

Planning and Zoning Board



Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: September 21, 2016 Time: 4:00 p.m.

MEMBERS PRESENT:

Chair Michael Clement
Steve Ikeda
Dane Astle
Jessica Sarkissian
Jennifer Duff
Tim Boyle

MEMBERS ABSENT:

Vice Chair Michelle Dahlke

STAFF PRESENT:

John Wesley
Andrew Spurgin
Tom Ellsworth
Wahid Alam
Lesley Davis
Mia Lozano
Mike Gildenstern

OTHERS PRESENT:

Sean Lake
Jeff Welker
Beth Coons
citizens who did not sign in

Call Meeting to Order.

Chair Clement declared a quorum present and the meeting was called to order at 4:12 p.m.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the August 16, and August 17, 2016 study sessions and regular hearing.

It was moved by Boardmember Ikeda to approve the Consent Agenda. The motion was seconded by Boardmember Astle.

Vote: 6-0 (Boardmember Dahlke, absent)

Zoning Cases: Z16-037, Z16-047, Z16-048, Z16-040, Z16-043, Z16-044, Z16-045, Z16-046, Preliminary Plats for "Eastmark DU ¾ East Parcels ¾-6 through ¾-8", "Diamond Court", "Skyview", "Tri-City Pavillions II".

MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

- *3-a Z16-037 District 1.** 2810 North Val Vista Drive and 3558 East McDowell Road. Located at the northwest corner of McDowell Road and Val Vista Drive. (1.69± acres). Site Plan Review. This request will allow development of an assisted living facility. (PLN2016-00379).

Staff Planner: Jennifer Gniffke

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 Ikeda and seconded by Boardmember Astle to approve case Z16-037 with conditions:

That: The Board recommends the approval of the case Z16-037 conditioned upon:

1. Compliance with the development as described in the project narrative (except as modified below) and as shown on the site plan, preliminary elevations, and landscape plan provided.
2. Compliance with all City development codes and regulations.
3. Review and approval of a Special Use Permit by the Board of Adjustment for assisted living facility.
4. Review and approval of Development Incentive Permit by the Board of Adjustment for modifications to site plan development standards.
5. Compliance with all requirements of the Board of Adjustment and Design Review Board request.
6. The 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.
7. Noise attenuation measures be incorporated into the design and construction of the building to achieve a noise level reduction of 25 db.

Vote: 6-0 (Boardmember Dahlke, absent)

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MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

- *3-b Z16-047 District 6.** The 4200 through 4400 blocks of South Signal Butte Road (west side) and the 10300 through 10800 blocks of East Point Twenty-Two Boulevard (north side). Located north of Point Twenty-Two Boulevard and west of Signal Butte Road (116± acres). Development Unit Plan. This request amends the Development Unit Plan for Development Unit 6-South of the Eastmark Community Plan. Jill Hegardt, DMB Mesa Proving Grounds, LLC, applicant; DMB Mesa Proving Grounds, LLC, owner. (PLN2016-00602).

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 Ikeda and seconded by Boardmember Astle to approve case Z16-047 with conditions:

That: The Board recommends the approval of the case Z16-047 conditioned upon:

1. Compliance with the basic development as described in the Development Unit Plan submitted.
2. Compliance with the approved Community Plan and the approved amendments to the Community Plan as well as all applicable City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. Compliance with all Community Plan and Development Unit Plan Utility and Transportation Master Plans as approved by the City Engineer and Transportation Engineer.
4. Compliance with all requirements of the Development Services Division.
5. Correction by the Planning Director to grammatical, formatting, and other errors that do not affect or change the meaning of the substantive requirements or standards of the Development Unit Plan is authorized and directed with this approval.
6. Resubmittal of the DUP with the following modifications to Section 5.2 D prior to approval of the first final plat for DU6S:
 - a. Remove the phrase “unless a substantial open space separation exists”
 - b. Add the following language regarding the possibility of vehicular access: “Site design for the Activity Core should include the option for a vehicular connection to the adjacent neighborhood”
 - c. Add the following Design Guidelines:
 - i. Pedestrian Connectivity. Continuous pedestrian pathways will be provided to connect all development components and with the sidewalks along the public streets. Active ground level uses will be oriented towards the pedestrian ways and sidewalks.
 - ii. Land Use Integration. The integration of non-residential and mixed-use areas with neighboring land uses, including residential neighborhoods, will be achieved through thoughtful site design that minimizes hard edges between projects and promotes a sense of seamlessness throughout the community. Traditional neighborhood design principles that encourage pedestrian activity and promote

MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

variety and interest along the street will be utilized to achieve this goal.

