

Planning and Zoning Board

Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: February 12, 2020 Time: 3:00 p.m.

MEMBERS PRESENT:

Chair Michelle Dahlke
Vice Chair Dane Astle
Jessica Sarkissian
Shelly Allen
Jeffrey Crockett
Deanna Villanueva-Saucedo

MEMBERS ABSENT:

Tim Boyle

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Cassidy Welch
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 3:03 p.m.

2. Review items on the agenda for the February 12, 2020 regular Planning & Zoning Hearing.

Staffmember Charlotte Bridges presented case ZON19-00844 to the Board. Ms. Bridges stated the request is for the development of a medical office and clinic. She informed the Board that the project was reviewed the previous evening by the City's Design Review Board and had a few recommendations for changes to the elevations. She clarified the recommended changes by the Design Review Board pertained to architecture interest on the east elevations with different material and changes in plane. And, the west elevations pertained to changing the proposed windows to vertical windows. The Board also recommended incorporating a better design for the Porte Cochere which does not seem to be harmonious with the rest of the building.

Boardmember Villanueva-Saucedo felt the citizen participation plan was one page and was missing information. She requested staff to encourage applicants to enhance the reports as this is the only way the board can verify what was provided to the surrounding neighbors.

Staffmember Cassidy Welch presented case ZON19-00651 with associated preliminary plat "Parkside Villas" to the board. Ms. Welch explained the request is for the development of a 36-lot single-residence subdivision. The development has been designed to engage the local park and viewed as an extension of the amenities for the

development. The subject site is located within the Neighborhood Suburban Character area of the General Plan and the primary purpose is to provide safe places for people to live and feel secure and enjoy their surrounding community. The intention of the proposed development is to develop a site that is vacant and underutilized and to fill in the gap of the missing middle housing in the area.

Ms. Welch explained the applicant conducted an extensive citizen participation process and held three neighborhood meetings the first meeting was prior to submitting a formal request. Ms. Welch informed the Board there were twelve residents attending the first meeting, forty-one attending the second and thirty residents attended the last meeting. Staff also received two letters and two phone calls in opposition and five letters and one phone call in support.

Ms. Welch informed the Board that some of the concerns expressed by residents included increased traffic in the area and potential mandatory requirements for the surrounding residents to connect to centralized City sewer system which would be costly to the homeowners. Other issues also discussed by the residents opposed to the project included potential impact of the development on school population and drainage for the area.

3. Planning Director's Updates.

a. Update on status of By-Laws.

Dr. Appiah stated the draft of the By-Laws is still being reviewed by internal staff and will be provided to the Board as soon as it is completed.

b. Update on January City Council Land Use decisions

Dr. Appiah informed the Board the rezoning project on Baseline (ZON18-00891) that had been reviewed by the Board last year required a Development Agreement as part of the request. However, staff and the applicant were unable to reach a consensus on allowing medical marijuana as an allowed use with the DA and as a result the applicant agreed to include medical marijuana to the list of prohibited uses on the property with the rezoning case.

Dr Appiah also informed the Board that the rezoning request for the Infill project known as Eastridge Manor was approved by Council on January 27. The developer worked with the HOA and homeowners and changed the product type and units from 36 single-residence attached to 32 single-residence detached. The neighborhood was in agreement to the changes and Council approved the request.

Dr Appiah informed the Board that the zoning text amendments for the Leisure and Recreation District and the structured parking as an optional requirement for development of Mid-Rise Building allowed in the Form-Based Code were also approved.

He also informed the Board that the City Council will be considering Hawes Crossing on February 24.

4. Adjournment.

Boardmember Crockett motioned to adjourn the meeting at 3:43 pm. The motion was seconded by Boardmember Villanueva-Saucedo.

Vote: 6-0 Approved (Boardmember Boyle, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'NANA', is 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.