

# Planning and Zoning Board

## *Meeting Minutes*

Held in the City of Mesa Council Chambers – Upper Level

Date: August 16, 2017 Time: 4:00 p.m.

### **MEMBERS PRESENT:**

Chair Michael Clement  
Vice Chair Michelle Dahlke

Jessica Sarkissian  
Tim Boyle  
Jennifer Duff  
Shelly Allen

### **STAFF PRESENT:**

John Wesley  
Tom Ellsworth  
Kim Steadman  
Lesley Davis  
Lisa Davis  
Wahid Alam  
Charlotte McDermott  
Rebecca Gorton

### **MEMBERS ABSENT:**

Dane Astle

### **OTHERS PRESENT:**

Jerry Haws  
Brett Keller  
Judy Coors  
Daniel Raimer  
Gary Steward  
Kathleen O. Giulian  
Bill Pollard  
Other citizens who did not sign in

Call Meeting to Order.

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

1. Take action on all consent agenda items.

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

2. **Approval of minutes:** Consider the minutes from the July 18, 2017, and July 19, 2017, study sessions and regular hearing.

- \*2-a It was moved by Boardmember Allen to approve the Consent Agenda. The motion was seconded by Boardmember Duff.

**Vote: 6-0 (Boardmember Astle, absent)**

Zoning Cases: Z17-034, Z17-035, Z17-037, Z17-039, Z17-040, Z17-041, Z17-042 and Z17-043; Preliminary Plats: "South of the SWC Williamsfield Road and Power Road", "Signal Butte and Guadalupe", "Superstition Springs Condominium" and "Mesa Senior Living"

## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- \*3-a Z17-037 District 5.** The 6700 block of East McKellips Road (south side). Located west of Power Road on the south side of McKellips Road. (2± acres). Site Plan Review. This request will allow the development of a restaurant with a drive-thru. Ryan Robinson, 4G Development, applicant; Alan L. Tom, Toms-Holding, LLC, owner. (PLN2017-00306).

**Staff Planner:** Lisa 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 Duff to approve case Z17-037 with conditions:

**That: The Board recommends the approval of case Z17-037 conditioned upon:**

1. Compliance with the development as described in the project narrative and as shown on the site plan, and landscape plan.
2. Compliance with all City development codes and regulations
3. Compliance with City of Mesa Transportation Department regulations
4. Compliance with all conditions of Design Review approval: DR17-033.
5. Review and approval of a of Development Incentive Permit (DIP) through the Board of Adjustment for design standard modifications and compliance with all conditions of approval, BOA17-00182.
6. Modifying the proposed site plan and elevations for acceptance by the Planning Director to include the following items:
  - a) Provide parking lot screening shall be incorporated to meet MZO 11-30-9.H.
  - b) All screen walls and trash enclosure shall be designed to be compatible with building architecture in material, color and texture.
  - c) The northern most 3 parking spaces at the west side of the site shall be eliminated. The landscape median at the west side of the drive through shall be widened to reduce the drive aisle to 24' in width.
7. All signs (detached and attached) require separate review, approval and permit for locations, size, and quantity.

**Vote: 6-0 (Boardmember Astle, absent)**

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- \*3-b Z17-039 District 4.** The 1200 block of South Gilbert Road (west side). Located on the west side of Gilbert Road south of Southern Avenue. (1 ± acre). Site Plan Review. This request will allow the development of a restaurant with a drive-thru. J. Clint Jameson, CenterPointe Development, applicant; Mesa South, LLC, owner. (PLN2017-00320).

**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 Duff to approve case Z17-039 with conditions:

**That: The Board recommends the approval of case Z17-039 conditioned upon:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, except as modified by the conditions below (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all conditions of Design Review (DR17-034) approval for architectural and landscaping design.
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. Modifying the proposed site plan and elevations for acceptance by the Planning Director to include the following items:
  - d) Provide an alternative paving material for crosswalks such as stamped or decorative concrete, pavers or similar finish (striping on asphalt is not acceptable).
  - e) Provide parking lot screening along Gilbert Road.
  - f) Provide plant materials in the landscape area along the west side of the drive thru lane.
  - g) Provide plant material within the foundation base.
  - h) Design screen walls and trash enclosure compatible with building architecture in material, color and texture.
  - i) Exterior wall mounted equipment including Service Entry Section (SES) shall be screened.
  - j) The location of roof-access ladders and fire sprinkler risers shall be within the interior of the structure.
  - k) Provide non-metal hand rails in the patio railing design.

