Planning and Zoning Board

Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: September 19, 2017 Time: 7:30 a.m.

MEMBERS PRESENT:
Chair Michael Clement
Vice Chair Michelle Dahlke
Dane Astle
Tim Boyle
Jennifer Duff
Shelly Allen

MEMBERS ABSENT:
Jessica Sarkissian

STAFF PRESENT:
John Wesley
Tom Ellsworth
Lesley Davis
Kim Steadman
Wahid Alam
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:
citizens who did not sign in

1. Vice Chair Dahlke declared a quorum present and the meeting was called to order at 7:33 a.m.

2. Reviewed items on the agenda for the September 20, 2017 regular Planning and Zoning Board Hearing.

   Items on the September 20, 2017 agenda were discussed.

   Staffmember Kim Steadman presented case ZON17-00045 to the Board. Mr. Steadman stated the applicant is requesting a Site Plan and is requesting a Comprehensive Sign Plan with the Board of Adjustment. Vice Chair Dahlke inquired if staff has found the large trees in the landscape islands are being properly maintained. Planning Director John Wesley responded that the code requires they be maintained or replaced.

   Staffmember Kim Steadman presented case ZON17-00066 to the Board. Mr. Steadman stated the applicant is requesting a Site Plan approval for an internal storage facility with access off Indigo Street. Mr. Steadman confirmed the existing zoning allows this type of use. Mr. Steadman explained there was a previous zoning case with a condition of approval requiring a 6' wall on the south side of the property which the applicant is complying with. The applicant has been to Design Review and received comments about the building and landscaping and the applicant is working with staff to comply with the comments. Boardmember Allen clarified this was a part of the General Plan Employment designation and inquired if Economic Development weighed in on the application. Staffmember Steadman responded Economic Development was notified and did not have any concerns. Ms. Allen stated she is concerned that we not setting a precedence and

hopes Economic Development begins to weigh in and comment on more cases. Planning Director John Wesley replied as long as it is a permitted use in the zoning district and requirements are met, staff will recommend approval.

Staffmember Tom Ellsworth presented case ZON17-00040 to the Board. Mr. Ellsworth explained this request is a change of use from a nursing home to a detox facility. The proposed use requires an operational plan and neighborhood outreach; the applicant has met these requirements. The applicant has also met with the Principal of the nearby school and reached out to the School Board. Mr. Ellsworth stated he has received only one call from the HOA President who had a question about the methadone clinic in the area which Mr. Ellsworth explained those services are different from a detox facility. He clarified the methadone clinic is a walk-in clinic which is an allowed use and does not require a SUP.

Boardmember Duff confirmed the HOA has not met with the applicant. Applicant Rod Jarvis, 3101 N. Central Avenue responded they were not permitted to meet with the HOA board. Mr. Jarvis stated they have requested to reach out to the residents and were denied access. He stated they held a neighborhood meeting and the residents stated they were displeased the applicant was not allowed to meet with the HOA. Mr. Jarvis explained the residents attending the meeting were supportive because of the security the facility will provide. He feels there may be residents from the neighborhood attending tomorrow evening's meeting that may want to speak.

Staffmember Lesley Davis presented case Z17-044 to the Board. Ms. Davis explained this project was originally approved in 2007 and this request is for a modification to the CUP to increase the number of units and provide an option for the ground floor to be residential or commercial use. The neighborhood outreach extended to 1,000 feet and Ms. Davis stated staff has received an email from a neighbor. The concerns were that commercial use would not be viable in that location, the units should be larger and have elevators. Staff is working with the applicant to enhance the elevations and get a quality street scape along Main Street.

Boardmember Boyle asked for clarification of the enhancements to the elevations that would be reviewed by staff. Ms. Davis responded staff has not spent a lot of time reviewing elevations at this time and stated this would be brought through the administrative process. She stated staff will require quality to be improved upon. Boardmembers Boyle and Astle feel the design should be updated to more current standards.

Boardmember Duff questioned if this is the same developer as the original applicant in 2007. Applicant Fred Woods responded the financier, Mr. Drukman, was the financier from the 2007 project and has taken over the current project. Mr. Woods stated these are individually owned townhomes and will be priced at market rate. Mr. Woods stated they were asked provide mailings to neighbors within 1,000 feet. The request is a modification to the Council Use Permit, requesting the bottom units will be residential with an option for commercial.

Boardmember Boyle stated he would like to recommend the elevation enhancements be brought back to this Board and inquired how that would be accomplished. Planning Director John Wesley stated this can be accomplished by continuance of one month and staff taking the request to the Design Review Board.

Staffmember Wahid Alam presented case ZON17-00047 to the Board. Mr. Alam stated this application requires a Council Use Permit because it is for a large retail and warehouse building. He stated this project has been presented to the Design Review Board and received positive feedback. Boardmember Allen inquired if the existing stores will move to this location. Applicant Catherine Frendahl stated the Scottsdale location and Dana Park will remain in their current location.

Staffmember Lesley Davis presented case ZON17-00184 to the Board. Ms. Davis stated this is a City of Mesa initiated rezoning request to allow a mixed-use project which will include residential, commercial and parking structure. Boardmember Allen inquired if the parking structure will continue to be used by the employees of the Court. Planning Director John Wesley responded the existing parking structure will remain as is and available to the court. Vice Chair Dahlke requested the case be taken off consent to allow further discussion.

3. **Other Business**
   None

4. 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.)
   None

5. Adjournment.

   Boardmember Allen made a motion to adjourn the meeting at 8:32 am. The motion was seconded by Boardmember Astle.

   Vote: 6-0 (Boardmember Sarkissian, 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***