- iii. Building Variety. Buildings will be oriented to create pedestrian connections, create outdoor activity areas and reduce Impact of parking separating uses.

Vote: 6-0 (Boardmember Dahlke, absent)

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MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

- *3-c Z16-048 District 6.** 4425 South Mountain Road. District 6. Located at the southeast corner of Warner Road and Mountain Road. (3.9± acres). Site Plan Review. This request will allow for the development of a shell commercial building. Lesley L. Partch, Functional Formation Architecture, applicant; Mountain Warner, LLC, owner. (PLN2016-00581)

Staff Planner: Mia Lozano

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 Ikeda and seconded by Boardmember Astle to approve case Z16-048 with conditions:

That: The Board recommends the approval of the case Z16-048 conditioned upon:

1. Compliance with the request as described in the project narrative and as shown on the site plan, landscape plan and preliminary elevations submitted except as otherwise conditioned.
2. Compliance with all conditions of Design Review approval: DR16-027
3. Future development of proposed parcel 'B' will require a Site Plan Review.
4. Provide a 5' temporary landscape area and extruded curbing along undeveloped parcel 'B'.
5. Compliance with all City development codes and regulations.
6. All street improvements along Warner Road and South Mountain Road shall be installed to the property limits with the first phase of development.
7. Compliance with all requirements of the Airfield Overlay District including the following:
 - a. Written notice be provided to future tenants, and acknowledgement received that the project is within 4 miles of Phoenix-Mesa Gateway Airport.
 - b. 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 (concurrently with the recordation of the final subdivision map or prior to the issuance of a building permit).
 - c. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.

Vote: 6-0 (Boardmember Dahlke, absent)

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MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

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

- *4-a Z16-040 District 6.** The 600 block of South Signal Butte Road (west side). Located south of Broadway Road on the west side of Signal Butte Road. (3.1± acres). Rezoning from RS-43 to RSL-3.0 PAD; and Site Plan Review. This request will allow for the development of a single-residential subdivision. Sean Lake, Pew & Lake, PLC, applicant; Leon Ricks, Ricks Investments, owner. (PLN2016-00377). (Continued from August 17, 2016)

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 Ikeda and seconded by Boardmember Astle to approve case Z16-040 with conditions:

That: The Board recommends the approval of the case Z16-040 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 a variety of 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 wainscoting, window detailing and enhanced covered patios as shown in the elevations submitted.**

Vote: 6-0 (Boardmember Dahlke, absent)

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MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

- *4-b Z16-043 District 2.** 4500 block of East Southern Avenue (north side) and 4500 Block East Flower Circle (west of the termination of the cul-de-sac). Located east of Greenfield Road on the north side of Southern Avenue. (7.33± acres). Rezone from RS-6-PAD to LC, (2.78± acres); and Site Plan Modification (7.33± acres). This request will allow expansion of a mini-storage facility and reconfiguration of existing RV and boat storage. Jeff D Welker, Welker Development Resources, LLC, applicant; Beth Coons, RFN Investment, owner. (PLN2016-00489)

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 Ikeda and seconded by Boardmember Astle to approve case Z16-043 with conditions:

That: The Board recommends the approval of the case Z16-043 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted (without guarantee of lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with Design Review process.
4. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
5. All non-conforming signs shall be removed from the site upon issuance of a building permit.
6. Prior to building permit submittal, submit a revised site plan for Planning Director review and approval to include:
 - a) Modifying the driveway design from Southern Avenue, including possible redesign of the parking spaces and/or access gate, as might be necessary to meet City standards to accommodate the turning radii for emergency and solid waste vehicles.
 - b) Replacing the vehicular cross access between the LC and RS-6-PAD zoning districts with a minimum 6 feet height masonry wall and noting that vehicular cross access may be provided if the Board of Adjustment approves a Special Use Permit to allow the RV storage area to be used by people who reside outside of the Sunland Village Subdivision.
 - c) Perimeter landscaping along Southern Avenue per Mesa Zoning Ordinance 11-33-3 (one tree and 6 shrubs per 25 linear feet of street frontage).
 - d) Fifteen foot (15') wide perimeter landscaping along the entire west property line of the portion of the property zoned LC unless modified by the Board of Adjustment through a Substantial Conformance Improvement Permit.
 - e) Twenty foot (20') wide perimeter landscaping along the entire length of the north property line of the portion of the property zoned LC unless modified by the Board of Adjustment through a Substantial Conformance Improvement Permit.

MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

Vote: 6-0 (Boardmember Dahlke, absent)

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MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

- *4-c Z16-044 District 5.** Located east of the 200 to 400 blocks of North Power Road and south of the 6800 to 7000 blocks of East University Drive. Located east of Power Road and south of University Drive. (15.8± acres). Rezoning from LC to RSL-2.5-PAD; and Site Plan Review. This request will allow for development of a single-residence subdivision. Mark Pugmire, Highland Communities, LLC applicant; Highland Communities, LLC, owner. (PLN2016-00427)

Staff Planner: Lesley Davis

Staff Recommendation: Continuance to the October 19, 2016 Meeting

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

It was moved by Boardmember Ikeda and seconded by Boardmember Astle to continue case Z16-044 to October 19, 2016.

Vote: 6-0 (Boardmember Dahlke, absent)

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MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

- *4-d Z16-045 District 1.** 3400 to 3500 block of East Thomas Road (south side). Located west of Val Vista Drive on the south side of Thomas Road. (10.6± acres). Rezoning from LC-PAD to RM-2-PAD; and Site Plan Review. This request will allow a multiple-residence development. Brennan Ray, Bruch & Cracchiolo, P.A., applicant; Engel Investments, L.P., owner. (PLN2016-00327).

Staff Planner: Kim Steadman

Staff Recommendation: Continue to October 19, 2016

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

It was moved by Boardmember Ikeda and seconded by Boardmember Astle to continue case Z16-045 to October 19, 2016.

Vote: 6-0 (Boardmember Dahlke, absent)

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MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

- 4-e Z16-046 District 3.** 1800 block of West Main Street (north side), 100 Block of North Dobson Road (east side) and 100 block of North Sycamore (west side). Located east of Dobson Road, north of Main Street and west of Sycamore. (20.59± acres). Approval of rezoning from ID-2, GC-BIZ, LC-BIZ and LC to T4N, T4NF, T5N, T5MSF, and T5MS and the adoption of the Preliminary Development Plan of the Smart Growth Community Plan. This request will allow development of a Transit Oriented neighborhood to including but not limited to uses such as multi-residences, townhomes, parking garages, commercial retail and services, senior living facilities, extended care facilities, and education facilities. (PLN2016-00372)).

Staff Planner: Andrew Spurgin

Staff Recommendation: Continue to October 19, 2016

Summary: This case was recommended to be continued to the October 19, 2016 Meeting but was taken off of the Consent Agenda by residents in attendance. Staff member Andrew Spurgin explained that the Case was not ready to be heard by the Board, and that he would answer any questions concerning the Case after the Meeting is adjourned.

It was moved by Boardmember Ikeda and seconded by Boardmember Astle to continue case Z16-046 to October 19, 2016.

Vote: 6-0 (Boardmember Dahlke, absent)

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MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

Discuss and take action on the following preliminary plats:

- *5-a "Eastmark DU 3/4 East Parcels 3/4-6 through 3/4-8". District 6.** The 9600 through 9700 blocks of East Point Twenty-Two Boulevard (south side) and the 4900 blocks of South Inspirian Parkway. Located east of Ellsworth Road and north of Ray Road. (32.9± acres). Preliminary Plat. Jill Hegardt, DMB Mesa Proving Grounds, LLC, applicant; DMB Mesa Proving Grounds, LLC, owner. (PLN2016-00585).

