

# Planning and Zoning Board



## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street  
Date: August 15, 2018 Time: 3:30 p.m.

### **MEMBERS PRESENT:**

Chair Michelle Dahlke  
Vice Chair Dane Astle  
Jessica Sarkissian  
Tim Boyle  
Deanna Villanueva-Saucedo  
Jeffrey Crocket

### **MEMBERS ABSENT:**

Shelly Allen

### **STAFF PRESENT:**

John Wesley  
Tom Ellsworth  
Lesley Davis  
Wahid Alam  
Cassidy Welch  
Ryan McCann  
Evan Balmer  
Rebecca Gorton

### **OTHERS PRESENT:**

other citizens who did not sign in

1. Call meeting to order.

Chair Dahlke declared a quorum present and the meeting was called to order at 3:30 p.m.

2. Review items on the agenda for the August 15, 2018 regular Planning & Zoning Hearing.

Staffmember Cassidy Welch presented case ZON18-00442 to the Board. Ms. Welch stated this request is for a medical office in the LC-PAD within an existing commercial center.

Staffmember Cassidy Welch presented case ZON18-00449 to the Board. Ms. Welch stated this request is for 2 industrial buildings with parking in front and possible future parking between buildings and in the rear. Ms. Welch explained the request for the SUP is for a reduction in parking. She stated code requires 125 spaces with a parking ratio of 25% for office parking and 75% parking for warehouse. Ms. Welch stated staff is in support of the reduction in parking because the building use is for industrial or warehouse and the site is designed for future changes in additional parking needs.

Vice Chair Astle clarified there is room for additional parking in the future and inquired the reason the applicant is not adding those spaces now. Staffmember Welch responded the general thought is not to overwhelm that area with additional parking at

this time. That area has a significantly larger landscaping and foundation base that what is required by code now.

Staffmember Wahid Alam presented case ZON18-00384 to the Board. Mr. Alam explained the request is for a mini-storage facility and drive thru with retail. He stated the original request included a car wash and the applicant received significant opposition from the neighborhood so the request for the car wash has been removed. Mr. Alam stated there will be a shared driveway with the neighboring school.

Staffmember Ryan McCann presented case ZON18-00361 to the Board. Mr. McCann explained this is an existing site and includes a request for reduction in parking. He stated there was a neighborhood meeting with 2 residents attending in support of the project. Mr. McCann stated staff has received contact from some residents with concerns of over concentration of in-patient services in the West Mesa area.

Boardmember Boyle inquired if staff has been able to consolidate a map with similar facilities surrounding the location to show there is a large concentration of facilities similar in the area. Staffmember McCann replied some of the data requested is not provided to the public. Mr. Boyle responded when he looks it up there are additional facilities in the area that are not on the map provided and feels there is a larger concentration in the area. Mr. Boyle has requested this

Vice Chair Astle confirmed the number of employees that will be on staff and how the applicant will accommodate the reduced parking. Staffmember McCann responded there will be 34 employees which calculates as 1 staff member for every 3 clients. Mr. Astle stated his concern if the facility could accommodate the additional parking during visiting days. Mr. McCann stated visiting hours are specified on Saturday and staff feels the parking reduction is adequate. Boardmember Villanueva-Saucedo inquired if there is a definition of what is and is not an over concentration of uses and is comfortable with moving forward if there is not a written definition to go by. Planning Director John Wesley responded we do not have any more than what is in the General Plan and does not feel it is over concentration. It was decided case ZON18-00361 would be discussed further at the meeting.

Staffmember Evan Balmer presented case ZON18-00451 to the Board. Mr. Balmer stated the application is for a SUP for reduction in parking and staff is comfortable with the reduction. Mr. Balmer provided the Board with a change to stipulation #6 which clarifies the noise reduction requirement.

Staffmember Lesley Davis presented preliminary plat "Mesa Technology Park" to the Board. There was no discussion.

Staffmember Evan Balmer presented case ZON18-00214 to the Board. Mr. Balmer stated the proposal is for 89 attached units. He stated during the neighborhood meeting, some residents attending voiced concerns with odor and potential toxins from the nearby asphalt mine. Currently, air quality testing is being conducted by ADEQ and Maricopa County Environmental Health. At this time staff has not received any comments by any neighbors. Mr. Balmer stated the product submitted is part of the approval process and the applicant will not be required to submit a separate application for approval. Boardmember Boyle clarified if there are adequate parking spaces for the development and stated his concerns for the location near the asphalt plant.

3. Receive a presentation and discuss the formation, planning, and implementation of Redevelopment Areas.

Economic Development Department Director, William Jabjiniak, and David Packard, Management Assistant II, presented an overview of the upcoming redevelopment areas.

4. Planning Director's Updates.

None.

(The items in the Planning Director's Updates are not for Board discussion and no Board action will be taken on the updated items.)

5. Adjournment.

Boardmember Villanueva-Saucedo made a motion to adjourn the meeting at 4:22 pm. The motion was seconded by Boardmember Boyle.

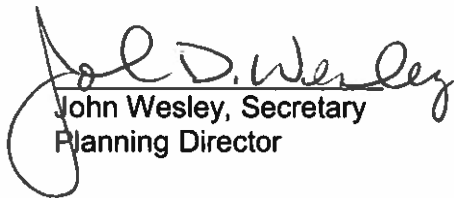
Vote: 6-0 Approved (Absent: Boardmember Allen)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Crockett, Villanueva-Saucedo

NAYS – None

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).**