

# Planning and Zoning Board

## *Meeting Minutes*

Held in the City of Mesa Council Chambers – Upper Level

Date: April 20, 2016 Time: 4:00 p.m.

### **MEMBERS PRESENT:**

Chair Suzanne Johnson  
Vice-Chair Michael Clement  
Lisa Hudson  
Shelly Allen  
Steve Ikeda  
Michelle Dahlke  
Dane Astle

### **MEMBERS ABSENT:**

### **STAFF PRESENT:**

John Wesley  
Andrew Spurgin  
Wahid Alam  
Tom Ellsworth  
Kim Steadman  
Charlotte McDermott  
Michael Gildenstern

### **OTHERS PRESENT:**

Richard Dyer  
Others

Call Meeting to Order.

Chair Johnson declared a quorum present and the meeting was called to order at 4:00 p.m.

1. Take action on all consent agenda items.

### **Items on the Consent Agenda**

2. **Approval of minutes:** Consider the minutes from the March 22, and March 23, 2016 study sessions and regular hearing.

It was moved by Boardmember Allen to approve the Consent Agenda. The motion was seconded by Boardmember Hudson.

**Vote: 7-0**

Zoning Cases: Z15-044, Z16-018, Z16-019, Z16-017, Z16-020

## MINUTES OF THE APRIL 20, 2016 PLANNING & ZONING MEETING

- \*3-a Z15-044 District 5.** The 7100 and 7200 blocks of East McDowell Road (north side). Located east of Power Road on the north side of McDowell Road (14.3± acres). Site Plan Review and Special Use Permit. This request will allow for the development of a transitional senior living facility (independent living, assisted living, memory care). Ralph Pew, Reese Anderson, Pew and Lake, applicant; JCA Holdings, LLC, owner. (PLN2015-00447)

**Staff Planner:** Kim Steadman

**Staff Recommendation:** Continuance to May 18, 2016

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Hudson to continue case Z15-044 to May 18, 2016.

**Vote:** 7-0

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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](http://www.mesaaz.gov)***

## MINUTES OF THE APRIL 20, 2016 PLANNING & ZONING MEETING

- \*3-b Z16-018 District 5.** 1747 North Banning. Located south of McKellips Road on the west side of Higley Road (2.3± acres). Site Plan Review. This request will allow for the development of an office warehouse. Bret Ryan, LGE Design Group, applicant; Jocko Development, LLC, owner (PLN2016-00162)

**Staff Planner:** Kim Steadman

**Staff Recommendation:** Approval with Conditions

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Hudson to approve case Z16-018 with conditions:

**That: The Board recommends the approval of the case Z16-018 conditioned upon:**

1. Compliance with the development as described in the project narrative and as shown on the site plan, elevations and landscape plan.
2. Compliance with all City development codes and regulations.
3. Signs (detached and attached) require separated approval and permit for locations, size, and quantity.
4. **Recordation of a cross-access easement and maintenance agreement for the shared driveway along the property line with the parcel located adjacent to the south prior to the issuance of building permits.**
5. Compliance with Design Review approval DR16-009 for architectural and landscaping design.

**Vote:** 7-0

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## MINUTES OF THE APRIL 20, 2016 PLANNING & ZONING MEETING

- \*3-c Z16-019 District 5.** 8400 block of East Southern Avenue. Located at the northeast corner of Hawes Road and Southern Avenue. (2.45± acres) Site Plan Review. This request will allow development of a retail store. Dan Biswas, Simon CRE Alpha IV, LLC, applicant; Crescent Run Limited Partnership, owner (PLN2016-00070)

**Staff Planner:** Wahid Alam

**Staff Recommendation:** Approval with Conditions

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Hudson to approve case Z16-019 with conditions:

**That: The Board recommends the approval of the case Z16-019 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan and building elevations submitted.
2. Compliance with all City development codes and regulations.
3. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
4. Compliance with all conditions of Design Review (DR15-046) approval for architectural and landscaping design to include design of the perimeter wall and trash enclosure compatible with the building architecture, materials, color, and texture.
5. Amend the site plan for review and acceptance by the Planning Director prior to submittal for building permits to include the following revisions:
  - a. Showing the perimeter wall and trash enclosure
  - b. A landscape plan for the entire full length of the Southern Avenue frontage and for a minimum width of five feet wide along the entire length of the entry driveway between the current development and future development to the east drive from Southern Avenue.
  - c. Showing the use of stamped concrete or other enhanced material in all pedestrian walks across parking lots and drive aisles (striping over asphalt is not acceptable).
6. Install all perimeter landscaping for the entire length of the parcel and along Southern Avenue and Hawes Road including the eastern edge of the common driveway between the current development and future development per the final approved site plan in the first phase of development.
7. Future development of the balance of the property will require Site Plan Review through the public hearing process prior to Building Permit submittal.

**Vote:** 7-0

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## MINUTES OF THE APRIL 20, 2016 PLANNING & ZONING MEETING

- \*3-d Z16-017 District 2.** 5850 East Still Circle. Located north of Baseline Road and west of Recker Road. (11.44± acres). PAD modification and Site Plan Review. This request will allow for development of an academic building and parking garage. Toby Rogers, Butler Design Group, applicant; Kirksville College of Osteopathic Medicine IN, owner (PLN2015-00585). Continued from March 23, 2016.

**Staff Planner: Andrew Spurgin**

**Staff Recommendation: Continuance to May 18, 2016**

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Hudson to continue case Z16-017 to May 18, 2016.

**Vote: 7-0**

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## MINUTES OF THE APRIL 20, 2016 PLANNING & ZONING MEETING

- \*3-a Z16-020 District 2.** 1700 block of South Recker Road. District 2. Located north of Baseline Road on the east side of Recker Road. (3.1± acres). Rezone from AG to RS-43-BIZ and Site Plan Review. This request will allow development of a single-residential lot. (PLN2016-00159)

**Staff Planner:** Tom Ellsworth

**Staff Recommendation:** Approval with Conditions

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Hudson to approve case Z16-020 with conditions:

**That: The Board recommends the approval of the case Z16-020 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. Compliance with the Residential Development Guidelines.
3. Compliance with all City of Mesa Code requirements and regulations.
4. Future site plan modifications will be reviewed through the building permit process.
5. Compliance with requirements of the land split approval.

**Vote:** 7-0

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## MINUTES OF THE APRIL 20, 2016 PLANNING & ZONING MEETING

### Other Business:

None.

### Adjournment

Boardmember Allen made a motion to adjourn the meeting at 4:05 pm. The motion was seconded by Boardmember Hudson.

**Vote: 7-0**

Respectfully submitted,



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John D. Wesley AICP, Secretary  
Planning Director