

Planning and Zoning Board

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: May 18, 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 April 19, and April 20, 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, Z16-017, Z16-022, Z16-023, Preliminary Plat for "Montero"

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- *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) (Continued from April 20, 2016)

Staff Planner: Kim Steadman

Staff Recommendation: Approved 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 Astle to approve Case Z15-044 with conditions:

That: The Board recommends the approval of the case Z15-044 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary elevations, and landscape plan (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all conditions of approval of Design Review case DR15-039.
3. Compliance with all City development codes and regulations.
4. Signs (detached and attached) need separate approval and permit for locations, size and quantity.
5. All street frontage landscaping to be installed in the first phase of construction unless a phasing plan is approved by the Planning Director.
6. Compliance with all requirements of the Subdivision Technical Review Committee, if required.
7. Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.
8. Property Owner shall grant an Avigation Easement and Release to the City, pertaining to Falcon Field Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
9. Written notice be provided to future residents, and acknowledgment received that the project is within five (5) miles of the Falcon Field Airport.
10. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
11. Compliance with Native Plant Preservation Ordinance #3693 requiring submittal of a native plant preservation plan.
12. Compliance with the landscaping standards contained in the Desert Uplands Guidelines.
13. Compliance with an Amended Development Agreement related to the Property.

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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

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Discuss and make a recommendation to the City Council on the following zoning cases:

- *4-a 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 April 20, 2016)

Staff Planner: Andrew Spurgin

Staff Recommendation: Continuance to the July 20, 2016 Meeting

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 Astle to continue case Z16-017 to the July 20, 2016 Meeting.

Vote: 7-0

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- *4-b Z16-022 District 2.** 2325 East University Drive. Located east of Gilbert Road on the south side of University Drive (2.45± acres). Rezoning from RS-6 to RSL-2.5-BIZ. This request will allow for the development a single residence development. Mark Funk, Funk Family Enterprises, applicant; Robert C. Horne, Elaine Farms, LLC, owner. (PLN2016-00113)

Staff Planner: Lesley Davis

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 Astle to approve case Z16-022 with conditions:

That: The Board recommends the approval of the case Z16-022 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Subdivision Technical Review Committee.
3. Dedicate the right-of-way 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. Compliance with all City of Mesa Code requirements and regulations.
5. **Building product must include real building materials and finishes on the exterior of the homes (i.e., wood, stone, metal, etc.). Side and rear elevations must be enhanced with appropriate transitions of wainscots, window detailing and enhanced covered patios as shown in the elevations submitted.**

Vote: 7-0

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- *4-c Z16-023 District 5.** 2400 to 2600 blocks of North Greenfield Road (west side). Located south of McDowell Road on the west side of Greenfield Road (63.59± acres). Amending ordinance 4839 to modify a condition of approval for the PEP zoning by replacing the project narrative associated with zoning case Z08-022 with the project narrative associated with case Z16-023. This request will allow development of a business park. City of Mesa, applicant; City of Mesa, owner. (PLN2016-00217)

Staff Planner: Andrew Spurgin

Staff Recommendation: Continuance to the July 20, 2016 Meeting

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 Astle to continue case Z16-023 to July 20, 2016.

Vote: 7-0

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Discuss and take action on the following preliminary plats:

- *5-a "Montero" District 2.** 2325 East University Drive. Located east of Gilbert Road on the south side of University Drive (2.45± acres). Preliminary Plat. Mark Funk, applicant; Elaine Farms Partnership, owner. (PLN2016-00113) **Companion case to Z16-022.**

Staff Planner: Lesley Davis

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 Astle to approve "Montero" Final Plat with conditions:

That: The Board recommends the approval of the case Z16-022 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Subdivision Technical Review Committee.
3. Dedicate the right-of-way 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. Compliance with all City of Mesa Code requirements and regulations.
5. **Building product must include real building materials and finishes on the exterior of the homes (i.e., wood, stone, metal, etc.). Side and rear elevations must be enhanced with appropriate transitions of wainscots, window detailing and enhanced covered patios as shown in the elevations submitted.**

Vote: 7-0

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Other Business:

None.

Adjournment

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

Vote: 7-0

Respectfully submitted,

A handwritten signature in cursive script, reading "John D. Wesley", is written over a horizontal line.

John D. Wesley AICP, Secretary
Planning Director