

Planning and Zoning Board



Study Session Minutes

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

Date: September 18, 2018 Time: 7:30 a.m.

MEMBERS PRESENT:

Michelle Dahlke
Dane Astle
Tim Boyle
Shelly Allen
Jeffrey Crockett
Deanna Villanueva-Saucedo

MEMBERS ABSENT:

Jessica Sarkissian

STAFF PRESENT:

John Wesley
Tom Ellsworth
Lesley Davis
Wahid Alam
Cassidy Welch
Lisa Davis
Ryan McCann
Veronica Gonzalez
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

citizens who did not sign in

1. Chair Dahlke declared a quorum present and the meeting was called to order at 7:30 a.m.
2. Review items on the agenda for the September 19, 2018 regular Planning and Zoning Board Hearing.

Items on the September 19, 2018 agenda were discussed.

Staffmember Wahid Alam presented case ZON18-00362 to the Board. Mr. Alam explained this request is for an expansion of an existing facility. The request includes a Special Use Permit for reduction in parking. Mr. Alam stated staff is in support of the parking reduction since the facility has shift workers and limited visitors.

Staffmember Wahid Alam presented case ZON18-00441 to the Board. Mr. Alam explained the current zoning allows this type of land use. Mr. Alam stated there will be an 8' screen wall along the adjacent properties.

Staffmember Ryan McCann presented case ZON18-00469 to the Board. There were no questions from Boardmembers.

Staffmember Lesley Davis presented case ZON18-00508 and companion preliminary plat "Longbow Marketplace Phase II" to the Board. Ms. Davis explained this is a request for site plan for an indoor recreation facility. Ms. Davis stated the applicant received approval from the Design Review Board for modification to the height and some lighting variations. Staff is working with the applicant on some modifications the Design Review Board requested of them. Ms. Davis explained there is an active neighborhood in the area and staff has not received any concerns from the surrounding residents.

Chair Dahlke inquired what part of the code allows the Design Review Board the authority to approve height deviations. Ms. Davis responded the section is 11-30-3 and approval was based on meeting the following criteria: the type of use inside the building is bowling and movies; the location is near the freeway; and the applicant was not requesting additional stories to the building. Ms. Davis stated the Design Review Board determined the additional height to be appropriate for the use due to meeting the criteria.

Staffmember Lisa Davis presented case ZON18-00446 and companion preliminary plat "Mesa Royale" to the Board. Ms. Davis explained the request is for 56 condominiums and will be constructed in 3 phases. Ms. Davis stated the request is consistent with the General Plan and two subarea plans: West Main Street and Central Main Street Area Plan. Ms. Davis explained staff has requested the removal of the parking spaces and turn arounds at the end of private drives that access the garages. She explained they pose potential hiding spaces and the applicant agrees with the removal of these spaces. The removal of those spaces will allow for additional landscape but does reduce available parking space. Ms. Davis explained it is important to note it is adjacent to the light rail and there is additional parking along Pepper Street. The project is required to go through Design Review for elevation and landscape review. Ms. Davis stated the Crime Prevention Officer suggested the addition of cameras and extra lighting be included in the design of the site for safety which the applicant has agreed to review.

Boardmember Boyle clarified what parking area will be eliminated and Ms. Davis clarified they are the hammer heads at the end of the private drives. There was discussion whether this would provide enough parking spaces if they were eliminated.

Boardmember Crockett inquired if staff has criteria to review if these units would be turned into rentals. Ms. Davis replied they do not address this concern and there are state laws prohibiting the City from allowing a property owner to do this.

Boardmember Allen clarified what the schedule of the construction phases are. Applicant Lindsay Schube responded they want to move quickly and funding for Phase 1 has been set aside. Ms. Schube explained there are some residents still living on the site and CPLC is looking for alternative solutions to relocate them. It was confirmed this project will be going to the November 13 Design Review meeting.

Boardmember Boyle stated his concern with the design and would like to see a more modern look. Mr. Boyle inquired if this Board can provide feedback to the Design Review Board on the design of a project. Vice Chair Astle stated he would also like to see some modifications to the design and Boardmember Allen agreed she would like to see some change of the quality of materials as well. Boardmember Villanueva-Saucedo agreed stated her concerns are with the quality and durability.

With regard to the access drive and parking spaces at the end of the drive aisle, Planning Director John Wesley clarified it is similar to the 6-pack developments staff has reviewed and are ultimately meant for access to the garages. With regards to the comments on the design, Wesley stated it is the Design Review Board's responsibility to look at and provide recommendations to the applicant and staff. Mr. Wesley stated the criteria to review a site plan does include some references to the overall design and some comments to the applicant and board is reasonable. One of the challenges the Design Review Board will face is that it is near a Historic District.

