

Planning and Zoning Board



Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: September 20, 2017 Time: 4:00 p.m.

MEMBERS PRESENT:

Vice Chair Michelle Dahlke
Dane Astle
Tim Boyle
Jennifer Duff
Shelly Allen

MEMBERS ABSENT:

Chair Michael Clement
Jessica Sarkissian

STAFF PRESENT:

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

OTHERS PRESENT:

Chris Luciano
Wendy Rodriguez
Patty Freeman
Jack Stenbroten
Other citizens who did not sign in

Call Meeting to Order.

Vice Chair Dahlke 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 August 15, 2017, and August 16, 2017, study sessions and regular hearing.

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

Vote: 5-0 (Chair Clement and Boardmember Sarkissian, absent)

Zoning Cases: ZON17-00045, ZON17-00066, Z17-035 and ZON17-00047; Preliminary Plat: "Signal Butte and Guadalupe"

MINUTES OF THE SEPTEMBER 20, 2017 PLANNING & ZONING MEETING

- *3-a ZON17-00045 District 6.** The 10700 to 10800 blocks of East Southern Avenue (south side) and the 1200 through 1300 blocks of South Signal Butte Road (west side). Located on the south side of Southern Avenue on the west side of Signal Butte Road. (9.5± acres). Site Plan Review. This request will allow for development of a commercial center in the LC-PAD zoning district. Stephen Earl, Earl, Curley & Lagarde, P.C., applicant; DD/Mountain Vista, LLC, owner.

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 Astle and seconded by Boardmember Allen to approve case ZON17-00045 with conditions:

That: The Board recommends the approval of case ZON17-00045 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, and preliminary elevations as approved by the Design Review Board, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with conditions of approval of zoning case Z07-022, except as herein modified.
3. Site Plan Review through the public hearing process of future development plans for Pad P2 and Pad P3.
4. Review of future development plans for Major 2, Pad P1, Pad P2 and Pad P3 through the Design Review process.
5. Compliance with all requirements of Design Review case DRB17-00044.
6. Compliance with all City development codes and regulations.
7. All street improvements and street frontage landscaping for the subject site plan to be installed in the first phase of construction.
8. Before the issuance of a Certificate of Occupancy for any individual building, owner shall complete all required landscaping and provide all required parking for that building.
9. All limits of construction shall have temporary landscaping, extruded curbs, and screen walls where parking and loading/service areas are visible from rights-of-way and public areas.
10. Compliance with all requirements of the Subdivision Technical Review Committee.
11. Recordation of cross-access and reciprocal parking easements at the two driveways leading west to the adjacent property.
12. All pad buildings to be architecturally compatible with the center.

Vote: 5-0 (Chair Clement and Boardmember Sarkissian, absent)

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- *3-b ZON17-00066 District 5.** 5139 East Indigo Street. Located on the west side of Higley Road south of McKellips Road. (2.1 ± acres). Site Plan Review. This request will allow for an internally accessed self-storage building in the LI zoning district. Nathan Palmer, Intelliguard Self Storage LLC, applicant; Intelliguard Self Storage LLC, owner.

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 Astle and seconded by Boardmember Allen to approve case ZON17-00066 with conditions:

That: The Board recommends the approval of case ZON17-00066 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, and preliminary elevations, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with conditions of approval of zoning case Z86-104, except as herein modified.
3. Compliance with all requirements of Design Review case DRB17-00068.
4. Compliance with all City development codes and regulations.
5. All street improvements and street frontage landscaping to be installed in the first phase of construction.

Vote: 5-0 (Chair Clement and Boardmember Sarkissian, absent)

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

- *4-a 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. Continued from August 16, 2017 (PLN2017-00304). ("Preliminary Plat "Signal Butte and Guadalupe", associated with Item *5-a.)

Planner: Wahid Alam

Staff Recommendation: Continuance to October 18, 2017

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

It was moved by Boardmember Astle and seconded by Boardmember Allen to continue case Z17-035 to the October 18, 2017 meeting.

