

MINUTES OF THE DECEMBER 17, 2014 PLANNING & ZONING MEETING

Item D.3. Z14-58 (District 6). 2333 South Power Road. Located south of Baseline Road on the east side of Power Road (1.1± acres). Rezone from LC PAD to LC BIZ PAD and Site Plan Modification. This request will allow for the expansion of a veterinary clinic. Brian Johns, Associated Architects, applicant; Richard Caldwell, VVAH, owner. (PLN2014-00544).

Summary: The case was presented by Staff member Lisa Davis. Ms. Davis stated that the applicant was concerned with Conditions of Approval #4, which states, "Compliance with Section 11-33-4 that requires one landscape island for every eight contiguous parking spaces". In addition, Ms. Davis stated that a BIZ overlay request requires a superior or quality design and that Staff had difficulty finding a superior or quality design in this project.

Reese Anderson, of 1744 South Val Vista Drive, Suite 17 attorney for the applicant, requested that Conditions of Approval #4 be deleted. Mr. Anderson stated that adding a landscape island to the parking lot on the south side would constitute a hardship on the business and its employees by eliminating employee parking spaces.

Boardmember Shelly Allen recommended that Conditions of Approval #4 be kept. Vice Chair Suzanne Johnson stated that there was a planting area on the south side of the building, near the proposed landscape island, that could accommodate additional tree(s) and other landscape materials. Boardmember Steve Ikeda stated that the area could not be seen from the public right-of-way. Boardmember Ikeda stated that he was in favor of the removal of Conditions of Approval #4.

It was moved by Vice-Chair Johnson and seconded by Boardmember Ikeda

That: The Board recommends approval of zoning case Z14-58 conditioned upon the following, including a modification to Condition #4:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary elevations submitted except as modified by following stipulations.
2. Compliance with all conditions of Design Review approval: DR14-038.
3. Compliance with all City development codes and regulations, including Section 11-33-5: Foundation Base Landscaping.
4. ~~Compliance with Section 11-33-4 that requires one landscape island for every eight contiguous parking spaces.~~ The landscape material, 1 tree and 3 shrubs required in a parking lot landscape island, shall be added to the required foundation base landscape along the south side of the building.
5. Compliance with section 11-33-3 to include the number and types of landscape material to be provided along the west and south property line. A minimum of one tree and 6 shrubs per 25 linear feet of street frontage adjacent to Power Road. A minimum of 3 trees and 20 shrubs per 100 linear feet of property along the southern property line. This shall be reviewed and approved through the building permit application.
6. Owner shall grant an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (prior to the issuance of a building permit).

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7. A minimum of two trees shall be added in the foundation base at the west/southwest corner of the building. One shall be installed at the west elevation of the building addition and one adjacent to the entrance or southwest portion of the existing building. Additional shrubs and ground cover shall be added to the foundation and along the 6' masonry wall north of the building addition, facing Power Road.

Vote: 4-1 (Nay: Boardmember Allen; Absent: Boardmembers Hudson and Clement)

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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.