**Vote: 6-0 (Boardmember Astle, absent)**

## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- \*3-c Z17-040 District 6.** The 5600 block of South Power Road (east side). Located south of Galveston Street on the east side of Power Road. (1.1 ± acres). Site Plan Review and Special Use Permit. This request will allow the development of a car wash. Joseph R. Walters, Identity Mutual, LLC, applicant; Dan Thelander, owner. (PLN2017-00328).

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval**

**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 Duff to approve case Z17-040 with conditions:

**That: The Board recommends the approval of case Z17-040 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 separate approval and permit for locations, size, and quantity;*
4. Compliance with all conditions of Design Review approval DR17-036 for architectural and landscaping design;
5. Owner granting 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);
6. Due to the proximity to Phoenix Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.

**Vote: 6-0 (Boardmember Astle, absent)**

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- \*3-d Z17-041 District 1.** 1052 East McKellips Road. Located west of Stapley Drive on the north side of McKellips Road. (3 ± acres). Site Plan Review. This request will allow the development of a medical office. Sterling Schmitz, GP West, Inc., applicant; Gary D. Philips, GPW Arrowhead, LLC, owner. (PLN2017-00325).

**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 Duff to approve case Z17-041 with conditions:

**That: The Board recommends the approval of case Z17-041 conditioned upon:**

1. Compliance with the development as described in the project narrative and as shown on the site plan, and landscape plan.
2. Compliance with all City development codes and regulations
3. Compliance with all conditions of Design Review approval: DR17-035.
4. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.

**Vote: 6-0 (Boardmember Astle, absent)**

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- \*3-e Z17-042 District 5.** 3633 and 3655 North 55<sup>th</sup> Place. Located north of Thomas Road and east of Higley Road. (2 ± acres). Site Plan Review. This request will allow the development of an office/warehouse. John Manross, Design Professionals, LLC, applicant; Larry Potthoff, owner. (PLN2017-00332).

**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 Duff to approve case Z17-042 with conditions:

**That: The Board recommends the approval of case Z17-042 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and landscape plan submitted, and preliminary elevations as approved by the Design Review Board.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review case # DR17-038 for architectural and landscaping design.
4. Modifying the proposed site plan and elevations for acceptance by the Planning Director to include the following items:
  - a. Narrow the drive aisle to the Shell Building area to 24' in width and add 2' to the landscape area along the south side of the building.
  - b. Provide an alternative paving material for crosswalks such as stamped or decorative concrete, pavers or similar finish (striping on asphalt is not acceptable).
  - c. Design parking lot screen wall and trash enclosure compatible with building architecture, material, texture and color.
5. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.

**Vote: 6-0 (Boardmember Astle, absent)**

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- \*3-f Z17-043 District 3.** The 1900 block of South Mesa Drive (east side) and the 400 block of East Baseline Road (north side). District 3. Located north of Baseline Road on the east side of Mesa Drive. (3 ± acres). Site Plan Review and Special Use Permit. This request will allow the development of a convenience store with gas canopy. Charles Huellmantel, Huellmantel and Affiliates, applicant; QuikTrip Corporation, owner. (PLN2017-00334).

**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 Duff to approve case Z17-043 with conditions:

**That: The Board recommends the approval of case Z17-043 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, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review approval through DR17-039.
4. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.
5. The approval of an Administrative Use Permit to allow the additional surface parking as shown on the site plan which is beyond the maximum standard.

**Vote: 6-0 (Boardmember Astle, absent)**

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

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

- \*4-a Z17-034 District 6.** The 6000 through 6300 blocks of South Power Road. Located south of Williams Field Road between the northbound and southbound lanes of Power Road. (11 ± acres). Rezone from AG to RM-4-BIZ, LC-BIZ with a Council Use Permit to allow for residential uses in a commercial district; and Site Plan Review. This request will allow the development of a multi-residential development with commercial and retail services. Lance Baker, AIA, Synectic Design, applicant; Power One, LLC, owner. (PLN2017-00281). **(Companion Case to Preliminary Plat "South of the SWC Williamsfield Rd & Power Rd", associated with Item \*5-a.)**

**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 Duff to approve case Z17-034 with conditions:

**That: The Board recommends the approval of case Z17-034 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 yield, building count, lot coverage).
2. Compliance with all City development codes and regulations, including the Subdivision Regulations for the platting process.
3. Compliance with all requirements of Design Review approval through DR17-032.
4. Prior to subdivision of the property, provide cross access and reciprocal parking agreement(s) between parcels.
5. Owner granting 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).
6. Noise attenuation measures to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 20 dB.
7. Provide a 4-foot x 4-foot sign at the entrance to the leasing office for this development, with notice to all prospective tenants that the project is within an Overflight Area for Phoenix-Mesa Gateway Airport as specified in Section 11-19-5 of the Zoning Ordinance.

## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

8. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.

**Vote: 6-0 (Boardmember Astle, absent)**

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- \*4-b Z17-035 District 6.** The 2800 to 2900 block of South Signal Butte Road (west side) and the 10600 to 10800 block of East Guadalupe Road (south side). Located south of Guadalupe Road on the west side of Signal Butte Road. (13 ± acres). Rezone from AG to LC and Site Plan Review. This request will allow the development of a group commercial center. Neil Feaser, RKAA Architects, Inc., applicant; Walgreen Arizona Drug Co., owner. (PLN2017-00304). (**Preliminary Plat "Signal Butte and Guadalupe", associated with Item \*5-b.**)

**Planner: Wahid Alam**

**Staff Recommendation: Continuance to September 20, 2017**

**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 Duff to continue case Z17-035 to the September 20, 2017 meeting.

**Vote: 6-0 (Boardmember Astle, absent)**

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- \*4-c Z17-036 District 2.** The 2900 through 3000 blocks of East Southern Avenue (north side) and the 1000 through 1200 blocks of South Los Alamos Road (west side). Located east of Lindsay Road on the north side of Southern Avenue (27± acres). Rezone from AG to RSL-4.5-PAD; and Site Plan Review. This request will allow the development of a single-residence subdivision. Sean B. Lake, Pew and Lake, applicant; Allred Family Ltd, Partnership, owner. (PLN2017-00260). **Continued from July 19, 2017. (Companion Case to Preliminary Plat "Allred Ranch", associated with Item \*5-c.)**

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

**Summary:** Staffmember Lesley Davis presented case Z17-036 to the Board.

Applicant Sean Lake, 1755 S. Val Vista, presented the project to the Board. Mr. Lake stated the current use of the property is a horse ranch and group home. He stated the development will have 21% open space area which will be visible from the Southern Avenue and the canal. It has been designed to allow connectivity to the canal and the existing park with the streets open to the public.

Mr. Lake addressed a concern from surrounding neighbors over having a dog park which the City of Mesa has only two in the City. Mr. Lake stated Allred ranch is contributing to the City of Mesa with park impact fees. Mr. Lake also addressed concern about the entrance off of Southern and the impact of additional traffic. He stated there is a pedestrian crosswalk with a signal to allow a pedestrian crossing.

Another concern the surrounding neighbors had is the two-story homes built on the north side. He stated there are 6 different floor plans that will be available and the lots on the north side are extra deep which will allow a 48' to 98' setback backing up to the existing homes on the north side. Mr. Lake stated the property owners to the north maintain the right to develop two-story homes and feel this developer should have those rights as well.

Boardmember Sarkissian inquired the one-story homes typically have a larger footprint and asked what the difference is with the one-story and two-story homes. Mr. Lake responded the single-story homes would be closer to the wall since their footprint is larger and would bring the homes about 25' closer to the wall than a two-story would.

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Boardmember Allen inquired if they had considered placing the windows in the rear to not impede in the backyards of the homes on the north side. Mr. Lake responded in areas that they can, they are incorporating higher windows, but must develop to code.

Boardmember Boyle inquired about the elevations and two-story elevations. Ms. Davis responded that not all of the elevations were included and that staff is still working with the developer for final versions.

Resident Gary Stewart, 2827 E. Enid Avenue spoke of his concerns about drainage and flooding into the existing development. Mr. Stewart prefers that they not lose privacy and would prefer one-story homes on the north end. He stated the bigger lots are nice.

Resident Kathleen Giuliani spoke about her concerns of the additional traffic on Los Alamos and would like one entrance to the development off of Southern Avenue. Ms. Giuliani also expressed concerns about how narrow the lots are.

Judy Coors, 2856 E. El Moro is opposed to the amount of homes and the additional traffic these homes will bring to the neighborhood. She feels the City will eventually need to put in a signal at the corner of Los Alamos and Southern Avenue.

