

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD  
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)  
December 14, 2010 at 7:30 a.m.

MEMBERS PRESENT

Beth Coons, Vice Chair  
Vince DiBella  
Lisa Hudson  
Suzanne Johnson

MEMBERS ABSENT

Randy Carter  
Chell Roberts  
Brad Arnett (excused)

OTHERS PRESENT

John Wesley  
Tom Ellsworth  
Gordon Sheffield  
Angelica Guevara  
Wahid Alam  
Lesley Davis  
Debbie Archuleta

Vice Chair Coons declared a quorum present and the meeting was called to order at 7:34 a.m.

1. Review and discuss draft Zoning Code update to include how previously reviewed cases would have been impacted by the new Zoning Code:

Staffmember Gordon Sheffield stated he was working on a table that would show a comparison of the changes between the old Code and the new. He stated the telecommunications section of the Code had been significantly changed, and the telecommunications industry wanted revisions to those changes. Mr. Sheffield stated letters would be going out to property owners within the City in January and the public meeting on the new Code would be the February 16, 2011 Planning and Zoning meeting. He anticipated adoption in late March or early April.

Staffmembers then presented cases that had been previously approved by the Board, and explained how the revisions in the new Code would have impacted the cases.

Staffmember Tom Ellsworth presented Project Sole at Crismon and the US 60. He explained the differences that would happen in the new Code. PEP would allow general retail up to 1,500 sq. ft. or less and large format retail up to 50,000 sq. ft. per user with no cap on the number of users. The old Code has a cap on the total square footage of retail space allowed. Under the new Code the bank would require a Special Use Permit for the drive through. Mr. Sheffield explained that the PEP district was created to promote a

MINUTES OF THE PLANNING AND ZONING BOARD  
STUDY SESSION  
(12-14-10)

campus environment. Mr. Ellsworth then explained that under the new Code the applicant could propose an alternative landscape plan, and that the depth of foundation base landscaping could be averaged so long as the total square footage worked out. He explained the setbacks from the freeway had not changed. There was discussion regarding the 15' landscape setback and 30' building setback. The Board thought it made more sense for the setback to either be the 15' landscape setback only, or be large enough to accommodate the 15' landscape setback and a drive aisle. The Board thought there were some uses that needed to be farther away from the freeway than others, such as hotels and apartments.

Staffmember Angelica Guevara then spoke regarding Council Use Permits (CUP). Under the new Code bars will still require a CUP in a C-2 (LC) district. The new Code provides more of a breakdown of bars, which includes grills and restaurants. Regarding Pawn Shops and Tattoo Parlors; the new Code will no longer allow tattoo parlors in the C-1 (NC) district. There is a separate chapter 32 that gives the requirements for CUP's. The new Code does not have guidelines for what to review for when considering a CUP. Mr. Sheffield stated that would be added to the new Code. Farmers Market; the new Code allows them in the NC district with a Temporary Use Permit. For Recycling Centers, the new Code breaks down the types of recycling centers. Indoor only for cans and paper would be allowed in the C-2 (LC) with a Special Use Permit and would be allowed in the C-3 (GC) district. Outdoor processing and sorting will require a Special Use Permit in the M-1 (LI) district.

Boardmember Johnson asked if massage parlors could be restricted so that the smaller ones are not allowed, but the larger ones like Massage Envy would be allowed. Vice Chair Coons stated that the new licensing restrictions the City has established are doing a good job of regulating massage parlors. Mr. Sheffield stated the number of massage parlors in the City has been significantly reduced since the new licensing went into effect. Ms. Johnson still wanted them restricted by size.

Staffmember Wahid Alam spoke regarding an Assisted Living Facility at 3558 East McDowell. He stated the process is the same, they will still need a Special Use permit. The new Code will require the setback from residential to increase by 5'. The height will be the same. The new Code will allow the foundation base landscaping to be averaged. In this case the applicant was required to go through the Board of Adjustment for a SCIP for their landscaping, under the new Code they would not have to go through that step. The new Code will require a slight increase in parking; however it also allows 20% of the parking spaces to be compact spaces.

Boardmember DiBella asked if parking requirements can be changed on the uses and time of use. Mr. Sheffield stated that applicants can submit a parking analysis that shows how mixed uses would require different parking at different times of the day.

2. Planning Director's Updates:

- a. Status of cases previously recommended by the Board

MINUTES OF THE PLANNING AND ZONING BOARD  
STUDY SESSION  
(12-14-10)

3. Other Business:

- a. Council directed changes to the Text Amendment regarding medical marijuana dispensaries.

Staffmember Gordon Sheffield explained that the Council did not want dispensaries in the C-2 district. He stated Council preferred them to be in industrial districts. Vice-Chair Coons confirmed the discussion would not need to come back to the Planning and Zoning Board for discussion.

- b. Downtown events overlay district.

Staffmember Gordon Sheffield explained that Council wanted an area of Downtown that would be allowed to have more than three Special Events a year without having to go through the Board of Adjustment process each year. Staff will be creating an overlay district for that area.

4. Minutes – submit any corrections, additions, deletions.

None.

The meeting adjourned at 8:37 a.m.

Respectfully submitted,

---

John Wesley, Secretary  
Planning Director

***NOTE: Audiotapes of the Planning & Zoning Study Sessions are available in the Planning Division Office for review.***