Vote: 5-0 (Chair Clement and Boardmember Sarkissian, absent)

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- *4-b ZON17-00040 District 5.** The 100 through 200 blocks of South 70th Street (west side). Located east of Power Road and north of Broadway Road. (5± acres). Council Use Permit to convert a former nursing home to an in-patient detox and substance abuse treatment facility. Rod Jarvis, Earl, Curley & Legarde, PC, applicant; ARHC RHMESAZ01, LLC, owner.

Planner: Tom Ellsworth

Staff Recommendation: Approval with conditions

Summary: Staffmember Tom Ellsworth presented case ZON17-00040 to the Board. Mr. Ellsworth stated the application requires a Council Use Permit because the use is for an in-patient detox facility. He stated one of the review criteria is a Good Neighbor Policy which outlines how patients are dropped off for intake and procedures for outgoing patients and security measures.

Jack Stenbrotten, 320 S. 70th Street, #13 spoke in opposition. Mr. Stenbrotten stated his concern is there is a nearby methadone treatment center and feels there is no need for another treatment center so close. He stated he would prefer that the center remain as a nursing home.

Patty Freeman, 4325 E. Lehi Road, is in favor of the application and did not speak.

Applicant Rod Jarvis, 3101 N. Central Avenue, Phoenix, explained to the Board the security measures that will be in place. Mr. Jarvis stated the facility is different from a methadone center which treats patients on an out-patient basis and this facility will provide in-patient treatment only. He stated all residents will be brought into the facility and will be under supervision 24 hours a day with security. Patients will be escorted off of the premises by either car, friend, family. If they choose to leave by foot they will be followed until they have reached one of the arterial streets.

It was moved by Boardmember Allen and seconded by Boardmember Astle to approve case ZON17-00040 with conditions:

That: The Board recommends the approval of case ZON17-00040 conditioned upon:

1. Compliance with the request as described in the project narrative, operations plan, good neighbor policy dated June 16, 2017 and as shown on the site and landscape plans except as otherwise conditioned.
2. Compliance with all City development codes and regulations.
3. **Landscaping shall comply with the approved site plan from zoning case Z84-138 as depicted by the site/landscape plan submitted. Any dead, dying or missing landscape materials shall be replaced in kind and all landscaping shall be trimmed to maintain natural surveillance.**
4. **Additional signage or changes to existing signage will require the approval and issuance of a sign permit by the Development Services Department.**

Vote: 5-0 (Chair Clement and Boardmember Sarkissian, absent)

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- *4-c ZON17-00047 District 6.** The 7200 through 7400 blocks of East Ray Road (north side) Located east of Power Road on the north side of Ray Road. (8.2± acres). Council Use Permit; and Site Plan Review. This request is for a Council Use Permit to allow a single retail user of more than 25,000 square feet in an LI zoning district. This will allow for the development of a large format retail/warehouse building. David Hughes, EPS Group, applicant; PHX-Mesa Gateway Airport 193, LLC, owner.

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 Astle and seconded by Boardmember Allen to approve case ZON17-00047 with conditions:

That: The Board recommends the approval of case Z17-044 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 # DR17-030 for architectural and landscaping design.
4. Compliance with all requirements of the Airfield (AF) Overlay District including:
 - a. Owner shall grant an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport that will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map/land split, prior to the issuance of a building permit).
 - b. Noise attenuation measures be incorporated into the design and construction of the homes/buildings to achieve a noise level reduction of 25 db.
 - c. 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. The report to FAA must include both permanent and temporary structures such as cranes, antennas, mechanical units, or screening that could be above the roof line.
5. **Prior to the submittal of a building permit, provide a copy of the recorded cross-access easement agreement assuring access and connectivity to the proposed industrial collector street along the south property line.**
6. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.