Jerry Haws, 3028 E. Garnet spoke about his concerns of increase of traffic in and out of the development. He feels there is a need for a longer turn lane in Southern to provide for the additional traffic.

Bill Pollard, 3027 E. Edgwood spoke in favor of the development. Mr. Pollard stated he prefers to see the single-family homes as opposed to multi-family development. Mr. Pollard stated he will miss the horses and inquired if there will be access to the canal.

Mr. Lake responded to the concerns expressed by the residents. Mr. Lake stated the development will not be gated and the park will be visible from Southern Avenue and the canal. He explained that the open space will serve as retention as well which will provide drainage so the existing development.

Mr. Lake addressed the request for providing access only off of Southern Avenue. He stated the City requests multiple entrances to allow access for emergency vehicles.

Mr. Lake stated home buyers want more narrow and deeper lots to allow the owners larger backyards. Mr. Lake stated they would like the market to decide if the buyer wants a two-story or one-story home and wants the same property rights as the neighbors have to the north to build a two-story home.

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Chair Clement inquired what the overall size of the homes would be. Mr. Lake responded the home size would be 1700 to 2500 sq. ft. and size of the lots are approximately 5200 sq. ft. Staffmember Davis stated the homes to the north are zoned RS-7 with lot sizes of 7,000 sq. ft.

Boardmember Sarkissian stated she feels the lot size and development is compatible and is a good transition for the area. Ms. Sarkissian stated the property is currently less dense than a residential development will be. They have done a good job and appreciates the visibility of the open space and access to the canal. They have also provided for a huge setback for the northern lots.

Boardmember Allen stated the developer has done a nice job and confirmed the city will review the traffic needs when it goes to the final stages.

Boardmember Boyle inquired when does the Board look at elevations and when they are not. Staffmember Davis clarified for a RSL development, staff attempts to provide elevations when they can. She stated this product was not quite ready but the stip does refer to the requirement that staff is to review product. The Planning Director does approve product handled administratively following the city Design Guidelines.

Vice Chair Dahlke stated this product meets all standards and it is rare to see this. Boardmember Duff stated she understands the residents concerns and would like ensure there is enough width in the street to accommodate the additional traffic and pedestrians.

It was moved by Boardmember Sarkissian and seconded by Boardmember Allen to approve case Z17-036 and preliminary plat "Allred Ranch" with conditions:

**That: The Board recommends the approval of case Z17-036 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 the Building Form Standards established in the Zoning Ordinance as well as compliance with the Residential Development Guidelines.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. 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.
5. Compliance with all City of Mesa Code requirements and regulations.
6. **Provide an elevation that has a ranch or agrarian theme.**

## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

7. Include real building materials and finishes on the exterior of the homes (i.e., wood - or quality wood synthetic, shutters, stone, metal, etc.) to create interest through color, material and texture. Final details for the building elevations shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.
8. The side wall return shall be set back a minimum of 15' from the front of the livable portion of the house and 15' from the front of the garage for lots 29, 30, 42, 43, 55, 56, 69, 70, 80, and 88, which side on an interior street or landscape tract. Elevations adjacent to the street or open space shall include additional architectural enhancements. Final details shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.

**Vote: 6-0 (Boardmember Astle, absent)**

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

### ***Discuss and take action on the following preliminary plats:***

- \*5-a "South of the SWC Williamsfield Rd & Power Rd" District 6.** The 6000 through 6300 blocks of South Power Road. District 6. Located south of Williams Field Road between the northbound and southbound lanes of Power Road. (11 ± acres). Lance Baker, AIA, Synectic Design, applicant; Power One, LLC, owner. (PLN2017-00260). (Companion Case to Z17-034, associated with Item \*4-a.)

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with conditions**

It was moved by Boardmember Allen and seconded by Boardmember Duff to approve the Preliminary Plat for "South of the SWC Williamsfield Rd & Power Rd" with conditions:

**That: The Board recommends the approval of the Preliminary Plat "South of the SWC Williamsfield Rd & Power Rd" 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 yield, building count, lot coverage).
2. Compliance with all City development codes and regulations, including the Subdivision Regulations for the platting process.
3. Compliance with all requirements of Design Review approval through DR17-032.
4. Prior to subdivision of the property, provide cross access and reciprocal parking agreement(s) between parcels.
5. Owner granting 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).
6. Noise attenuation measures to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 20 dB.
7. Provide a 4-foot x 4-foot sign at the entrance to the leasing office for this development, with notice to all prospective tenants that the project is within an Overflight Area for Phoenix-Mesa Gateway Airport as specified in Section 11-19-5 of the Zoning Ordinance.
8. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.

