

# Planning and Zoning Board

## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street

Date: January 22, 2020 Time: 3:00 p.m.

**MEMBERS PRESENT:**

Vice Chair Dane Astle  
Jessica Sarkissian  
Tim Boyle  
Shelly Allen  
Jeffrey Crockett  
Deanna Villanueva-Saucedo

**MEMBERS ABSENT:**

Chair Michelle Dahlke

**STAFF PRESENT:**

Nana Appiah  
Tom Ellsworth  
Lesley Davis  
Veronica Gonzalez  
Evan Balmer  
Wahid Alam  
Ryan McCann  
Rebecca Gorton

**OTHERS PRESENT:**

Randy Kunzelmann  
citizens who did not sign in

1. Call meeting to order.

Vice Chair Astle declared a quorum present and the meeting was called to order at 3:03 p.m.

2. Review items on the agenda for the January 22, 2020 regular Planning & Zoning Hearing.

Staffmember Lesley Davis presented case ZON19-00848 to the Board. Ms. Davis stated this request is for a Site Plan Review within the Cadence community; and informed the Board the request is specifically for the development of a multi-family, single story rental of 195 units. The Development Unit plan established the multi-family portion which is an allowed Land Use in the Development Unit. The plan also shows there is a large amount of open space with many amenities in the subject development. Ms. Davis stated the project was reviewed by the Design Review Board the previous week and the Board requested additional elevations and color options to be included in the design the buildings.

Ms. Davis explained there was an extensive amount of citizen outreach with some neighbors opposed to development of multi-family development on the proposed site. She stated staff has received three emails in support and one letter in opposition to the request. She also informed the Board that there was a flier distributed to the community incorrectly stating this project is for a 400-unit apartment complex.

Boardmember Boyle clarified if the residents of the rentals will be able to use the amenities of the single residence development. Ms. Davis informed the Board that the owner of the rental property may have the option to pay into the single residence HOA for the renters to use their amenities. However, the rental community will have their own amenity package and the use of the single residence amenities would be a private issue and need to be worked out between the parties involved.

Staffmember Cassidy Welch presented case ZON19-00802 to the Board. Ms. Welch explained the request is a site plan modification to an existing commercial center with a partial demolition and expansion of a building and new drive-thru. The intention or purpose of the request is to re-vitalize the center and because the site is considered as a legal non-conforming site, it will require a Substantial Conformance Improvement Permit (SCIP) through the Board of Adjustment to obtain approval of certain adjustment to certain current standards. Ms. Welch stated the proposed elevations were reviewed by the Design Review Board in November and will be working with the applicant to finalize the design.

Boardmember Crockett asked Ms. Welch to expand on the current parking situation and the planned parking requirements. Ms. Welch stated the existing center is currently over parked for the intended uses. She also informed the Board that with the addition of the restaurant with a drive-thru, development of the property will still be over the parking requirement by an additional 10 spaces. Staff is also requiring improvement to the interior parking with the addition of landscape islands through the SCIP process.

Staffmember Evan Balmer presented case ZON19-00710 to the Board. Mr. Balmer explained this is a request for rezoning to allow for a 37-lot single residence development. In 2006 it was rezoned as part of the Morrison Ranch subdivision, the intent of this parcel on the corner was to provide basic services for the surrounding residents. The applicant performed extensive research in the area and identified services within a two-mile radius which will service the residents of the subdivision.

Boardmember Crockett inquired if staff factors into their analysis if a commercial parcel has been unable to be sold when recommending the rezoning of a commercial parcel. Mr. Balmer responded staff is more interested if there are sufficient uses within the half to two-mile radius to service the area residents. This applicant did extensive analysis and research to ensure there are enough services within the area.

### 3. Planning Director's Updates.

#### a. Update on By-Laws.

Planning Director Nana Appiah stated the draft of the By-Laws will be sent to the board for discussion possibly at the next study session on February 12.

Boardmember Crockett requested the draft be provided to the board members as early as possible to allow for more time to review.

### 4. Adjournment.

Boardmember Boyle motioned to adjourn the meeting at 3:46 pm. The motion was seconded by Boardmember Allen.

Vote: 6-0 Approved (Chair Dahlke, absent)  
Upon tabulation of vote, it showed:  
AYES –Astle, Sarkissian, Boyle, Allen, 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](http://www.mesaaz.gov).***