

Planning and Zoning Board

Study Session Minutes

Virtual Platform

Date: January 13, 2021 Time: 3:30 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Chair Dane Astle
Jeffrey Crockett

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

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Evan Balmer
Ryan McCann
Kellie Rorex
Rebecca Gorton

OTHERS PRESENT:

None

1. Call meeting to order.

Vice 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 January 13, 2021 regular Planning and Zoning Board Hearing.

Staffmember Ryan McCann presented case ZON20-00655 to the Board. Mr. McCann stated the request is for a Site Plan Review and Special Use Permits. The purpose of the project is to allow for an industrial development. The site is located east of Power Road on the south side of Ray Road and located just north of the Phoenix-Mesa Gateway Airport's long-term parking. The General Plan designation for this location is Mixed-Use Activity and Employment District. This district is looking to provide for a wide range of employment opportunities. It is also within the Gateway Strategic Development Plan, specifically within the Airport Campus District and is envisioned to have high intensity uses that will integrate with increasing airport uses. The existing zoning on the property is Light Industrial (LI) and in the LI Zoning District, warehousing and manufacturing uses are permitted.

The applicant is proposing to roughly construct a 143,000 square foot industrial shell building. The bay doors are in the back and will be fully screened from the street. The east and west sides of the building will have amenity areas for visitors as well as employees.

The applicant is requesting two Special Use Permits. The first Special Use Permit is for parking reduction from the 304 parking spaces required by code. The applicant is proposing to provide 207 spaces, and in the event that the parking demand does increase, the applicant has provided a proposed plan for additional spaces. Although the site plan does show the applicant is able to provide additional spaces, they would like to use that southeast section of the property for outdoor storage.

The second Special Use Permit on the property is for additional building height within the Airport Overflight Area. The Mesa Zoning Ordinance requires a maximum building height of 40 foot and the applicant is proposing 52 foot for the building tower with the main building parapet at 47 feet. The applicant and staff conducted early outreach to the Phoenix-Mesa Gateway Airport, and they did not have any concerns other than the standard conditions of approval which is in the staff report.

The case went before the Design Review Board back on December 15, 2020. The Board had only minor comments but overall was in support of the design as they brought forth. The applicant completed a Citizen Participation process and notified property owners within 1000 feet of the property. There are no HOA or registered neighborhoods within one mile of the project. The applicant did not receive any feedback from any property owners. In addition, they did contact the Phoenix-Mesa Gateway Airport and received no concerns with the proposed development.

In summary, the project complies with the 2040 Mesa General Plan, the Mesa Gateway Strategic Development Plan and meets the review criteria for a Site Plan Review for Special Use Permits. Staff is recommending approval with conditions.

There were no questions or discussion by the Board.

Staffmember Kellie Rorex presented case ZON20-00664 to the Board. Ms. Rorex stated the applicant is requesting Site Plan Review to allow for the development of medical office buildings. This is a reconfiguration of the Site Plan that was approved last summer. The subject site is located west of Recker Road on the north side of Baseline Road.

The General Plan Character Designation is Specialty District and is designated as an area typically over 20 acres that has a single use. Some examples would be an educational or medical campus. Specifically, within this Specialty Area is the A.T. Still Medical University and the proposed medical offices will be a supporting use. The site is zoned Office Commercial (OC) and medical offices are a permitted use in the OC zoning district.

The proposed Site Plan shows that access to the site will be off Baseline Road and parking will mostly be to the east and north portions of building with some parking in between the two buildings. The site plan shows 87 parking spaces will be constructed on the property and per the Mesa Zoning Ordinance, the site requires 82 parking spaces for the proposed use. The five additional parking spaces fall within the 125% maximum number of parking spaces

allowed by right. Staff reviewed the request and has no concerns with the additional parking spaces.

The applicant went to the Design Review Board on June 9, 2020 and the Board did recommend approval. The applicant will need an Administrative Review to amend the elevations and that application is currently under review. Applicant mailed letters to property owners within 500 feet of the property, HOA and registered neighborhoods within one mile of the site and staff has not received any neighborhood feedback. The request complies with the 2014 Mesa General Plan and meets the review criteria for Site Plan Review in Section 11-69-5. Staff recommends approval with conditions.

There were no questions or discussion by the Board.

Staffmember Evan Balmer presented case ZON20-00705 to the Board. Mr. Balmer stated the request is for Site Plan Review for five industrial buildings. The site is located north of Ray Road on the west side of Ellsworth Road. The General Plan is Mixed-Use Activity Employment and is generally for large scale areas over 20 acres with typical employment uses such as manufacturing and warehousing. The zoning district is Light Industrial (LI) with a Planned Area Development Overlay (LI-PAD). This is the first phase of the Mesa Ray development and Planning and Zoning Board saw this development last spring and Council approved it a few months thereafter. This is the industrial portion for the Mesa Ray PAD.

Currently the site is vacant looking west from Ellsworth Road. The Site Plan shows five industrial buildings with two access points to the site, one from Starfire Avenue located to the north of the site and Point Twenty-Two Boulevard located to the south of the site. There is a common open space requirement in the Light Industrial District which would require just under 7000 square feet of common open space. The applicant is providing just over 22,000 in the form of a trail that runs around the property to give some recreational opportunities to employees and residents within Mesa Ray.

The building elevations went to the Design Review Board in December and there were some minor comments that the applicant received from Design Review Board. The applicant is currently working through those comments. The applicant did complete a Citizen Participation Plan with the standard 1000 feet property owner mailouts, HOA and registered neighborhoods within a mile. Neither staff nor the applicant has received any feedback from residents in the area. This does comply with the Mesa 2014 General Plan and all the review criteria as outlined in Section 1169. Staff is recommending approval.

There were no questions or discussion by the Board.

3. Planning Director's Updates.

- Decisions of the City Council's January 11, 2021 land use hearings.

Planning Director, Nana Appiah stated there were no land use decisions made at the January 11 Council meeting. However, Dr. Appiah wanted to remind the Board staff is planning on a future study session to discuss major planning projects for the year and is looking forward to such a discussion.

Dr. Appiah reminded the Board that staff is moving forward with the new Administrative Site Plan Reviews process which will likely reduce the number of site plans reviewed by the Board. He stated this is not taking the workload off the Board because it will give us the time to have conversations of all the planning ideas that we should be working on together.

4. Adjournment.

Boardmember Villanueva-Saucedo motioned to adjourn the meeting at 3:45 pm. The motion was seconded by Boardmember Allen.

Vote: 5-0 Approved (Chair Astle and Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

NAYS – None

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Nana K. Appiah', with a stylized flourish at the end.

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.*