**Vote: 6-0 (Boardmember Astle, absent)**



## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- \*5-b "Signal Butte and Guadalupe" District 6.** The 2800 to 2900 block of South Signal Butte Road (west side) and the 10600 to 10800 block of East Guadalupe Road (south side). Located south of Guadalupe Road on the west side of Signal Butte Road. (13 ± acres) Preliminary Plat. Neil Feaser, RKAA Architects, Inc., applicant; Walgreen Arizona Drug Co., owner. (PLN2017-00304). (**Companion Case to Z17-035, associated with Item \*4-b.**)

**Planner: Wahid Alam**

**Staff Recommendation: Continuance to September 20, 2017**

**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 Duff to continue Preliminary Plat **"Signal Butte and Guadalupe"** to the September 20, 2017 meeting.

**Vote: 6-0 (Boardmember Astle, absent)**

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- \*5-c “Allred Ranch” District 2.** The 2900 through 3000 blocks of East Southern Avenue (north side) and the 1000 through 1200 blocks of South Los Alamos Road (west side). Located east of Lindsay Road on the north side of Southern Avenue (27± acres). Preliminary Plat. Sean B. Lake, Pew and Lake, applicant; Allred Family Ltd, Partnership, owner. (PLN2017-00260). **Continued from July 19, 2017 (Companion Case to Z17-036, associated with Item \*4-c.)**

**Staff Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

It was moved by Boardmember Sarkissian and seconded by Boardmember Allen to approve case Z17-036 with conditions:

**That: The Board recommends the approval of case Z17-036 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 the Building Form Standards established in the Zoning Ordinance as well as compliance with the Residential Development Guidelines.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. 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.
5. Compliance with all City of Mesa Code requirements and regulations.
6. **Provide an elevation that has a ranch or agrarian theme.**
7. **Include real building materials and finishes on the exterior of the homes (i.e., wood - or quality wood synthetic, shutters, stone, metal, etc.) to create interest through color, material and texture. Final details for the building elevations shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.**
8. **The side wall return shall be set back a minimum of 15' from the front of the livable portion of the house and 15' from the front of the garage for lots 29, 30, 42, 43, 55, 56, 69, 70, 80, and 88, which side on an interior street or landscape tract. Elevations adjacent to the street or open space shall include additional architectural enhancements. Final details shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.**

**Vote: 6-0 (Boardmember Astle, absent)**

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- \*5-d "Superstition Springs Condominium" District 6.** 6755 East Superstition Springs Boulevard. Located west of the southwest corner of Superstition Springs Boulevard and Power Road. (2.34± acres). Preliminary Plat. Brian Bartishell, Standarge and Associates, applicant; R. Brinks Austin, Dental and Medical Specialties at Superstition Springs, LLC, owner. (PLN2017-00330).

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with conditions**

It was moved by Boardmember Allen and seconded by Boardmember Duff to approve the Preliminary Plat for **"Superstition Springs Condominium"** with conditions:

**That: The Board recommends the approval of the Preliminary Plat "Superstition Springs Condominium" 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 requirements of the Development Services Department.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Subdivision Regulations.
5. 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.
6. Owner granting 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, prior to the issuance of a building permit).
7. Creation of a Property Owner's Association for the maintenance of the building and common areas and preservation of existing cross-access agreements with adjacent developments.
8. Replacement of any landscaping that has died or has been removed to be consistent with the Design Review approved landscape plan (DR97-088).

**Vote: 6-0 (Boardmember Astle, absent)**

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- \*5-e **“Mesa Senior Living” District 5.** The 6500 block of East Brown Road (north side). Located west of Power Road on the north side of Brown Road. (8.0 ± acres). Preliminary Plat. Tyler Wilson, Ryan Companies US, Inc., applicant; Brown Road Baptist Church, owner. (PLN2017-00182).

