

# Planning and Zoning Board

## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street  
Date: April 17, 2018 Time: 7:30 a.m.

**MEMBERS PRESENT:**

Chair Michael Clement  
Vice Chair Michelle Dahlke  
Dane Astle  
Jessica Sarkissian  
Jennifer Duff  
Shelly Allen

**MEMBERS ABSENT:**

Tim Boyle

**STAFF PRESENT:**

John Wesley  
Tom Ellsworth  
Wahid Alam  
Cassidy Welch  
Evan Balmer  
Ryan McCann  
Charlotte McDermott  
Rebecca Gorton

**OTHERS PRESENT:**

citizens who did not sign in

1. Chair Clement declared a quorum present and the meeting was called to order at 7:33 a.m.
2. Reviewed items on the agenda for the April 18, 2018 regular Planning and Zoning Board Hearing.

Items on the April 18, 2018 agenda were discussed.

Staffmember Wahid Alam presented case ZON18-00135 to the Board. Boardmember Allen inquired regarding the applicant's request a 43' building height. Mr. Alam stated the applicant is requesting building #3 to be allowed 43" height through a Special Use Permit, which will be heard at the May 2, 2018 Board of Adjustment meeting.

Staffmember Wahid Alam presented case ZON18-00056 to the Board. Boardmember Allen inquired what staff feels about the materials and design of the building. Mr. Alam responded the applicant received comments from the Design Review Board at a work session and staff will work with them.

Staffmember Evan Balmer presented case ZON18-00061 to the Board. Mr. Balmer explained the applicant is requesting a BIZ for reduction of landscape and parking due to the unique shape of the property. Chair Clement inquired what the impact on parking would be if the 2<sup>nd</sup> story space becomes office use in the future. Mr. Balmer responded if the 2<sup>nd</sup> floor space was to change use, the applicant would be required to come back for a site plan modification. Planning Director John Wesley stated the layout of the property would restrict additional parking.

Staffmember Cassidy Welch presented case ZON17-00507 to the Board. Ms. Welch stated applicant submitted an updated site plan which shifts the location on Glencove to the middle of the property. Ms. Welch explained the applicant held two neighborhood meetings and received support of the project at the first meeting. Staff has received a petition signed by the property owners that do not support any access off Glencove. Ms. Welch stated staff has concerns with the site plan and pointed out there is a median on Ellsworth which prevents entrance to the property off Ellsworth.

Planning Director John Wesley stated staff is comfortable with the updated site plan and have not received updated elevations. Mr. Wesley explained staff has provided conditions of approval if the Board chooses to make a recommendation. However, the case will remain off consent as staff is expecting residents will be in attendance to speak in opposition.

Applicant Reece Anderson spoke to the Board. Mr. Anderson stated after receiving the staff report, they made modifications to the site plan by moving the entrance closer to Ellsworth. Mr. Anderson stated they will communicate with the surrounding neighbors immediately after this study session to inform them of the changes which were made. Mr. Anderson explained the residents want no traffic coming or going on Glencove.

Planning Director John Wesley introduced case ZON18-00169 to the Board. Mr. Wesley explained the applicant has an existing PAD and as they moved forward with their plat and product development they recognized concern they have with the City standard garage sizes. They are requesting a modification to the PAD to reduce the City standard garage size. Staffmember Cassidy Welch presented case ZON18-00169 to the Board. Ms. Welch explained this request will apply to all lots in the subdivision. Staff is opposed to the request and feels residents will not be able to fit 2 vehicles in their garage and will need to park vehicles on the street. Staff feels this will increase on-street parking and reduce safety in the neighborhood.

Boardmember Astle inquired about the purpose for this request. Ms. Welch responded the applicant stated the reduction is due to reduced lot size and set-backs. The applicant stated they need the reduced garage size or they will be required to reduce living space. Ms. Welch stated the applicant requested these lot sizes and staff has not received a final plat or product to date. She stated the lot size can be modified to fit the City required garage size.

There was a brief presentation of case ZON17-00410; and preliminary plats "Mountain Vista Marketplace Phase I" and "Longbow Marketplace".

3. Planning Director's Updates.

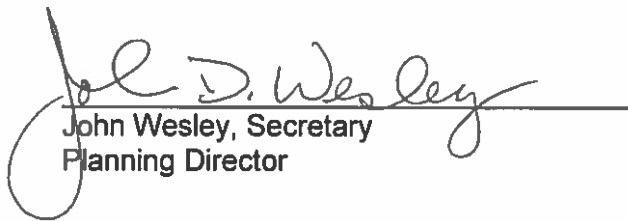
None.

4. Adjournment.

Boardmember Allen made a motion to adjourn the meeting at 8:14 am. The motion was seconded by Vice Chair Dahlke.

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

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](http://www.mesaaz.gov)*