESENT:**

Chair Michael Clement  
Dane Astle  
Jessica Sarkissian  
Tim Boyle  
Jennifer Duff  
Shelly Allen

### **MEMBERS ABSENT:**

Vice Chair Michelle Dahlke

### **STAFF PRESENT:**

John Wesley  
Tom Ellsworth  
Wahid Alam  
Lisa Davis  
Cassidy Welch  
Evan Balmer  
Ryan McCann  
Charlotte McDermott  
Rebecca Gorton

### **OTHERS PRESENT:**

Jared Langkilde  
Ralph Pew  
citizens who did not sign in

1. Chair Clement declared a quorum present and the meeting was called to order at 7:31 a.m.
2. Reviewed items on the agenda for the May 16, 2018 regular Planning and Zoning Board Hearing.

Items on the May 16, 2018 agenda were discussed.

Staffmember Cassidy Welch presented case ZON18-00096 to the Board. Ms. Welch stated the access drive on Brown Road will remain and the access drive on Mesa Drive will be shifted further south. There were no questions from Boardmembers.

Staffmember Evan Balmer presented case ZON18-00102 to the Board. Mr. Balmer stated the Design Review Board made recommendations for some changes to the building which have been incorporated in the new design. Boardmember Duff inquired if there is connectivity between the building and Culvers. Evan responded the connectivity between parcels is vehicular and no direct pedestrian connection between the sites. Planning Director John Wesley added staff will review to see if a pedestrian connection could be added. Ms. Duff stated the architectural design is lacking and Mr. Balmer responded the Design Review Board has seen it and there have been some changes made from suggestions of the Design Review Board. Staff will work with the applicant to ensure the applicant incorporates those suggestions.

Staffmember Evan Balmer presented case ZON18-00137 to the Board. There were no questions from Boardmembers.

Staffmember Kim Steadman presented case ZON17-00461 to the Board. Mr. Steadman explained staff is proposing the HD overlay to establish a local historic district for an area named Flying Acres. The State Historic Preservation Office has this request on their agenda for review in July to add the district to the national register.

Staffmember Lesley Davis presented case ZON17-00532 to the Board. Ms. Davis stated the request is to allow the school to partner with private development on their existing campus. The school feels there is a need to bring additional revenue and to provide students the opportunity to receive work experience while attending class. Ms. Davis stated staff is still working with the applicant to fine tune conditions of approval. One of those conditions will be any private development coming on to the campus will be required to go through site plan and design review approval. Ms. Davis stated there will be restrictions to limit specific uses such as car lots through a Development Agreement.

Boardmember Allen inquired since the college campus does not pay property tax, how would the property be assessed if the land is being leased by a private company. Ralph Pew, 1744 S. Val Vista, responded as a representative of the applicant and stated as the owner of the property, the college would maintain their tax-exempt status and would not be required to pay taxes on any land being leased to a private company.

Chair Clement inquired the need for the zoning overlay and is it typical of other campuses that provide private companies leasing land. Mr. Pew responded as a legal point of view there may not be a need to rezone. Mr. Pew continued to explain when a company considers partnering with the school to provide a teaching experience, a single, commercial zoning district offers a comfort level and a company understands specific guidelines required. Mr. Pew stated currently the campus is under three zoning districts on the property and the school is desiring to bring it under one district.

Planning Director John Wesley clarified as a college campus acting in their education capacity they are exempt from City Ordinance. It is when they delve into other entrepreneur endeavors we feel they are subject to our zoning.

Staffmember Ryan McCann presented case ZON18-00065 to the Board. Mr. McCann stated the facility is an allowed use in the district, however because the location is within the AOA2 area it is subject to a Council Use Permit. Mr. McCann stated the applicant has complied with the review criteria for the Council Use Permit. Boardmember Allen inquired if staff received input from the airport staff. Mr. McCann stated the airport did provide comments and staff included a condition stipulating filing with the FAA at the time of submitting for a building permit.

Staffmember Lesley Davis presented case ZON18-00066. Ms. Davis explained this request will be a development of multi-residential and commercial uses and staff feels it meets the Fiesta District Guidelines. Boardmember Boyle inquired what will the impact of the schools be if this development is approved. Mr. Boyle stated he is concerned about developing more residential and less commercial in the City and losing balance between both. Boardmember Allen stated she likes there is a mix of commercial and residential but feels there is an over saturation of apartments in this area. Boardmember Sarkissian asked if staff could provide information about any development at the mall at the next study session.

Staffmember Wahid Alam presented case ZON18-00118. Mr. Alam explained there was an approval for a 55 unit townhome project in 1988 which was never built. He stated there is a fissure that runs through the site and anticipates the applicant will have a geologist speak at the meeting to explain the results of his findings. Mr. Alam stated staff is requesting an 18" stoop in the front of each building to define the each of the individual units. Mr. Alam received contact from two neighbors with concerns about the fissure and the views will be blocked.

Staffmember Cassidy Welch presented case ZON18-00132 to the Board. Ms. Welch explained because this is an existing building and does not meet current development standards, a Substantial Conformance Improvement Permit is required. Staff has received concern from a neighbor about the entrance on the northern property line on 3<sup>rd</sup> Place.

Staffmember Lisa Davis presented amendments to Chapters 66, 67, 69, 71, 74 and 77 of the Mesa Zoning Ordinance to the Board. Boardmember Boyle asked if there has been discussion on better ways of alerting the neighbors when there is a request for development. Ms. Davis responded staff did discuss other forms of communication and felt it best to advertise in the local paper and first-class mail. Planning Director John Wesley reminded the Board that signs are posted on the property and staff needs to meet state statutes.

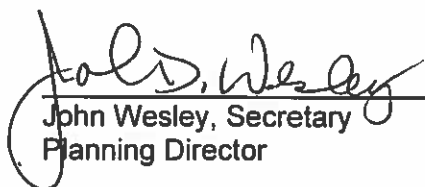
Staffmember Cassidy Welch updated case ZON17-00507 to the Board. Ms. Welch explained applicant has explored two options for access to the development and staff feels the applicant has provided the best possible site plan with access off Glencove as close to Ellsworth as possible. Staff has added a condition which restricts access on Glencove to the RV facility only and if another development wanted to come in they would be required to get Site Plan Review and receive Council Approval for access off Glencove. Ms. Welch stated she has not received any contact from the surrounding neighbors.

3. Conduct a public meeting on the following General Plan Amendment:  
This item is continued to the June 20, 2018 meeting at the request of the applicant and was not discussed.
4. Planning Director's Updates.  
None.
5. Adjournment.

Boardmember Sarkissian made a motion to adjourn the meeting at 8:52 am. The motion was seconded by Boardmember Allen.

**Vote: 6-0 (Vice Chair Dahlke, 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](http://www.mesaaz.gov)