**Staff Planner: Wahid Alam**

**Staff Recommendation: Approval with conditions**

It was moved by Boardmember Allen and seconded by Boardmember Duff to approve the Preliminary Plat for **“Mesa Senior Living”** with conditions:

**That: The Board recommends the approval of the Preliminary Plat “Mesa Senior Living” conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the previously approved site plan for Z17-026 (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Development Services Department.
3. Compliance with all requirements of the Subdivision Technical Review.
4. Compliance with all City development codes and regulations.
5. All street improvements and perimeter landscaping to be installed with the first phase of development.
6. Compliance with all requirements of Design Review approval (DR17-027).
7. 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.

**Vote: 6-0 (Boardmember Astle, absent)**

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

### Items Not on Consent Agenda

Discuss and make a recommendation to the City Council on the following General Plan amendment and associated Rezone and Preliminary Plat:

- 6-a GPMInor17-001 District 2.** The 4700 through 4800 block of East Baseline Road (north side). Located east of Greenfield Road on the north side of Baseline Road. (21.8± acres). Minor General Plan amendment to change Character Type from Employment to Mixed Use Activity District. The request will allow for the development of a multi-residential complex. Stephen C. Earl, Earl, Curley & Lagarde, applicant; R.O.I. Properties, LLC; Baseline 2005, LLC; Crisko Baseline, LLC; Dale and Janice Gray Trust, owner. (PLN2017-00322) (**Companion Case to Z17-038, and Preliminary Plat "Mark-Taylor", associated with Items 6-b and 6-c).**

**Staff Planner: Kim Steadman**

**Staff Recommendation: Adoption**

**Summary:** Staffmember Kim Steadman presented case GPMInor17-001 to the Board. Mr. Steadman this request for a Minor General Plan Admendment will include a rezoning and preliminary plat to create a single lot plat for the develop of a 344 unit multi-residential complex.

Applicant Steven Earl, 3101N. Central Avenue, provided an overview of the development proposed by Mark Taylor. Mr. Earl stated Mark Taylor builds a superior product and commands top rental rates. It is a gated community which provides top of the line amenities and has received awards for their developments. Mr. Earl explained that the Banner Health Systems, which employs over 3,000 employees, approached the Mark Taylor group to build an apartment complex next to the hospital. Mr. Earl stated the developer is constructing a one half mile roadway to connect with Greenfield Road. Mr. Earl stated most residents that rent from Mark Taylor typically do not have children.

Boardmember Allen asked staff is this would be considered spot zoning as the surrounding zoning is in the Employment District. Planning Director John Wesley responded by looking at the General Plan. Staff had to consider the surrounding General Plan districts when looking at this request to change from employment to mixed use and had to consider the surrounding General Plan districts. Staff had to question what we look at is in this area and what makes it a vibrant area and by adding a multi-family development would it mix well with the surrounding districts. Mr. Wesley stated residential is an appropriate component of a mixed use district.

## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

Boardmember Allen responded Economic Development has always protected employment districts and feels there is a saturation in the area of apartment complexes and does not want to give up the employment district in that area. Mr. Wesley responded staff does agree we want to protect the employment areas. He stated Economic Development is aware of this development and did not voice opposition because of Banner Health support.

Boardmember Boyle expressed concerns of what happens to the area if the hospital is no longer there. Mr. Boyle stated he understands the needs for housing employees of the hospital and has concerns of the over saturation as well. He would like to state his continual concerns what the elevations will look in the future and will they meet the City's visions.

It was moved by Vice Chair Dahlke and seconded by Boardmember Sarkissian to adopt the proposed General Plan amendment for case GPMinor17-001 with conditions:

**That: The Board recommends adoption of case GPMinor17-001.**

**Vote: 5-1 (Boardmember Allen, nay; Boardmember Astle, absent)**

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- 6-b Z17-038 District 2.** The 4700 through 4800 block of East Baseline Road (north side). Located east of Greenfield Road on the north side of Baseline Road. (21.8± acres). Rezone from AG, LI, and PEP-PAD to RM-3-PAD, and Site Plan Review. This request will allow the development of a multi-residential development. Stephen C. Earl, Earl, Curley & Lagarde, applicant; R.O.I. Properties, LLC; Baseline 2005, LLC; Crisko Baseline, LLC; Dale and Janice Gray Trust, owner. (PLN2017-00322). (**Companion Case to GPMinor17-001 and Preliminary Plat "Mark-Taylor Apartment", associated with Items 6-a and 6-c).**

**Planner:** Kim Steadman

**Staff Recommendation:** Approval with conditions

**Summary:** Discussion of case Z17-038 and preliminary plat "Mark Taylor Apartment" was combined with the General Plan Amendment GPM17-001.

