

Planning and Zoning Board

Study Session Minutes

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

Date: October 23, 2019 Time: 3:00 p.m.

MEMBERS PRESENT:

Chair Michelle Dahlke
Jessica Sarkissian
Tim Boyle
Jeffrey Crockett
Deanna Villanueva-Saucedo

MEMBERS ABSENT:

Vice Chair Dane Astle
Shelly Allen

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Rachel Prelog
Veronica Gonzalez
Charlotte McDermott
Jennifer Gniffke
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 3:05 p.m.

2. Review items on the agenda for the October 23, 2019 regular Planning & Zoning Hearing.

Staffmember Ryan McCann presented case ZON19-00538 to the Board. Boardmember Boyle inquired if the north elevations would need to be revised with the new proposed design guidelines. Planning Director Nana Appiah clarified the proposed elevations would meet the guidelines standards for building articulation and materials.

Staffmember Veronica Gonzalez presented the proposed Quality Development Design Guidelines for Residential, Commercial and Industrial developments. Senior Planner Rachel Prelog presented the proposed text amendments which relate to the proposed Design Guidelines Standards.

Ms. Gonzalez stated they took into consideration the feedback they received from the board and outside entities. This includes a clarification of the language in the residential guidelines and the request to emphasis shade. Ms. Prelog stated the feedback they received in the text amendments include regarding open space requirements. There was also clarification of architectural variety.

Ms. Gonzalez concluded by reviewing the next steps in the process. There will be a presentation at the November 7, 2019 City Council Study Session, followed by the introduction at the November 18 meeting and action on December 2, 2019 for approval.

Planning Director Nana Appiah added the text amendments will go into effect 60 days after the City Council's approval. And any application submitted after that date will be required to meet the new guidelines.

Boardmember Boyle stated he would like to see images be more inspiring.

Principal Planner Tom Ellsworth presented the Minor General Plan Amendment, ZON19-00754 and ZON19-00755 to the Board. Mr. Ellsworth explained this includes four different cases, but it is basically two requests; one request for a General Plan Amendment and the other for Planned Area Development. The ultimate goal of these requests is the development known as Hawes Crossing.

The request involves State Land that must be considered separately from the other portion which is the land owned by several private property owners. The goal is to develop one unified plan for a vibrant community and master plan that would allow ordered and structured growth in the area.

The General Plan character type for the area is a combination of the Mixed-Use Activity and Employment character types of the General Plan which was adopted in 2014 and is also within the Inner Loop District of the Gateway Strategic Plan which was adopted in 2008. The mixed-use character area allows for the possibility of employment and residential uses that are found around the airport. Mr. Ellsworth explained the goal of the Inner Loop District is to allow for economic growth, protection of the airport operations and the creation of the mixed-use districts.

The Planned Area Development overlay district (PAD) is the tool that is utilized to guide the form and framework for a high quality, unified structure development including design guidelines. The PAD establishes base zoning districts and is able to limit certain land uses. The specific plans will come forward as site plans and will be submitted as separate requests. Mr. Ellsworth provided updated conditions of approval for the boards review. He also included letters from the Gilbert School District stating they have adequate facilities to serve the area and a letter from EDAB stating opposition to the request.

Chair Dahlke mentioned the board received a letter and email from the Chamber of Commerce prior to the study session expressing opposition to the request. The Board also received an email expressing opposition by Mercury Systems e. Ms. Dahlke stated she wished they did not receive the documents so close to the study session as they did not have much time to review them prior to this meeting. Planning Director Nana Appiah responded that staff has reviewed the letters and the issues in the letters are primarily in regard to the proposed residential land uses in the Elliot Road Corridor. Dr. Appiah asked Mr. Ellsworth to clarify the mixture of land uses in the Mixed-Use zoning district.

Mr. Ellsworth responded that future specific plans within the Mixed Use (MX) zoning districts would allow for a mixture of residential and non-residential uses as specified in the conditions of approval. That each specific plan would be required to have a minimum of 35% of nonresidential uses and that 50% of the residential area of any specific plan must be built prior to the development of the remaining residential portion of

the specific plan. Staff's concern is if the 65% of residential is built first, then the development of the non-residential portion of the site would be pressured to develop with all residential uses.

The airport overflight areas are determined by flight paths and noise contours and Mr. Ellsworth reviewed those maps and explained the airport reviewed all development requests in the AOA3 areas. As they review the requests, they provide recommendations and those recommendations are included in the report and conditions of approval.