Vote: 5-0 (Chair Clement and Boardmember Sarkissian, absent)

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Discuss and take action on the following preliminary plat:

- *5-a "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. **Continued from August 16, 2017. (PLN2017-00304). (Companion Case to Z17-035, associated with Item *4-a.)**

Planner: Wahid Alam

Staff Recommendation: Continuance to October 18, 2017

It was moved by Boardmember Astle and seconded by Boardmember Allen to continue preliminary plat "Signal Butte and Guadalupe" and case Z17-035 to the October 18, 2017 meeting.

Vote: 5-0 (Chair Clement and Boardmember Sarkissian, absent)

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Items Not on Consent Agenda

- 6-a Z17-044 District 3.** The 1300 through 1400 blocks of West Main Street (north side). Located west of Alma School Road on the north side of Main Street (3.3± acres). Modification of the Bonus Intensity Zone Overlay, Council Use Permit; and Site Plan. This request will allow the development of a multi-residence development in the NC zoning district with potential commercial services. Fred Woods, Woods Associates Architects, LLC, applicant; Mesa Main Street, LLC, owner. (PLN2017-00352). ("Preliminary Plat "West Main Station Village", associated with Item 7-a.)

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

Summary: Staffmember Lesley Davis presented case Z17-044 to the Board. Ms. Davis stated the original site plan was approved in 2007 included the front section having live/work units. Ms. Davis explained the rear portion of the site is currently being developed and this request is for a modification to the original approval. She stated the applicant is asking for the option to allow either residential or commercial on the ground floor units as well as modification of the BIZ for parking requirements. Ms. Davis stated staff is working with the applicant to finalize elevation plans.

Boardmember Astle inquired if the original approvals have expired since there has been a ten year gap from the original approval. Staffmember Davis responded since the applicant has begin building process they are allowed to proceed. Ms. Davis explained since they are requesting modifications to the BIZ, the applicant is required to go before the Board for approvals. If the applicant was not making any modifications, they could go forward with building as previously approved.

Boardmember Boyle stated he loves the project but feels the exterior is outdated and does not reflect what the future of the City should be. Boardmember Boyle recommends the elevations go before the Design Review Board for review and to bring in a more modern look. There was discussion among boardmembers whether elevation changes would reflect the rear portion already under construction. Boardmember Boyle stated the section along Main Street would hide the rear and there are ways to create harmony between the two designs.

Applicant Fred Woods replied to the Boardmember's request to take the elevations to the Design Review Board for comments. He stated the owner has successfully been able to resurrect the project and prefers not to go before the Design Review Board. Mr. Woods stated they would prefer to receive approval for the modifications at this meeting and feels it is best to tie into the existing archicture to the property in the rear.

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Boardmember Boyle inquired what hardship would the applicant have if it is taken to the Design Review Board. Planning Director John Wesley responded the Ordinance requires a superior design for a BIZ approval. Mr. Wesley provided several options for the Board to consider; 1) add a condition that the applicant to to Design Review and if Council agrees to the stipulation, it would go to Design Review; and, 2) consider continuance to allow staff to work with applicant for design and if it needs to go to Design Review, staff will present to the Design Review.

Mr. Woods responded they prefer the Planning Board to move it forward to City Council and work with staff on design approval. Mr. Woods stated he feels confident they will have a quality project.

Boardmember Allen stated she likes the project and agrees the design is outdated. Boardmember Allen and Boardmember Astle agreed they have faith in staff to work with the applicant to produce a quality project. Boardmember Duff agrees it is a quality development and needs a having quality exterior in that location.

Manager of the Real Estate group, Mike Drukman, stated they stayed with the original footprint and eliminated the commercial portion because there is so many vacant commercial sites in Mesa. Mr. Drukman inquired if they will have flexibility to change the footprint or are they stuck with the existing footprint.

Planning Director John Wesley responded they have the option to come back and make changes to the development and depending upon how extensive the changes are would determine how they would go about it. Boardmember Allen inquired if it would be a minor site plan modification and Mr. Wesley responded it could be handled administratively.

