

Planning and Zoning Board

Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street

Date: February 20, 2018 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
Charlotte McDermott
Angelica Guervara
Lisa Davis
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 7:30 a.m.
2. Reviewed items on the agenda for the February 21, 2018 regular Planning and Zoning Board Hearing.

Items on the February 21, 2018 agenda were discussed.

Boardmember Allen requested the street name be corrected from Southern to Baseline on the January 16, 2018 study session minutes.

Staffmember Wahid Alam presented case ZON17-00478 to the Board. Mr. Alam explained this is a request for a PAD for the development of a single-story, multi-residence apartment complex and the units are not individually owned. Boardmember Allen inquired where other locations for this type of development have been approved. John Wesley stated there are two developments currently under construction. The first is at Thomas and Val Vista and the other at Crismon and Hampton. Mr. Wesley stated there are several developments in Gilbert and Chandler. Chair Clement stated this concept has become popular and is working well for the development. Ms. Allen inquired if staff could condition it to go to DR for review as the elevations seem to have all the same style. Mr. Wesley responded a condition of approval can be added that this be reviewed by the Design Review Board.

Staffmember Wahid Alam presented case ZON17-00519 to the Board. Boardmember Allen confirmed these are individually owned two-story townhomes. Boardmember Boyle inquired what the General Plan is for this area. It was confirmed it is Neighborhood and in compliance with the General Plan. Mr. Wesley added as staff looked at the General Plan in this area we wanted to get away from strip centers and increase residential. Mr. Boyle stated his concern when we move away from commercial and increase the residential.

Staffmember Kim Steadman presented case ZON17-00581 to the Board. Mr. Steadman stated the applicant is requesting an increase of the floor area of some of the units, bringing those buildings closer to each other. Boardmember Allen clarified she was not in favor of the project before and inquired where will the increase of the 4 units be. Mr. Steadman responded the two blocks of single-story garages will be replaced by two-story buildings with garages on the lower level, increasing the units from 344 to 348 total units.

Planning Director John Wesley presented the proposed amendments to Section 11-31-34 of the Mesa Zoning Ordinance pertaining to Medical Marijuana Facilities. Boardmember Boyle inquired the reason regular schools have a less distance from the facilities than a day care or pre-school. Mr. Wesley responded this was originally established and was most likely because younger children are less susceptible to understanding the product. Mr. Boyle inquired if it is within our discretion to increase the distance and what this requirement is in other communities. Mr. Wesley responded we do have discretion to specify the distance and at the same time we need to be reasonable. Mr. Wesley will provide statistics staff used to compare with other areas. Boardmember Allen requested information on how we compare with the number of dispensaries in other communities and their requirements. Mr. Wesley responded the state originally established one facility per area and was evenly distributed around the state. The state has recently opened up the requirements based on needs.

3. 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.)

Planning Director John Wesley introduced Ryan McCann and Evan Balmer as new Planners.

Mr. Wesley informed the Board a consultant has been hired to work on the Gateway Strategic Development Plan. He stated there is a public meeting scheduled on Thursday, February 22 from 9 - 12 at the Williams Campus of the Chandler-Gilbert College.

4. Receive a presentation and discuss the draft Sign Code update with an emphasis on permanent signs.


Planning Director John Wesley and Angelica Guevara, Project Manager, presented an overview of the draft Sign Code to the Board.

5. Adjournment.

Boardmember Duff made a motion to adjourn the meeting at 9:06 am. The motion was seconded by Boardmember Allen.

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*