

# Zoning Administrator Hearing



## *Minutes*

### **John S. Gendron Zoning Administrator/Hearing Officer**

**October 2nd, 2012 – 1:30 p.m.**

View Conference Room, 2<sup>nd</sup> Floor  
55 North Center Street  
Mesa, Arizona, 85201

#### **Staff Present**

Angelica Guevara  
Wahid Alam  
Kaelee Wilson

#### **Others Present**

Jacki Taylor  
Steve Langstaff

#### **CASES:**

**Case No.:** ZA12-011

**Location:** 100 to 200 block East University Drive (both sides) and 400 block of North Hibbert (both sides)

**Subject:** Requesting a Special Use Permit to allow a reduction of the minimum number of parking spaces required for the redevelopment of a multi-residence and office project in the RM-4 and DC zoning districts. (PLN2012-00303)

**Decision:** Case ZA12-011 was approved, *conditioned upon the following:*

- 1. Compliance with site plans submitted except as modified by the conditions below.*
- 2. Compliance with all conditions of Z12-037 except as modified by this request.*
- 3. Compliance with leasing at least 10 additional parking spaces from the parking lot to the south of the 125 E University Drive owned by City of Mesa and currently operated by DMA.*
- 4. Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.*

#### **Summary:**

Jacki Taylor, the applicant and CEO of Save the Family, represented the case before the Hearing Officer. Steve Langstaff, with Save the Family, was also in attendance. Jacki explained that the request is for a reduction in parking count

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for their new office building and the redevelopment of Escobedo Apartments. Jacki said the development is a Transit Oriented Development (TOD) because of the close proximity to the Metro Light Rail. Mr. Gendron asked the applicant how many parking spaces will be provided on site. They are required 151 parking spaces in the housing portion of the project will be low income families. In similar low income projects, less parking is needed than market-rate apartment complexes. Mr. Gendron asked Ms. Taylor if there has been a study done on low income individuals and the vehicular activity. Jacki said she is unaware, but the developer might know of a study. Mr. Gendron asked staff is they felt comfortable with this request. Angelica Guevara expressed staff's support due to the population being served and the development's close proximity to public transit.

Conversation between the applicant and Mr. Gendron ensued concerning the Low Income Housing Tax Credit program.

Mr. Gendron then turned his attention to the office portion of the development where the applicant is lacking 22 spaces. Jacki explained they are willing to lease 10 spaces form a neighboring parking lot.

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There being no further business to come before the Zoning Administrator, the hearing adjourned at 2:00 p.m.

The cases for this hearing were digitally recorded and are available upon request.

Respectfully submitted,

Gordon Sheffield  
Zoning Administrator/Hearing Officer

Minutes written by Kaelee Wilson, Planning Assistant  
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