

# Planning and Zoning Board



## *Meeting Minutes*

Held in the City of Mesa Council Chambers – Upper Level  
Date: December 20, 2017 Time: 4:00 p.m.

### **MEMBERS PRESENT:**

Chair Michael Clement  
Vice Chair Michelle Dahlke  
Dane Astle  
Jessica Sarkissian  
Tim Boyle  
Jennifer Duff  
Shelly Allen

### **MEMBERS ABSENT:**

None

### **STAFF PRESENT:**

John Wesley  
Tom Ellsworth  
Lesley Davis  
Veronica Gonzalez  
Charlotte Bridges  
Cassidy Welch  
Charlotte McDermott  
Rebecca Gorton

### **OTHERS PRESENT:**

Ruth Von Brunschott  
John Von Brunschott  
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 4:14 p.m.

1. Take action on all consent agenda items.

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

2. **Approval of minutes:** Consider the minutes from the November 14, 2017, and November 15, 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 Astle.

**Vote: 7-0**

Zoning Cases: ZON17-00342, ZON17-00289, ZON17-00293, ZON17-00328, ZON17-00337, ZON17-00309, ZON17-00309, ZON17-00324, ZON17-00326, ZON17-00335, ZON17-00283, and ZON17-00432; Preliminary Plats: "MS Falcon Building B & C", "Ray Road Commerce Center North", "Heritage Crossing" and "SWC Ellsworth Rd. and Guadalupe Rd."

## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

It was moved by Boardmember Allen to approve Preliminary Plat "Southern and Stapley" on the Consent Agenda. The motion was seconded by Vice Chair Dahlke.

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

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- \*3-a** ZON17-00342 District 5. The 5000 block of East Indigo Street (south side). Located south of McKellips Road and west of Higley Road. (1.4± acres). Site Plan Review. This request will allow for the development of two warehouse and office buildings. Vince Dalke, LGE Design Group, applicant; Jocko Development, LLC, owner. (**Companion Case to preliminary plat "MS Falcon Building B & C", associated with Item \*5-a).**

**Planner:** Cassidy Welch

**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 ZON17-00342 and associated preliminary plat with conditions:

**That: The Board recommends the approval of case ZON17-00342 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Provide a solid masonry wall at least 8-feet in height along the truck docks and loading areas in accordance with MZO section 11-30-13.
5. Compliance with all requirements of the Subdivision Technical Review Committee.

**Vote:** 7-0

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- \*3-b ZON17-00289 District 6.** The 3500 block of the South Crismon Road alignment. (east side). Located north of Elliot Road on the east side of Crismon Road. (1.3 ± acres). Site Plan Review. Replace an existing temporary Parking Lot with a New Temporary Parking Lot. Farzana Yasmin, City of Mesa, applicant; City of Mesa, owner.

**Planner: Kim Steadman**

**Staff Recommendation: Continuance to January 17, 2018**

**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 ZON17-00289 to the January 17, 2018 meeting.

**Vote: 7-0**

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- \*3-c ZON17-00293 District 4.** 1411 South Country Club Drive. Located south of Southern Avenue on the east side of Country Club Drive. (0.8 ± acres). Site Plan Review and Special Use Permit. This request will allow for the development of a carwash. Lance Meinhold, Larson Associate Architects, Inc., applicant; JJ Peterson Properties, LLC, owner.

**Planner:** Charlotte Bridges

**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 ZON17-00293 with conditions:

**That: The Board recommends the approval of case ZON17-00293 conditioned upon:**

1. Compliance with the basic development as described in the Project Narrative, Good Neighbor Policy/Plan of Operation and as shown on the site plan.
2. Compliance with all requirements of Design Review approval DRB17-00294.
3. Compliance with all City development codes and regulations.

**Vote: 7-0**

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- \*3-d **ZON17-00328 District 6.** The 1200 block of South Crismon Road (west side). Located on the southwest corner of Southern Avenue and Crismon Road. (2.0± acres). Site Plan Modification. This request will allow for the development of a pad site with a multi-tenant building which includes a restaurant with drive-thru. Beverly Metevia, Armstrong Development Properties, Inc., applicant; JPMorgan Chase Bank, NA, owner.

**Planner: Cassidy Welch**

**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 ZON17-00328 with conditions:

**That: The Board recommends the approval of case ZON17-00328 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 all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Prior to issuance of building permit, record a cross-access easement with property owner to the west.

**Vote: 7-0**

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- \*3-e **ZON17-00337 District 6.** The 9400 to 9700 blocks of East Ray Road (north side). Located east of Ellsworth Road on the north side of Ray Road. (8.7± acres). Site Plan Review. This request will allow for the development of a 216-unit apartment complex. Andrew Olson, PCS Development, applicant; DMB, Inc., 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 Allen and seconded by Boardmember Astle to approve case ZON17-00337 with conditions:

**That: The Board recommends the approval of case ZON17-00337 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. Compliance with all City development codes and regulations.
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. All street improvements and street frontage landscaping to be installed in the first phase of construction.
5. Certificates of Occupancy and/or Completion for individual buildings shall not be granted until Zoning Ordinance required parking and landscaping are constructed for those buildings.
6. 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.
7. Revise the number and/or mixture of units on the site to bring the site into conformance with the required parking ratios as found in Exhibit 14.3 of the Eastmark Community Plan.
8. Modifying the proposed site plan for acceptance by the Planning Director to comply with Section 12.3.C of the Eastmark Community Plan by providing one landscape island per every 8 parking spaces.

