

# Planning and Zoning Board

## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street  
Date: August 14, 2019 Time: 3:00 p.m.

**MEMBERS PRESENT:**

Chair Michelle Dahlke  
Vice Chair Dane Astle  
Tim Boyle  
Shelly Allen\*  
Jeffrey Crocket  
Deanna Villanueva-Saucedo

**MEMBERS ABSENT:**

Jessica Sarkissian

(\*Boardmember Allen participated in the meeting through the use of telephonic equipment at 3:22 pm)

**STAFF PRESENT:**

Nana Appiah  
Tom Ellsworth  
Lesley Davis  
Ryan McCann  
Evan Balmer  
Cassidy Welch  
Charlotte McDermott  
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 3:00 p.m.

2. Election of Officers.

Boardmember Villanueva-Saucedo motioned for Michelle Dahlke and Dane Astle remain as the Chair and Vice Chair. The motion was seconded by Boardmember Crockett.

Vote: 5-0 Approved (Boardmember Sarkissian and Allen, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

3. Review items on the agenda for the August 14, 2019 regular Planning & Zoning Hearing.

Staffmember Ryan McCann presented case ZON19-00308 to the Board. There was no discussion by the Board.

Staffmember Cassidy Welch presented case ZON19-00345 to the Board. There was no discussion by the Board.

Staffmember Lesley Davis presented case ZON19-00406 to the Board. Ms. Davis stated the project has been reviewed by the Design Review Board and the Board had comments and few issues about the design and appearance of the parking structure. And staff will be working with the applicant to make changes to the design to address the comments by the Design Review Board.

Boardmember Boyle inquired about how the City attracted the developer to this location. J.D. Beatty, Economic Development Project Manager, informed the Board that the City received several proposals over the years and Economic Development took them to Council for direction and guidance with this project selected as the preferred development for the site. Mr. Beatty stated this will be the largest office building in the City with the first tenant, Wage Works, which will bring in 1,000 jobs.

Staffmember Cassidy Welch presented case ZON19-00304 to the Board. Ms. Welch explained the request includes a PAD with requested deviations from certain requirements of the zoning ordinance due to the unique size of the lot that includes a reduction to the parking ratio of 1.4 per dwelling unit.

Applicant Sean Lake discussed the design and the amenities in the development, including the ability for residents to interact with each other as a result of the private open space facing towards the common open space. Boardmember Allen inquired about the parking reduction and asked how pedestrians would get to the campus location. Mr. Lake stated the current approved plan shows a parking ratio of 1.2 and this request adds 31 parking spaces for a ratio of 1.4 from the original approved plan. He stated they have been working with Transportation for several months to develop either a traffic signal or pedestrian crossing to allow people to cross on Power Road. This would allow pedestrians crossing to go to the ASU housing and to the bus stop.

Staffmember Evan Balmer presented case ZON19-00322 to the Board. Mr. Balmer stated the PAD request includes an increase in height for the proposed buildings. He stated the requested maximum height is 52' and the request would be for the 4 story buildings which are clustered toward the center of the development. Boardmember Boyle stated he has concerns and would like to further discuss at the regular hearing.

Staffmember Ryan McCann presented case ZON19-00357 to the Board. There was no discussion by the Board.

Staffmember Cassidy Welch presented case ZON19-00403 to the Board. Boardmember Allen inquired if this will be a full-service hotel and Ms. Welch responded it is intended for longer residence use and will have amenities meant to serve the guests.

4. Discussion of Mesa School District review of development applications.

Planning Director, Nana Appiah, presented the process to coordinate review of development applications with the school district. He informed the Board that the Planning Division staff has reached out to the school district to inform them of the new form and format to obtaining their responses to review development applications. The forms will be provided to the school district as part of the application review process.

Boardmember Crockett inquired what type of feedback is expected to get from the schools and how would it be used to recommend a project. Dr. Appiah responded that the schools have been made aware of a proposed project, but this will assist them to understand the impact that a development may have on the schools.

5. Planning Director's Updates.

(The items in the Planning Director's Updates are not for Board discussion and no Board action will be taken on the updated items.)

5-a Update of Quality Design guidelines.

This item will be discussed at the next study session.

5-b Update on future study session to discuss Land Use suitability and designations in Mesa.

This item will be discussed at the next study session.

6. Adjournment.

Boardmember Villanueva-Saucedo motioned to adjourn the meeting at 4:09 pm. The motion was seconded by Boardmember Crockett.

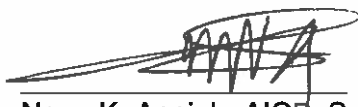
Vote: 6-0 Approved (Boardmember Allen, telephonic vote: Boardmember Sarkissian, absent)

Upon tabulation of vote, it showed:

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

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).**