

# Planning and Zoning Board



## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street  
Date: September 8, 2021 Time: 3:30 p.m.

### **MEMBERS PRESENT:**

Chair Jessica Sarkissian  
Tim Boyle  
\*Shelly Allen  
\*Jeffrey Crockett  
Ben Ayers  
\*Troy Peterson

### **MEMBERS ABSENT:**

Vice Chair Deanna Villanueva-Saucedo

(\*Boardmembers and staff participated in the meeting through the use of telephonic and audio conference equipment)

### **STAFF PRESENT:**

Nana Appiah

### **OTHERS PRESENT:**

None

Michelle Dahlke  
Lesley Davis  
Cassidy Welch  
Charlotte McDermott  
Sarah Staudinger  
Rebecca Gorton

1. Call meeting to order.

Chair Sarkissian declared a quorum present and the meeting was called to order at 3:30 p.m.

2. Review items on the agenda for the September 8, 2021, regular Planning and Zoning Board Hearing.

Staffmember Cassidy Welch presented case ZON21-00397 to the Board. Ms. Welch stated the site is located north of the US 60, east of Power Road on the south side of Hampton Road. The General Plan designation for this property is Mixed Use Activity District with a Regional Scale Sub-type. The intent behind that General Plan Character area designation is for large-scale activity areas that attract people from the larger region.

This request is to rezone from Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Limited Commercial with a Planned Area Development Overlay (LC-PAD-PAD), Council Use Permit, and Site Plan Review. This is to allow for the development of a multiple residence. The location to the south is vacant and was once a Kmart building which will be demolished to allow for the construction of the new multi-residence buildings. The purpose of the LC Zoning District is for areas that serve the surrounding residential trade area. Per

Chapter 6 of the Zoning Ordinance, multiple residence is a permitted use within the LC Zoning District with approval of a Council Use Permit when the minimum required gross floor area and ground floor area percentages of commercial are not met. Per Section 11-31-31, multiple residence are allowed within commercial zoning districts with a minimum 60% of the gross floor area of all buildings used for commercial uses and a minimum 65% of the ground floor of each multi-story building reserved for commercial uses. Any modifications to those percentages require approval of a Council Use Permit. The applicant is requesting a Council Use Permit with no proposed commercial on site. However, when you look at the site and context with the greater surrounding commercial area, the 17-acre site is 27.6% of the larger 60.27-acre site, and therefore meets the intent of the Council Use Permit for multiple residence within a commercial context.

As a part of the request, the applicant is proposing a Planned Area Development Overlay for deviations from development standards. Those deviations include an increase of the maximum height from 40 feet to 50 feet. This will accommodate increased density to support the surrounding commercial and a unique building design. They are also requesting building setback reductions on the east and west sides of the property from 15 feet to 10 feet to improve engagement and connections between the proposed site and the surrounding commercial area. The proposed site gives the appearance and intent that it was built with the surrounding commercial, as well as some reductions to the landscape setbacks.

The applicant is also proposing a reduction of the parking ratio from 2.1 spaces per unit to 1.5 spaces per unit. This parking ratio is consistent with similar multiple residence developments built within the City of Mesa. It is anticipated that there will be less demand for parking due to the site's location within an existing commercial center.

The final deviation is for an increase of the maximum fence height along the front yard setback. This is to maintain a consistent fence design throughout the site. The fence will be a view fence with wrought iron material to maintain engagement with Hampton Avenue. There will be no fencing between the proposed development to the existing commercial to the west. Some of the points that support the requests are that they are providing superior quality that supports the PAD request that includes pedestrian connections to the future commercial to the north as well as to the Target Store to the west, high-quality amenities, and superior elevations.

The site plan shows 375 multiple residence units in three buildings ranging from three to four stories and will provide pedestrian connections to connect to the commercial to the west. To the north, it is anticipated future commercial development will develop. The site plan shows high level of amenities being provided, including in the courtyard area and the dog park to the southeast.

The request is scheduled for Design Review Board on September 14, 2021, and staff will work with the applicant to address any Board comments. The applicant did conduct a Citizen Participation process which included notifying property owners within 1,000 feet, HOAs and registered neighborhoods. They held one virtual neighborhood meeting with one attendee who mostly had comments or questions about how this proposed development would impact their commercial business. Staff has received no response or outreach from any of the surrounding property owners.

In summary, we find that the proposed request complies with the 2040 Mesa General Plan, the

criteria for Council Use Permit and Chapter 70, and Chapter 22 for PAD Overlay as well as the criteria in Chapter 69 for Site Plan Review. Staff is recommending approval with conditions, and I would be happy to answer any questions.

Boardmember Ayers thanked Ms. Welch for providing the graph which shows the exchange for the PAD and what we are getting out of the exchange. It is very helpful to clarify things for us. I really appreciate that.

Boardmember Peterson stated he would also like to say as well that this application is a great example of an adaptive reuse of a transitioning area and a great move for the city

3. Planning Director's Update:

Decision of the City Council's August 30, 2021 land use hearings.

Planning Director Nana Appiah stated there were quite a few cases that were approved by City Council at their meeting on August 30. One project the Board would be particularly interested in is Sycamore Station. The Council reviewed it and included a few modifications and conditions of approval that were added into the project. So, with that the Council approved the case with a 7-0 vote.

4. Adjournment.

Boardmember Ayers motioned to adjourn the meeting at 3:40 p.m. The motion was seconded by Boardmember Allen.

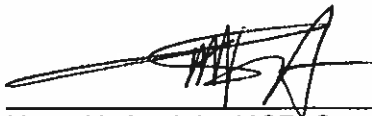
Vote: 6-0 Approved (Vice Chair Villanueva-Saucedo, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Boyle, Allen, Crockett, Ayers and Peterson

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