Boardmember Villanueva-Saucedo motioned to adjourn the study session at 3:45 pm. The motion was seconded by Boardmember Crockett.

Vote: 5-0 Approved (Vice Chair Astle and Boardmember Allen, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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

Chair Dahlke opened the public hearing for cases ZON19-00754 and ZON19-00755 at 3:45 pm.

- 3-a **ZON19-00754 District 6.** The 7700 through 8400 blocks of East Elliot Road (south side), the 3700 through 4000 blocks of the South 80th Street alignment (both sides), the 3700 through 4000 blocks of South Hawes Road (west side), the 8400 through 8600 blocks of East Warner Road (north side), the 4200 through 4400 blocks of the South Hawes Road alignment (east side), and the 8100 through 8400 blocks of East Warner Road (south side). (280± acres). Minor General Plan Amendment. This request will change the General Plan character designation for the area from Mixed Use Activity/Employment to Neighborhood. Jordan Rose, Rose Law Group, applicant; Circle G Investments 402 LLC, Van Rijn Jody/Pieter, AG Land Investors LP/ETAL, Feenstra Charles L/Barbara M. TR, John & Brenda Van Otterloo Family Trust/ETAL, Maynard Billy W/Nora D, Maynard Dianne, Mesa-Casa Grande Land Co LLC, Rijlaarsdam Jacob/Mary TR, Stechnij H/Glenda TR/ETAL, Tuffly Frederick M., Owners.

Planner: Tom Ellsworth

Staff Recommendation: Adoption

- 3-b **ZON19-00755 District 6.** The 4000 through 4400 blocks of South Hawes Road (west side) and the 8000 through 8400 blocks of East Warner Road (north side). (115± acres). Minor General Plan Amendment. This request will change the General Plan character designation for the area from Mixed Use Activity/Employment to Neighborhood. Jordan Rose, Rose Law Group, applicant; Arizona State Land Department, owner.

Planner: Tom Ellsworth

Staff Recommendation: Adoption

Staffmember Tom Ellsworth stated he had nothing to add to the previous presentation of the General Plan Amendment request. Brian O'Neill, Executive Director of the Phoenix-Mesa Gateway Airport stated the airport is not opposed to the zoning modifications and General Plan amendment. He stated they have worked closely with the landowners and their legal representatives to ensure there is no residential in the AOA 2 and the proposed land uses in this proposal are compatible with the Airport Land Use Compatibility Plan. Mr. O'Neill stated the airport does feel it is important to discuss residential encroachment and the effect it could have on the future of the airport. He feels working with the landowners they have come up with some language to be included that would afford disclosure to homeowners that they are in an overflight area. It is important to think about the long-range plan of this area and one of the things the airport has been steadfast on is to get an opportunity for continual disclosure. Overtime the homeowners transfer their properties to future homeowners and the new owners may not be aware they purchased a home near an airport and those individuals are not happy living near an airport. Mr. O'Neill stated they are trying to prevent restrictions put on the future of the airport.

Representing the applicants, Jordan Rose, 7144 E. Stetson Drive, spoke to the Board. Ms. Rose stated she will be presenting at the regular meeting.

Chair Dahlke closed the public hearing for cases ZON19-00754 and ZON19-00755 at 4:03 pm.

Boardmember Villanueva-Saucedo motioned to adjourn the public hearing at 4:03 pm. The motion was seconded by Boardmember Crockett.

Vote: 5-0 Approved (Vice Chair Astle and Boardmember Allen, absent)
Upon tabulation of vote, it showed:
AYES – Dahlke, Sarkissian, Boyle, Crockett and Villanueva-Saucedo
NAYS – None

4. Planning Director's Updates.

- a. Discuss potential By-Laws for the Planning and Zoning Board.
Dr. Appiah reminded the Board they are working to provide samples of ByLaws to open up a discussion.

5. Adjournment.

Boardmember Sarkissian motioned to adjourn the meeting at 4:05 pm. The motion was seconded by Boardmember Villanueva-Saucedo.

Vote: 5-0 Approved (Vice Chair Astle and Boardmember Allen, absent)
Upon tabulation of vote, it showed:
AYES – Dahlke, Sarkissian, Boyle, Crockett and Villanueva-Saucedo
NAYS – None

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Nana K. Appiah', written over a horizontal line.

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.