Planning and Zoning Board

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Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: October 16, 2018 Time: 7:30 a.m.

MEMBERS PRESENT:
Vice Chair Dane Astle
Tim Boyle
Shelly Allen
Jeffrey Crockett
Deanna Villanueva-Saucedo

MEMBERS ABSENT:
Chair Michelle Dahlke
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. Vice Chair Astle declared a quorum present and the meeting was called to order at 7:30 a.m.

2. Review items on the agenda for the October 17, 2018 regular Planning and Zoning Board Hearing.

   Items on the October 17, 2018 agenda were discussed.

   Principal Planner Tom Ellsworth presented case ZON18-00286 to the Board. Mr. Ellsworth explained this is a modification of the Development Unit for the Eastmark community, specifically of the existing Development Unit for 3/4. Mr. Ellsworth stated this area was originally envisioned for the Grand Canyon University campus.

   Staffmember Ryan McCann presented case ZON18-00454 to the Board. Mr. McCann explained this is for a restaurant with a drive-thru.

   Staffmember Ryan McCann presented case ZON18-00590 to the Board. Boardmember Crockett inquired how staff looks at stacking for drive-thrus. Mr. McCann responded we review all drive-thru requests with the same criteria. The required distance from entrance to the pick-up window is 40' and from the speaker box to the pick-up window at 100'.

Staffmember Wahid Alam presented case ZON18-00595 to the Board. Mr. Alam stated this proposal is for a buffet restaurant on an existing PAD site. He explained there is a Special Use Permit for a reduction in parking. Mr. Alam stated the parking requirements are calculated by the total square footage of the building which would show a shortage of 24 parking spaces. Mr. Alam stated the size of the restaurant dining area is half of the total building size and calculating this area they would have enough parking spaces for this area. Vice Chair Astle inquired if there is a parking agreement with the adjacent center and Mr. Alam stated there is no agreement at this point.

Staffmember Lisa Davis presented case ZON18-00597 to the Board. Ms. Davis stated this is a site plan review request with permitted uses in the zoning district for a restaurant with a drive-thru and a grocery store. Ms. Davis stated she has received emails in opposition and a digital petition was started on line in opposition to the McDonalds. Ms. Davis stated she has received an email in support of the McDonalds restaurant. There will be slight modifications to the conditions of approval #9 at the next study session having to do with the drive-thru windows, PAD A to the North requiring a covered canopy and the requirements for outdoor seating. Ms. Davis explained McDonald's does not design outdoor seating and do not want to provide outdoor seating at this location.

Boardmember Allen inquired if this is typical for McDonalds not to provide outdoor seating at their restaurants. Ms. Davis responded according to the applicant they provide an indoor play area but not outdoor seating.

Boardmember Boyle inquired how staff looks at on line petitions and is it something that should be considered in the manner as as someone that attends a meeting. Mr. Boyle stated he feels this could be a become a larger way of reaching out to residents living outside of the area. Staffmember Davis responded staff still considers it as input from the community. Planning Director John Wesley stated it is up to the Board on how much weight they want to put on it. Mr. Wesley stated staff is seeing people signing that are out of state and suggested the Board look at the signatures from residents within the area. He stated this is a use by right and the applicant is meeting the requirements.

Staffmember Veronica Gonzalez presented case ZON18-00576 to the Board. Ms. Gonzalez explained the request includes a Special Use Permit for reduction in parking. Ms. Gonzalez stated the residents will not have vehicles and parking provided on site will serve staff and visitors. During peak times the facility will have 5 to 6 staff members and 12 to 15 visitors. Ms. Gonzalez stated street parking is prohibited and staff has addressed concerns by requiring the applicant prepare a Good Neighbor Policy. This will have contact information to reach the facility manager and will include resolution procedures to address any complaints about on street parking. This facility is less than a quarter mile from a bus rapid transit stop on Power Road.

