

Planning and Zoning Board

Meeting Minutes

Held by Virtual Platform
Date: August 26, 2020 Time: 4:00 p.m.

MEMBERS PRESENT:

* Chair Dane Astle
* Vice Chair Jessica Sarkissian
*Tim Boyle
*Shelly Allen
*Jeffrey Crockett
*Deanna Villanueva-Saucedo
*Ben Ayers

MEMBERS ABSENT:

None

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

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Cassidy Welch
Kellie Rorex
Evan Balmer
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

None

Call Meeting to Order.

Chair Astle declared a quorum present and the meeting was called to order at 4:15 pm.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the August 12, 2020 study session and regular hearing.

*2-a Boardmember Crockett motioned to approve the minutes from the August 12 2020 study session and regular hearing. The motion was seconded by Boardmember Boyle.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

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

NAYS – None

MINUTES OF THE AUGUST 26, 2020 PLANNING & ZONING MEETING

Zoning Cases: ZON19-00312, ZON20-00354, ZON20-00435 and ZON20-00475; and Preliminary Plat "Destination at Gateway Parcels 3 & 9"

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at www.mesaaz.gov

MINUTES OF THE AUGUST 26, 2020 PLANNING & ZONING MEETING

- *3-a ZON20-00312 District 5.** Within the 200 block of North Power Road (east side). Located south of University Drive on the east side of Power Road. (1± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. John Gerdes, Texas Land Engineers, Inc., applicant; STRR Investments LLC, owner.

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Crockett motioned to approve case ZON19-00312 with conditions of approval. The motion was seconded by Boardmember Boyle.

That: The Board recommends the approval of case ZON19-00312 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Prior to application for a building permit, receive approval through the Board of Adjustment for a Development Incentive Permit to allow modifications to certain development standards of the Mesa Zoning Ordinance or conform to the requirements of the Mesa Zoning Ordinance.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE AUGUST 26, 2020 PLANNING & ZONING MEETING

- *3-b ZON20-00354 District 6.** Within the 4700 to 4900 blocks of South Ellsworth Road (east side) and within the 9200 to 9300 blocks of East Point Twenty-Two Boulevard (north side). Located east of Ellsworth Road and north of Point Twenty-Two Boulevard. (15.3± acres). Site Plan Review. This request will allow for a multiple residence development on the property. Brian Andersen, BMA Architecture, applicant; DMB Mesa Proving Grounds, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Crockett motioned to approve case ZON19-00354 with conditions of approval. The motion was seconded by Boardmember Boyle.

That: The Board recommends the approval of case ZON19-00354 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with Ordinance number 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
3. Compliance with the Eastmark Development Unit 3 /4 North Development Unit Plan dated October 17, 2018.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
 - b. Provide written notice to future property owners that the project is within 1 mile(s) of Phoenix-Mesa Gateway Airport.
 - c. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
 - d. All final subdivision plats and leasing offices shall include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which shall state in part: "This property, due to its proximity to Phoenix- Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

MINUTES OF THE AUGUST 26, 2020 PLANNING & ZONING MEETING

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MINUTES OF THE AUGUST 26, 2020 PLANNING & ZONING MEETING

- *3-c ZON20-00435 District 5.** Within the 2900 to 3100 blocks of North Greenfield Road (east side). Located north of McDowell Road on the east side of Greenfield Road. (21.5± acres). Site Plan Review; and a Special Use Permit. This request will allow for an industrial development on the property. Sterling Margetts, Kimley Horn, applicant; Hughes Helicopters, Inc., owner.

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Crockett motioned to approve case ZON19-00435 with conditions of approval. The motion was seconded by Boardmember Boyle.

That: The Board recommends the approval of case ZON19-00435 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City's standard Avigation Easement and Release for Falcon Field Airport prior to the issuance of a building permit.
 - b. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
 - c. Provide written notice to future property owners that the project is within 1 mile of Falcon Field Airport.
 - d. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE AUGUST 26, 2020 PLANNING & ZONING MEETING

- *4-a **ZON20-00475 District 6.** Within the 10500 to 10800 blocks of East Southern Avenue (south side). Located west of Signal Butte Road on the south side of Southern Avenue. (3.6± acres). Rezone from RM-4-PAD to LC-PAD. This request will allow for a mixed-use development. Reese Anderson, Pew & Lake, PLC, applicant; Signal Butte BFC, LLC, owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Crockett motioned to approve case ZON19-00475 with conditions of approval. The motion was seconded by Boardmember Boyle.

That: The Board recommends the approval of case ZON20-00475 conditioned upon:

1. Compliance with all requirements of the Subdivision Regulations
2. Compliance with all City development codes and regulations.
3. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
4. Prior to the submittal of a building permit recordation of cross access easement between Parcel F1 and F2.
5. Compliance with the landscape plan approved with case ZON19-00872.
6. Compliance with the final design guidelines approved with case number ZON19-00872.
7. Compliance with the approved Development Agreement on the property approved by Resolution 11543.
8. Prior to any development on the property, submit a site plan for review and approval through the City's Site Plan Review process.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE AUGUST 26, 2020 PLANNING & ZONING MEETING

- *5-a** **“Destination at Gateway - Parcel 3 and 9” District 6.** Within the 11000 to 11200 blocks of East Williams Field Road (south side) and within the 6000 to 6200 blocks of South Mountain Road (west side). Located on the southwest corner of Williams Field Road and Mountain Road. Preliminary Plat. Sean Lake, Pew & Lake, PLC, applicant; Signal Butte 24, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Crockett motioned to approve preliminary plat “Destination at Gateway – Parcel 3 and 9”. The motion was seconded by Boardmember Boyle.

That: The Board recommends the approval of preliminary plat “Destination at Gateway - Parcel 3 and 9” conditioned upon:

1. Compliance with the preliminary plat submitted.
2. Compliance with all requirements of case ZON17-00247 and ZON18-00933.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Subdivision Regulations.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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5. **Adjournment.**

Boardmember Ayers motioned to adjourn the meeting at 4:20 pm. The motion was seconded by Boardmember Sarkissian.

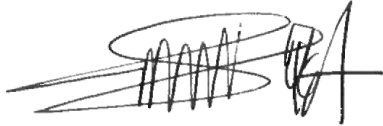
Vote: 7-0 Approved

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Nana K. Appiah', written over a horizontal line.

Nana K. Appiah, AICP, Secretary
Planning Director