Mr. Wesley stated a there is a condition of approval in the staff report that there be a superior design. He suggested a stipulation could be included that the applicant continue to work with staff to reach this level. Mr. Wesley reminded the Board of the options that they could consider; 1) add a condition that the applicant to to Design Review and if Council agrees to the stipulation, it would go to Design Review; and, 2) consider continuance to allow staff to work with applicant for design and if it needs to go to Design Review, staff will present to the Design Review. Applicant Mr. Woods agreed to work with staff and to present to the Design Review if needed.

It was moved by Boardmember Boyle and seconded by Boardmember Allen to continue case Z17-044 and the preliminary plat "West Main Station Village" to the October 18, 2017 meeting.

Vote: 5-0 (Chair Clement and Boardmember Sarkissian, absent)

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- 6-b ZON17-00184 District 2.** The 0 to 100 block of South Pomeroy (west side). Located west of Mesa Drive south of Main Street. (1± acres). Rezone from T5MS Transect to T5MSF Transect. This request will allow for the development of a mixed-use project to include residential and commercial land uses with a parking structure. Jeff McVay, City of Mesa, applicant; City of Mesa, owner. (**"Preliminary Plat "The Grid", Associated with Item 7-b.)**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

Summary: Applicant Jeff McVay, Downtown Transformation Manager for the City of Mesa spoke about the project. Mr. McVay explained the form-based code project and this will allow the flexibility to allow more time to develop as a mixed-use project.

It was moved by Boardmember Allen and seconded by Boardmember Duff to approve case ZON17-00184 with conditions:

That: The Board recommends the approval of case ZON17-00184 conditioned upon:

1. Compliance with the project narrative and preliminary plat submitted.
2. Completion of a Zoning Clearance process per 11-56(E).
3. Compliance with all City development codes and regulations.

Vote: 5-0 (Chair Clement and Boardmember Sarkissian, absent)

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Discuss and take action on the following preliminary plats:

- 7-a “West Main Station Village” District 3.** The 1300 through 1400 blocks of West Main Street (north side). Located west of Alma School Road on the north side of Main Street (3.3± acres). Preliminary Plat. Fred Woods, Woods Associates Architects, LLC, applicant; Mesa Main Street, LLC, owner. (PLN2017-00352). **(Companion Case to Z17-044, associated with Item 6-a.)**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

It was moved by Boardmember Boyle and seconded by Boardmember Allen to continue preliminary plat “West Main Station Village” and case Z17-044 to the October 18, 2017 meeting.

Vote: 5-0 (Chair Clement and Boardmember Sarkissian, absent)

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- 7-b "The Grid" District 2.** The 0 to 100 block of South Pomeroy (west side). Located west of Mesa Drive south of Main Street. (1± acres). Preliminary Plat. Jeff McVay, City of Mesa, applicant; City of Mesa, owner. **(Companion Case to ZON17-00184 , associated with Item 6-b)**

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 project narrative and preliminary plat submitted.
2. Completion of a Zoning Clearance process per 11-56(E).
3. Compliance with all City development codes and regulations.

Vote: 5-0 (Chair Clement and Boardmember Sarkissian, absent)

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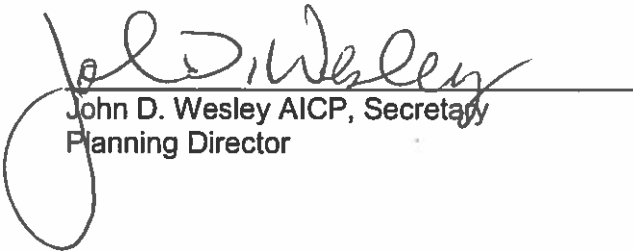
8. Other Business
None

9. Adjournment

Boardmember Allen made a motion to adjourn the meeting at 5:10 pm. The motion was seconded by Boardmember Astle.

Vote: 5-0 (Chair Clement and Boardmember Sarkisian, absent)

Respectfully submitted,



John D. Wesley AICP, Secretary
Planning Director