

Planning and Zoning Board

Study Session Minutes

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

Date: March 22, 2016 Time: 7:30 a.m.

MEMBERS PRESENT:

Chair Suzanne Johnson
Lisa Hudson
Shelly Allen
Steve Ikeda
Michelle Dahlke

MEMBERS ABSENT:

Vice Chair Michael Clement
Dane Astle

STAFF PRESENT:

John Wesley
Andrew Spurgin
Tom Ellsworth
Lesley Davis
Wahid Alam
Kim Steadman
Lisa Davis
Kevin Myers
Rebecca Gorton
Jessica Reinhardt
Mike Gildenstern

OTHERS PRESENT:

Richard Dyer
Others

1. Chair Johnson declared a quorum present and the meeting was called to order at 7:31 a.m.
2. Reviewed items on the agenda for the March 23, 2016 regular Planning and Zoning Board Hearing.

Items on the March 23, 2016 agenda were discussed. Staff member Tom Ellsworth explained to the Board that there were slight modifications to Item *3-b case Z16-014, and Staff has recommended approval with conditions. Staff member Ellsworth confirmed for Boardmember Ikeda that the case fits within the Airport Compatibility Plan and is in compliance with the required noise and overflight area. Mr. Ellsworth closed by confirming for Boardmember Allen that the Airport has reviewed the case.

Staff member Wahid Alam reviewed Item *3-d case Z15-037, and Planning Director John Wesley confirmed for Boardmember Allen that Staff was comfortable with allowing the mini-storage component to develop first. Mr. Wesley explained that while Staff would like to see the retail commercial development develop concurrently, he explained that the applicant has stated that the market isn't ready for it, but the site plan is workable for when the market allows a retail component.

Staff member Wahid Alam reviewed Item *4-a case Z16-004, and confirmed for Boardmember Allen that the proposed apartment project is intended to be sold at market rate, as well as confirming for Boardmember Ikeda that the project has been reviewed by the Design Review Board, which was instrumental in upgrading the elevation of the building. Planning Director Wesley mentioned that on Item 4, Romanette ii, in the Conditions of Approval, the applicant had proposed a 1.8 parking space per unit minimum parking ratio, but Staff is recommending 1.9. Planning Director Wesley also mentioned that the applicant is in disagreement with Stipulation #10, and they are proposing to not construct Hawes Road on the west side, maintaining that all access to the project will come off of Baseline until the planned adjacent single residence community develops.

Staff member Lesley Davis reviewed Item *4-b case Z16-009, explaining that Staff recommended a condition of approval on lots 7 and 8, requiring that the product on those lots front to the street. Staff member Davis continued by readdressing that the Board indicated that they wanted more design on the south elevation at the previous Meeting, but not necessarily a street facing elevation. Mrs. Davis explained that the applicant agreed to adding rafter tails, stone, view fencing, as well as limiting the lots 7 and 8 to single story product. Staff member Davis added that lots 1-8 will all be limited to single story, and the extra detailed product required on lots 7 and 8 would be required to be accented with different design features. Boardmember Allen confirmed with Staff member Davis that Blandford is agreeable to the required eyebrow incorporated into the design.

Staff member Spurgin reviewed Item *4-c case Z16-012, and stated that Staff was drafting language for Stipulations 4 f, and 9, and would continue to work with the applicant until the meeting tomorrow. Staff Member MaryGrace McNear clarified for the Board that the zoning is not done for an interim use, but the BIZ overlay that is requested is being used to modify development standards, so the building forms can come into a more compliant configuration for when future redevelopment occurs. Planning Director Wesley stated that the site could redevelop as a car dealership in the future, but it would develop to an urban form.

Staff member Mia Lozano reviewed Item *4-d case Z16-015, and Boardmember Ikeda stated that he had interviewed some of the residents and business owners in the area and from what he had gathered, they feel like it is a good use for the area, and they are comfortable with it because the property will feature a high level of supervision, the citizens comfortable. Boardmembers Allen and Dahlke also expressed their approval of the use.

Staff member Andrew Spurgin reviewed Item *4-e case Z16-017, and explained that a neighborhood meeting had been held in regards to the new parking garage, but that he hadn't heard any feedback. Boardmember Allen stated that she felt that it was important that the Board heard how the public meeting went, considering that the applicant is proposing to place a 3 story garage adjacent to a part of town with a more rural character. Staff member Spurgin explained for Boardmember Dahlke that there is a need for public parking on the property, and the project is in keeping with the general vision, but Staff's concerns were with the actual design of the garage.

In closing, Planning Director Wesley explained to the Board that he was planning to do a review of the Eastmark entitlement processes in the near future.

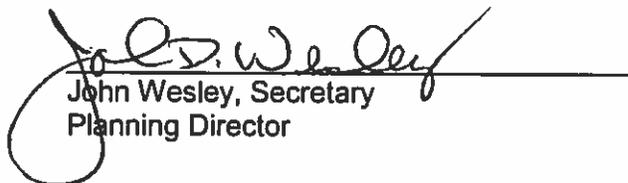
3. Planning Director's Updates.

4. Adjournment.

Boardmember Allen made a motion to adjourn the meeting at 7:58 am. The motion was seconded by Boardmember Hudson.

Vote: 5-0

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.