



Planning and Zoning Board

Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: June 12, 2019 Time: 3:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Ryan McCann
Wahid Alam
Evan Balmer
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

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 3:00 p.m.

2. Review items on the agenda for the June 12, 2019 regular Planning & Zoning Hearing.

Staffmember Lesley Davis presented case ZON19-00192 to the Board. Boardmember Allen inquired if the Phoenix Mesa Gateway Airport was in support of the project. Ms. Davis confirmed the airport does not have any objection to the request. In addition, the request is consistent with what is described in the Community Plan.

Staffmember Evan Balmer presented case ZON18-00067 to the Board. Mr. Balmer stated a General Plan amendment was approved by the City Council last year. And the request is specifically for a PAD and a site plan. Mr. Balmer informed the Board the applicant is proposing additional open space from the original development as part of the PAD. Some of the deviations being requested include the nature of the attached homes and the dimensions of the tandem garages. Mr. Balmer clarified the applicant is requesting a deviation to the tandem garage standard dimensions which results in a larger overall tandem garage size.

Boardmember Allen stated her concerns about the reduction in lot size and reduction in the rear yard setbacks. Ms. Allen expressed concerns with the project and stated the intensity and overall plan does not create a sustainable development project. She inquired if staff received comments from Crime Prevention and Mr. Balmer responded staff did not receive any comments. He explained the development is proposing to use individual barrels for solid waste so each home would have their own. Boardmember Allen asked for staff opinion on the project and Mr. Balmer responded that staff had reservations about the original design, but the revised submittal is an improvement and the duplex concept is unique for the City.

Planning Director Dr. Appiah stated one of the improvements of this development is the increase of open space which is greater than required. He stated staff feels the increase in the open space justifies the request for reduction of the lot sizes. The recreation area being centrally located will also provide connectivity and bring the community together. In addition, the proposed development will be compatible with the surrounding proposed and approved developments.

Boardmember Allen stated she continues to have concerns regarding sustainability and requested the case to be discussed at the hearing. Boardmember Villanueva-Saucedo stated she also has concerns with long term sustainability of the project. Ms. Villanueva-Saucedo feels it will become a development with absentee ownership, and concerned with the density of the product and eventually trash and public safety.

Staffmember Cassidy Welch presented preliminary plat "SEC First & Macdonald Phase 2" to the Board. Ms. Welch explained the preliminary plat is part of a request to utilize the Form-Based Code in the T5 Main Street Flex zoning district and is specifically for an addition of 45' on the southern portion of an existing site to allow for the development of a multi-residence. Boardmember Boyle asked Ms. Welch to confirm that projects that use the form-based code does not need the P&Z review. Ms. Welch confirmed and said the request is just for a replat and not review of the project.

3. Receive a presentation and discuss proposed text amendments to Mesa City Code Title 11 (Zoning Ordinance), Chapters 56, 58, 59, and 60 of Article 6: Form-Based Code, which include but is not limited to adding an administrative modifications process to allow minor modifications to certain Form-Based Code standards such as the required lot depth, build-to-line, setbacks, and ground floor transparency. The proposed amendments also include removing the maximum lot depth and width for By-Passed Parcels that utilizes the Form-Based Code standards, as well as modifying the definition of a By-Passed Parcel as defined in Mesa City Code Title 11 (Zoning Ordinance), Chapter 87.

Planning Director, Nana Appiah, presented the proposed text amendment to the Code Title 11 (Zoning Ordinance), Chapters 56, 58, 59, and 60 of Article 6: Form-Based Code to the Board. Dr. Appiah stated majority of Form-Based Code traditionally focuses on downtown areas in heavily pedestrian area and is typically prescriptive to direct quality of development. Dr. Appiah stated using the Form-Based Code standard is optional for development in areas in the City with such standards and not mandatory to opt-in, and a project can be developed through traditional zoning.

Dr. Appiah explained staff has evaluated a number of projects using the form-based code and identified the need to make minor changes to the Form-Based Code. Dr. Appiah reviewed the proposed changes with the Board.

Boardmember Boyle stated he will recuse himself due to the fact that he is working on projects in the area.

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.)
5. Adjournment.

Boardmember Villanueva-Saucedo motioned to adjourn the meeting at 3:58 pm. The motion was seconded by Boardmember Allen.

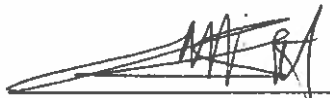
Vote: 7-0 Approved

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,



Nana K. Appiah, AICP, 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.