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 Ikeda and seconded by Boardmember Astle to approve the Preliminary Plat for "Eastmark DU 3/4 East Parcels 3/4-6 through 3/4-8." with conditions:

That: The Board recommends the approval of the preliminary plat "Eastmark DU 3/4 East Parcels 3/4-6 through 3/4-8." conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the preliminary plat submitted (without guarantee of lot yield).
2. Compliance with the approved Community Plan and the approved amendments to the Community plan as well as the Development Unit Plan and all applicable City development codes and regulations (Engineering, Transportation, Solid Waste, Fire, etc.).
3. Landscape palette, screen walls, entry monuments, and amenities shall be designed with a quality level that is compatible to the design approved and provided in Development Unit 7.
4. Compliance with all applicable requirements of the Development Services Department, including items contained in the Development Impact Summary, to be addressed as part of Subdivision Technical Review and included in the final plat.
5. **Include the following note on the final plat: Management controls for the enforcement of the parking prohibition on tracts less than 28-feet in width may be altered to be more restrictive, but not less restrictive than the original approved and recorded CC&R's and only upon written approval of the City of Mesa Fire Marshall.**
6. **Each homebuyer and subsequent purchasers of homes along private drives that have a width of less than 28-feet must sign a disclosure acknowledging that parking is not allowed along the private drive.**
7. **Each homebuyer and subsequent purchasers whose home is further than 100-feet from their Solid Waste pick-up location must sign a disclosure acknowledging that they will have to pull the barrel to and from the designated location.**

MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

Vote: 6-0 (Boardmember Dahlke, absent)

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MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

- *5-b "Diamond Court". District 6.** The 600 block of South Signal Butte Road (west side). Located south of Broadway Road on the west side of Signal Butte Road. (3.1± acres). Preliminary Plat. Sean Lake, Pew & Lake, PLC, applicant; Leon Ricks, Ricks Investments, owner. **Continued from the August 17th Meeting.** (PLN2016-00377). **Companion Case to Z16-040.**

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 Ikeda and seconded by Boardmember Aslte to approve the Preliminary Plat for "Diamond Court" with conditions:

That: The Board recommends the approval of the preliminary plat "Diamond Court" 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 a variety of 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 wainscoting, window detailing and enhanced covered patios as shown in the elevations submitted.**

Vote: 6-0 (Boardmember Dahlke, absent)

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MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

- *5-c "Skyview". District 5.** Located east of the 200 to 400 blocks of North Power Road and south of the 6800 to 7000 blocks of East University Drive. (15.8± acres). Preliminary Plat. Located east of Power Road and south of University Drive. Mark Pugmire, Highland Communities, LLC applicant; Highland Communities, LLC, owner. (PLN2016-00427). **Companion case to Z16-044.**

Staff Planner: Lesley Davis

Staff Recommendation: Continue to October 19, 2016

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

It was moved by Boardmember Ikeda and seconded by Boardmember Astle to continue the Preliminary Plat for "Skyview" to October 19, 2016.

Vote: 6-0 (Boardmember Dahlke, absent)

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MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

- *5-d "Tri-City Pavillions II". District 3.** 1870, 1932, 1960 and 1984 West Main Street and 67 North Dobson Road. Located on the northeast corner of Main Street and Dobson Road. (12.63± acres). Preliminary Plat. Gary B. Fox, Superior Surveying Services, Inc., applicant; Tri-City Retail, LLC, owner. (PLN2016-00471).

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 Ikeda and seconded by Boardmember Astle to approve the Preliminary Plat for "Tri-City Pavillions II" with conditions:

That: The Board recommends the approval of the preliminary plat "Tri-City Pavillions II" conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the previously approved site plan, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations.
3. Dedicate any 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. Recordation of a reciprocal parking and cross-access easements with individual lot owners of the development.

Vote: 6-0 (Boardmember Dahlke, absent)

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MINUTES OF THE SEPTEMBER 21, 2016 PLANNING & ZONING MEETING

Other Business:

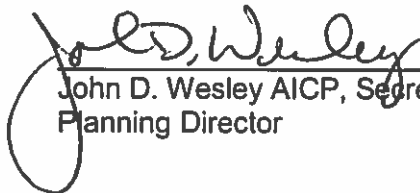
None.

Adjournment

Boardmember Ikeda made a motion to adjourn the meeting at 4:27 pm. The motion was seconded by Boardmember Duff

Vote: 6-0 (Boardmember Dahlke, absent)

Respectfully submitted,



John D. Wesley AICP, Secretary
Planning Director