Ms. Gonzalez stated the property is deficient in setbacks for landscape and building along the Power Road frontage and will need a Development Incentive Permit through the Board of Adjustment to allow for the modification of the setback along Power Road.

Boardmember Allen stated she has concerns that the reduction in parking is more than 50% and at times there will be overlapping of employees and visitors there. Staffmember Gonzalez responded initially staff had concerns of the reduction in parking until staff had a better understanding of operation of this specific facility and received more detailed information. She stated the parking study provided included other assisted living facilities in Mesa that have similar parking reductions.

Boardmember Crockett inquired what the process is if the Board of Adjustment does not approve the Development Incentive Permit. Staffmember Gonzalez responded staff is waiting for the approval of this application by the Planning and Zoning Board and City Council before going to the Board of Adjustment. If the Board of Adjustment elects not to approve the reduction, staff would look at site plan changes to ensure getting the 15' on Power Road.

Boardmember Crockett stated his concern of the minimal amount of parking spaces and asked what the impact would be on the site if the applicant increased parking spaces. Ms. Gonzalez responded addition of parking spaces would have a significant impact on the site plan. This is a small facility with 39 units and if the SUP for reduced parking is not approved, the site plan would need to be redone. Ms. Gonzalez stated the Good Neighbor Policy has not been drafted but would provide information on how to contact the facility with complaints or concerns regarding parking of vehicles in the neighborhood. It is required that the Good Neighbor Policy be reviewed and approval by the Planning Director. There was further discussion on ensuring the surrounding neighborhood is made aware of how to contact the facility, perhaps with posting of signs on the facility. Ms. Gonzalez stated the facility will need to look at contingency plans for offsite parking if this becomes a concern. Boardmember Villanueva-Saucedo stated the Citizen Participation Report was inadequate in relaying any discussions at the neighborhood meeting. It was decided this case will be off consent for further discussion.

Staffmember Evan Balmer presented case ZON18-00592 to the Board. Mr. Balmer explained this a will have unique buildings and site design. There will be a mixed-use campus with medical, residential and commercial uses. The living spaces will keep residents in the same room if they need to move from independent living to assisted living. Boardmember Allen inquired what the percentage is for employment space to residential. Mr. Balmer stated there are 168 residential units which includes amenities for the residents and will provide an exact number at the next study session.

Staffmember Cassidy Welch presented preliminary plat, "Power Square" to the Board. Ms. Welch stated this request is going through the Design Review process for significant changes to the exterior elevation of the building.

Staffmember Ryan McCann presented case ZON18-00361 to the Board. Mr. McCann explained this request was continued from the August meeting and has provided an updated memo and map for the Board. Mr. McCann stated he has recently received approximately 50 letters of support and the applicant has been working closely with concerned residents in Mesa about this facility. He stated staff found no social service facilities within one mile of this facility. Mr. McCann stated the map shows there are 7 properties with a Council Use Permits within a 1-mile radius. Due to the variety of services, staff does not feel they create a concentration of uses which would be detrimental to the surrounding area.

Boardmember Allen inquired what the status is with the discussion on over concentration of uses. Mr. Wesley responded staff is preparing to provide information for discussion at the next study session meeting in November. Boardmember Crockett stated the staff memo was helpful in assisting him to understand this specific project and understanding of the project. The Board confirmed their desire to still have discussions about this subject.

Staffmember Lisa Davis presented cases ZON18-00181, ZON18-00067 and preliminary plat "Bella Encanta" to the Board. Ms. Davis stated this is a Minor General Plan amendment, rezoning and site plan, and preliminary plat. The request is to change the character area from Employment to Neighborhood Suburban which is not consistent with the City of Mesa General Plan goals to preserve our employment areas. Ms. Davis explained the General Plan is strong on preserving our employment areas. The ratio of jobs per capita in Mesa is .3; Maricopa County is .45 and the surrounding cities are close to 1. This indicates Mesa is behind in the surrounding areas and there is a limited amount of employment areas in the eastern portion of Mesa.