Boardmember Cassidy Welch presented case ZON18-00470 and preliminary plat "Montelucia" to the Board. Ms. Welch stated this development will include an annexation through a companion case. Ms. Welch stated the applicant is requesting a façade articulation waiver as part of this development. The waiver may be requested for the requirement that all garages be set back from the livable area by 3 feet and can only be applied to a maximum of 40% of the lots.

Boardmember Allen inquired how staff tracks the development so they do not exceed the 40% of homes allowed to have the garages set back from the livable area. Senior Planner Lesley Davis explained the builder submits a chart with their building plans to the development services representatives and they constantly track the development. Ms. Allen stated she is not a big fan of the 11' setback and inquired if there is a certain quantity of lots will be affected. Applicant, Sean Lake, responded to Ms. Allen's question by explaining the majority of the homes will be two-story and only a few of the lots will be one-story with the reduced setback.

Staffmember Wahid Alam presented case ZON18-00510 and preliminary plat "Three Fountains Senior Living Facility" to the Board. there were no questions from Boardmembers.

Staffmember Cassidy Welch presented preliminary plat "Mesa Fiesta" to the Board. Ms. Welch explained the intention of this preliminary plat is to increase business in the area by offering individual ownership. Chair Dahlke asked if staff has seen a revitalization in areas when a property is divided into individual owners and will there be any type of regulations to maintain the property. Staffmember Welch responded there will be creation of an HOA and the property will need to be maintained. Senior Planner Lesley Davis stated staff does not have any numbers to indicate if this type of division of property helps an area. There was further discussion among the Board on the effects of the request for subdivision. Mr. Wesley stated in terms of platting, if the request meets the requirements of the code and state statutes, there is no other choice but to approve it.

Principal Planner Tom Ellsworth and David Packard, Economic Development presented a detailed description of the Mesa East Redevelopment Area Plan and the Mesa West Redevelopment Area Plan.

Staffmember Ryan McCann presented case ZON18-00509 to the Board. Mr. McCann has explained it has operated as a substance abuse facility for 17 years as a legal non-conforming use and are requesting the addition of an inpatient detox facility. Concerns about security, pedestrian and vehicle access and other facilities in the area.

Boardmember Villaneueva-Saucedo stated her concern about overall definition of what an over concentration means and wants a better understanding on what those definitions mean.

Planning Director John Wesley explained staff has been evaluating how to proceed and successfully come up with a definition for every type of scenario. Mr. Wesley stated as staff reviews these types of applications, we focus on the immediate area within a one mile radius. He stated unless there are a high number of similar services in an area you don't see that one effects the other but when it starts to affect the livability of an area and property values. Mr. Wesley stated staff focuses on a smaller area and the number of the types of uses in relation to each other. There are ongoing discussions on how the group homes are dispersed around neighborhoods and reminded the Board group homes are covered through the Fair Housing Act.

Assistant City Attorney, Charlotte McDermott, further explained in the General Plan this statement talks about an over concentration of uses that require a Conditional Use Permit in neighborhoods. Ms. McDermott stated when you look at over concentration of Conditional Use Permits and does not allow you to look at other types of uses that do not require a Conditional Use Permit. For example, in 2018 a Special Use Permit was approved for and we did not consider other types of Special Use Permit or Council Use Permits within 1-3 miles of the facility. She explained if you are looking at an over concentration of uses, it would apply to the CUPs and SUPs within a specific area.

Ms. McDermott explained in this particular case, it is the understanding of staff this proposed facility will serve people who are recovering from drug and/or alcohol addiction. She stated people who are recovering from drug and/or addiction are protected by the Fair Housing Act and Americans with Disabilities Act and these Federal Laws prohibit discrimination. Ms. McDermott stated the Board can base their decision on the four criteria for Council Use Permit in the General Plan.

3. Planning Director's Updates.

Mr. Wesley announced the City is in process of updating their housing master plan. There is a workshop scheduled on September 28th from 9-2 and they would like to have a member attend. Mr. Wesley stated if anyone is interested to let him know.

There will be a workshop to discuss design quality on September 26 and Mr. Wesley will provide more details at the next study session.

4. Adjournment.

Boardmember Allen made a motion to adjourn the meeting at 8:42 am. The motion was seconded by Boardmember Villanueva-Saucedo.

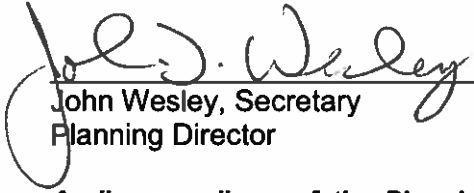
Vote: 6-0 Approved (Absent: Boardmember Sarkissian)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, 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