It was moved by Vice Chair Dahlke and seconded by Boardmember Sarkissian to approve case Z17-038 with associated preliminary plat "Mark Taylor Apartments" with conditions:

**That: The Board recommends the approval of case Z17-038 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, building elevations, and preliminary plat (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with all requirements of the Subdivision Regulations.
3. Dedication of 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. All street improvements to be installed with the first phase of development.
5. Design Review approval.
6. Compliance with all City development codes and regulations.

**Vote: 5-1 (Boardmember Allen, nay; Boardmember Astle, absent)**

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- 6-c “Mark Taylor Apartment” District 2.** The 4700 through 4800 block of East Baseline Road (north side). Located east of Greenfield Road on the north side of Baseline Road. (21.8± acres). Preliminary Plat. Stephen C. Earl, Earl, Curley & Lagarde, applicant; R.O.I. Properties, LLC; Baseline 2005, LLC; Crisko Baseline, LLC; Dale and Janice Gray Trust, owner. (PLN2017-00322). **(Companion Cases Z17-038, GPM17-001, associated with Item 6-a and 6-b.)**

**Planner:** Kim Steadman

**Staff Recommendation:** Approval with conditions

**Summary:** Discussion of preliminary plat “Mark Taylor Apartment” was combined with the General Plan Amendment GPM17-001 and rezoning case Z17-038.

It was moved by Vice Chair Dahlke and seconded by Boardmember Sarkissian to approve the preliminary plat “Mark Taylor Apartment” with conditions:

**That: The Board recommends the approval of case Z17-038 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, building elevations, and preliminary plat (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with all requirements of the Subdivision Regulations.
3. Dedication of 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. All street improvements to be installed with the first phase of development.
5. Design Review approval.
6. Compliance with all City development codes and regulations.

**Vote: 5-1 (Boardmember Allen, nay; Boardmember Astle, absent)**

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

### **Consider and make recommendation to City Council on the Southwest Area Redevelopment Plan:**

- 7-a Southwest Redevelopment Area Plan** Consider and make recommendation to the Mesa City Council for approval of a proposed Southwest Redevelopment Area Plan.

**Planner:** Tom Ellsworth

**Staff Recommendation:** Approval

**Summary:** Principal Planner, Tom Ellsworth, presented an overview of the Southwest Redevelopment Area Plan to the Board. Sara Sorenson with Economic Development presented a detailed description of the plan to the Board.

Vice Chair Dahlke requested Ms. Sorenson to elaborate on how the City can promote the clean up and sale of properties along Southern Avenue. Ms. Sorenson responded these are suggested projects and in the idea stage. Actual implementation and how the program would function would need to be studied further.

Boardmember Allen inquired if the Redevelopment areas overlap and Ms. Sorenson responded they touch each other but do not overlap. Ms. Allen asked if there was discussion with the property owners and Ms. Sorenson outlined the dates of the three public open houses. Boardmember Allen inquired if the property owners outside of the boundaries would have the opportunity to opt-in to the program. Ms. Sorenson stated the boundaries are set and if a property owner is outside of the boundary they cannot opt in.

Boardmember Sarkissian asked when a new business comes in and redevelop an area will there be standards that will be required or will there be suggestions that will be implemented and how will we encourage upgrades. Ms. Sorenson stated this is still a plan and has not been adopted by Council. Planning Director John Wesley added that some of these things will be similar to the Fiesta District Guidelines which give us direction on what the City would like to see in the area.

Boardmember Boyle inquired if there are statistics on what was accomplished in the Town Center and how do we determine if the goals were met. Ms. Sorenson responded that there has been an update by Economic Development of the successes of the Town Center plan. Mr. Boyle would like to have data where these types of plans have worked in other areas. Ms. Sorenson stated the complete plan does outline case studies.

## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

It was moved by Boardmember Allen and seconded by Vice Chair Dahlke to approve case The Southwest Redevelopment Area Plan.

**Vote: 6-0 (Boardmember Astle, absent)**

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## MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

8. Other Business  
None

10. Adjournment

Boardmember Allen made a motion to adjourn the meeting at 6:16 pm. The motion was seconded by Boardmember Duff.

**Vote: 6-0 (Boardmember Astle, absent)**

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John D. Wesley", is written over a horizontal line.

John D. Wesley AICP, Secretary  
Planning Director