Ms. Davis stated the site is at-grade of the US 60 so the residential units will be visible to the freeway. Staffmember Davis stated the narrative discusses the site not being able to bring in Class A offices as the reasoning behind the request. Staff feels there are other types of employment which could be brought in such as a business park. Staff has concerns about the sustainability of the proposed plan. Staffmember Davis described the visibility if the ADOT channel and stated it would be directly behind the condominiums.

Ms. Davis stated staff has recommended denial for the General Plan and rezoning case. Ms. Davis stated if the Board feels it is time to change the character from employment, staff recommends they continue the rezoning, site plan and preliminary plat in order for staff to work with the applicant to bring it into conformance and to meet more of the traditional guidelines and forms.

Boardmember Boyle inquired if there are other residential developments that have a similar distance to the freeway. Ms. Davis stated there is a residential project at Crismon and the 60 freeway with a 20' setback to the freeway with a similar grade.

Staffmember Cassidy Welch presented preliminary plat "Mesa Fiesta" to the Board. Ms. Welch stated this case was continued from the previous month. The Board had expressed some concerns at the previous month's meeting. Ms. Welch stated the applicant has lined up some owners for medical use and has potential users for educational purposes.

Boardmember Crockett was concerned that the RDA's Mesa is working on is the fractionalized ownerships and has concerns about redevelopment of other properties.

3. Conduct a public hearing on the following General Plan Amendment:

3-a Vice Chair Astle opened the public hearing for case ZON18-00181 at 9:02 am.

ZON18-00181 District 6. The 9500 to 9800 blocks of East Hampton Avenue (south side). Located north of the US-60 Superstition Freeway and west of Crismon Road. (33± acres). Minor General Plan amendment to change the Character Type from Employment to Neighborhood. This request will allow for a small-lot single-residence subdivision and multi-residence development. Pew & Lake, PLC, applicant; Crimsmon BFC, LLC, owner. **(Companion Case to ZON18-00067 and preliminary plat "Bella Encanta", associated with items 7-b and 8-a). (Continued from August 15, 2018).**

Planner: Lisa Davis
Staff Recommendation: Denial

Reese Anderson, 1744 S. Val Vista, spoke on behalf of the applicant to the Board about the Minor General Plan amendment request. Mr. Anderson asked staff to make two corrections to the presentation. The first is the General Plan map does not show the change from employment to Neighborhood on the north side of Hampton Avenue. The second correction is the requirement to have open space within 330 linear feet of every lot only applies when calculating open space for RSL lots, and they far exceed this requirement.

Staffmember Davis clarified there was not a General Plan amendment on the zoning case on the north side of Hampton Avenue. Ms. Davis stated the General Plan map is accurate. Boardmember Crockett inquired the reason that project did not require a General Plan amendment. Planning Director John Wesley responded the General Plan establishes a minimum size of 20 acres before staff processes a General Plan amendment.

Boardmember Crockett stated there are limited areas remaining for employment opportunities. Mr. Crockett stated the other project across Crismon Road has a mixed-use with an employment component to it. He stated Mesa has limited areas remaining for employment and if we are ever going to see an increase in the per capita numbers, we need to take a stand with some project.

Boardmember Allen stated we need to pay attention to our Employment areas and they need to be protected.

Vice Chair Astle closed the public hearing on the General Plan Amendment at 9:15 am.

4. Planning Director's Updates.

   Mr. Wesley announced the new Planning Director, Nana Kusi Appiah, PhD, has been selected and will be starting early December.

5. Adjournment.

   Boardmember Crockett made a motion to adjourn the meeting at 9:16 am. The motion was seconded by Boardmember Villanueva-Saucedo.

   Vote: 5-0 Approved (Chair Dahlke and Boardmember Sarkissian, absent)
   Upon tabulation of vote, it showed:
   AYES –Astle, Boyle, Allen, 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***