Planning and Zoning Board

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Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: October 20, 2015 Time: 7:30 a.m.

MEMBERS PRESENT:
Chair Suzanne Johnson
Vice Chair Michael Clement
Lisa Hudson
Michelle Dahlke
Steve Ikeda
Dane Astle

MEMBERS ABSENT:
Shelly Allen

STAFF PRESENT:
John Wesley
Andrew Spurgin
Tom Ellsworth
Gordon Sheffield
Lisa Davis
Lesley Davis
Wahid Alam
Kim Steadman
Kaelee Wilson
MaryGrace McNear
Charlotte McDermott
Margaret Robertson
Rebecca Gorton

OTHERS PRESENT:
Richard Dyer
Michael Jorgensen
Craig Vossler
Sean Lake
Mr. Peterson
Richard Allen
Ted Sparks
Dottie Sparks
Stephen Earl
Jill Hegardt
Wendy Riddell
Others

1. Chair Johnson declared a quorum present and the meeting was called to order at 7:32 a.m.

2. Review items on the agenda for the October 21, 2015 regular Planning and Zoning Board Hearing.

   Planning Director John Wesley introduced Andrew Spurgin, Principal Planner for the City.

   Items on the October 21, 2015 agenda were discussed. Staff member Tom Ellsworth discussed item *3-b, case Z15-032. Mr. Ellsworth reviewed the request for a carwash within an existing retail center. In review, staff had concerns of that the location of the canopies were on the main drive aisle. The applicant proposed the parking stalls be longer and wider spaces for those canopies.

Staff member Lisa Davis reviewed item *4-a, case Z15-030, rezoning from LC to the ID-1 district. Ms. Davis stated the applicant has based the requested on GC, General Commercial, zoning in order to obtain more uses for the site. The applicant has prepared the IIP, Infill Incentive Plan which outlines the history and development goals for the project. Ms. Davis detailed the two phases of the development, and both will bring the property into compliance with the General Plan.

Boardmember Dahlke stated her approval that this process is being utilized. Although there are a lot of processes and it will turn out to be good for the applicant.

Planning Director, John Wesley presented 6-a, case Z15-020 on East Test Drive. Staff has continued to work with the applicant and has received input from the neighbors. The applicant has made some changes in the configuration of the Site Plan and has proposed a new access onto Test Drive from Superstition Springs Blvd. This change brings in an additional property owner, the Master's Association which owns a portion of Test Drive that will be affected. There have been some questions as to the validity of the signature on the application from the Master's Association and is being verified.

Staff member Lisa Davis gave an update to case Z15-020 which had been continued from the June hearing. Ms. Davis stated staff has received a letter of protest as well as additional letters of opposition. Ms. Davis reviewed the history and recent updates of the request. She stated that the resubmittal is quite different than the original site plan from the June hearing. Some of the changes include the existing Test Drive becoming a cul-de-sac for access to the residential condo development. The new access drive will come off of Superstition Springs Blvd. and will access the proposed and existing auto dealerships. The applicant would be required to install a traffic signal and relocate the sewer line on the south side at the applicant expense.

Ms. Davis stated that Mr. Peterson, spokesperson for the condo association, has spoken with staff and feels the applicant has not effectively communicated with the neighbors. At this point, staff is recommending continuance for the Site Plan until more details have been worked out.

Chair Johnson inquired of the size of the new proposed building in comparison to the original proposal. Staff member Davis stated that the original building was proposed at 22,230 sq. ft. and the updated building is at 28,069 sq. ft.

Board member Ikeda asked if the applicant will be acquiring the property between the golf course and the building. Staff member Davis stated that the new Site Plan is showing all of what is Test Drive now will be incorporated in the Site Plan, being used for parking and circulation with a 3 foot setback.

Staff member Kim Steadman gave a presentation on case GPMinor15-001 and Z15-035. Mr. Steadman stated the existing General Plan Character Type is Employment Uses. The proposed property is on the edge of the Employment and Mixed Use Activity District. The Site Plan will serve both districts for the apartment complex and a future hotel. Staff has worked with the applicant to ensure it is auto oriented as well as a pedestrian development.

3. Conduct a public meeting on the following General Plan Amendment:

   Chair Johnson opened the public hearing for case GPMinor15-001. Recommendation is for adoption and there were no comments from the public.

   Chair Johnson closed the public meeting on the General Plan Amendment.

4. Planning Director's Updates.

   The rezoning for the development at Sossaman and Southern will be introduced to Council on November 23, 2015.

5. Adjournment.

   Boardmember Hudson made a motion to adjourn the meeting at 8:22 am. The motion was seconded by Boardmember Astle.

   Vote: 6-0 (Boardmember Allen, 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.