



# Planning and Zoning Board

## *Study Session Minutes*

Virtual Platform

Date: September 23, 2020 Time: 3:30 p.m.

**MEMBERS PRESENT:**

\*Chair Dane Astle  
\*Vice Chair Jessica Sarkissian  
\*Tim Boyle  
\*Shelly Allen  
\*Deanna Villanueva-Saucedo  
\*Ben Ayers

**MEMBERS ABSENT**

Jeffrey Crockett

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

**STAFF PRESENT:**

Nana Appiah  
Tom Ellsworth  
Lesley Davis  
Ryan McCann  
Rebecca Gorton

**OTHERS PRESENT:**

None

1. Call meeting to order.

Chair Astle 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 23, 2020 Zoning Board Hearing.

Staffmember Ryan McCann presented case ZON20-00376 to the Board. Mr. McCann introduced the request for a Site Plan Review to allow for an industrial development. There was no discussion by the Board.

Staffmember Ryan McCann presented case ZON19-00709 to the Board. Mr. McCann stated the request is to rezone the subject site from Agricultural (AG) to Light Industrial and Office Commercial (OC) with a Planned Area Development overlay (LI-PAD); and a Site Plan Review with a preliminary plat to allow for an industrial development. He stated the General Plan character designation on the property is Employment with a Business Park subtype which is intended for a wide range of employment uses in a high-quality settings with envisioned uses that include light industrial with outdoor storage yards. Mr. McCann explained the site is also within the Mesa Gateway Strategic Development Plan area with goals to provide high-quality employment uses compatible that are compatible with

increasing over-flight activities. He informed the Board the surrounding properties are zoned Office Commercial, Agriculture, and Light Industrial. Mr. McCann stated the existing OC district designations on the neighboring properties are mainly to serve as buffers for the existing surrounding residential uses to the south of the site, and the proposed OC zoning designation on the property is to provide a landscape buffer to the adjacent residential developments.

Mr. McCann informed the Board that the applicant is proposing 14 industrial shell buildings on the property and each building will have its own individual rear storage yards that are tailored to smaller industrial users.

Mr. McCann further explained that as part of the PAD request, the applicant is proposing a 20-foot reduction to the perimeter landscape yard for non-single residence uses adjacent to AG and OC districts. Specifically, a reduction from 20 feet to 0 feet. The applicant is also requesting a reduction in the required parking for shell industrial buildings from 75% at 1 space per 500 square feet of building area and 25% at 1 space per 375 square feet of building area to 1.3 parking spaces per 1,000 square feet of building area.

In summary, Mr. McCann stated that the request conforms with the 2040 General Plan, the Mesa Gateway Strategic Development Plan and the MZO review criteria for both Planned Area Development and Site Plan Review. Therefore, staff is recommending approval with conditions.

Vice Chair Sarkissian inquired if there are parking spaces in front of the buildings. She also stated there appears to be a lot of space in the rear area of the lots and asked if the rear yard would be used for storage. Mr. McCann responded that the type of the proposed development are planned to also have outdoor storage uses, including storage of trailers or vehicles that are used as part of the business operations. Ms. Sarkissian also asked if the buffer on the southern portion of the development will have a screen wall from the parking area on the site to the retention basin, as well as if the area will be open for public access. Mr. McCann responded that the wall will be on the northern side of the OC boundary, leaving the southern portion open to the residents to the south of the site.

### 3. Planning Director's Updates.

#### a. Decisions of the City Council's September 14 and September 21 land use hearings.

Dr. Appiah informed the Board that the City Council, on September 14, considered and approved the minor correction to the Mountain Vista project; specifically, amendment to the zoning ordinance to reflect the plans that were submitted and also reviewed by the P&Z. He also informed the Board that the City Council also reviewed and approved the Canon Beach project on September 21, 2020.

Dr. Appiah informed the Board that staff is planning to discuss the proposed text amendments for the site plan review process and other miscellaneous items during the

up-coming study session on October 14, and with the goal to schedule the hearing for the Board's consideration on October 28<sup>th</sup>.

4. Adjournment.

Boardmember Boyle motioned to adjourn the meeting at 3:48 pm. The motion was seconded by Boardmember Ayers.

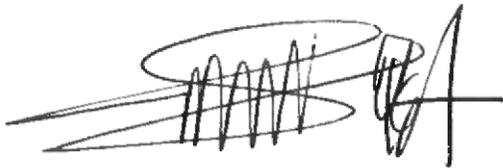
Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Villanueva-Saucedo and Ayers

NAYS – None

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Nana K. Appiah', written over a horizontal line. The signature is stylized and somewhat illegible due to the cursive nature of the handwriting.

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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).*