**Vote: 7-0**

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

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

- \*4-a ZON17-00309 District 2.** The 5200 block of East Inverness Avenue (south side). Located east of Higley Road south of the US60 Freeway. (1.9 ± acres). Rezoning from RM-3-PAD to LC; and Site Plan Review. This request will allow for the development of a commercial building. John Schoenauer, HD Management, applicant; Sevilla, LLC, owner.

**Planner: Veronica Gonzalez**

**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 ZON17-00309 with conditions:

**That: The Board recommends the approval of case ZON17-00309 conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit or at the time of the City's request for dedication, whichever comes first.
5. 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.
6. Recordation of a cross-access easement with the property owner adjacent to the southwest corner of the property.
7. Recordation of a cross-access easement with the property owner adjacent to the northwest corner of the property.
8. Prior to issuance of a building permit, a site plan shall be submitted for acceptance by the Planning Director that provides a pedestrian connection from the proposed building to the development to west.

**Vote: 7-0**

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- \*4-b ZON17-00323 District 5.** The 8800 to 8900 blocks of East Main Street (south side). Located west of Red Mountain Freeway on the south side of Main Street. (16.4± acres). Rezoning from RS-43 and GC to GC-PAD; and Site Plan Review. This request will allow for the development of an RV dealership and storage facility. Jeff Welker, Welker Development Resources, applicant; Roger D. Overson, owner.

**Planner: Veronica Gonzalez**

**Staff Recommendation: Approval with conditions**

**Summary:** Staffmember Veronica Gonzalez presented case ZON17-00323 to the Board. Ms. Gonzalez stated the development will be constructed in two phases. The first is the RV storage on the south end of the property, and within 2 years, the RV sales and service will be constructed on the north side of the property. The request for the PAD overlay is to allow deviations to the building and landscape setbacks along the west side and adjacent along the freeway.

Residents John and Ruth Brunschot, 157 S. Glemor Road, spoke in opposition. Ms. Brunschot stated one concern is the height of the wall which will block their view of the mountains. Mr. Brunschot inquired the purpose of conducting the meeting at 4:00 pm when most residents are working and cannot attend. Mr. Brunschot stated the construction of the RV storage facility will have a negative effect on his property values and inquired what hours the RV storage will be open. Mr. Brunschot inquired if it is possible for him to attain an attorney.

Applicant Jeff Welker, 3125 E. Dover Street, responded to the comments from the resident. Mr. Welker stated 300 letters of notice were mailed to the neighbors and he received three responses of support. Mr. Welker stated access to the storage facility will be 24 hours a day, 7 days a week and is fully secured with staff on site. He stated there will be security cameras and lighting which will comply with all city standards. Mr. Welker stated the wall will be 8' in height and will provide additional security.

Boardmember Allen inquired if the retention portion of the development backs up to the Brunschot property and if there will be an additional wall around the retention area. Mr. Welker responded the retention pond does back up to the Brunschot property. He explained the original intent for the property was General Commercial with the back portion to be developed as a large-lot subdivision. When the freeway was constructed there was no longer a market for large homes that close to the freeway. Mr. Welker added the wall will be 8' in height and will provide plenty of security and will surround the retention area. There is an existing fence that runs the length of the property of different material which will not be disturbed by the new wall. Boardmember Allen inquired if the applicant would be

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willing to build the wall higher and Mr. Welker responded they can evaluate increasing the wall height. Mr. Welker confirmed security is important for the owner as well.

Director John Wesley responded to the concern of the resident that the meeting begins at 4:00 pm. Mr. Wesley stated this board has met at 4:00 for many years and at times have had a full audience. He explained this

Board makes a recommendation to City Council for action and citizens have the opportunity to speak at the City Council meeting. Mr. Wesley stated any resident can hire an attorney if they choose to do so.

It was moved by Boardmember Allen to approve case ZON17-00323 with conditions of approval 1 through 8 as listed below. The motion was seconded by Vice Chair Dahlke with conditions:

**That: The Board recommends the approval of case ZON17-00323 conditioned upon:**

1. Compliance with the basic development as described in the project narrative, as shown on the site plan and preliminary elevations as approved by the Design Review Board.
2. Compliance with all requirements of Design Review for case DRB17-00330.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit or at the time of the City's request for dedication whichever comes first.
5. All street improvements and street frontage landscaping to be installed in the first phase of construction.
6. All limits of construction shall have temporary landscaping and extruded curbs per Section 11-33-2(L) of the MZO.
7. Recordation of a parcel combination or lot tie prior to issuance of a building permit.
8. Recordation of a Development Agreement limiting the uses on the property and addressing deferment of sewer line requirements.

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

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- \*4-c **ZON17-00324 District 2.** The 1800 block of South Recker Road (east side). Located north of Baseline Road on the east side of Recker Road. (3.80± acres). Rezoning from AG to RS-43-BIZ; and Site Plan Review. This request will allow the land to be divided for the development of detached single residence housing. Shane Urry, applicant; Lynn M. Urry, Scott W. Urry and Peggy A. Urry, owners.

**Planner: Veronica Gonzalez**

**Staff Recommendation: Continued to January 17, 2018**

**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 ZON17-00324 to the January 17, 2018 meeting.

**Vote: 7-0**

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- \*4-d **ZON17-00335 District 5.** The 1300 to 1400 blocks of North Power Road (east side). Located on the east side of Power Road and the north side and south side of Halifax Drive. (2.3± acres). Rezoning from OC to ID-1; and Site Plan Review. This request will allow for the development of a mini-storage facility. Sean Lake, Pew and Lake, PLC, applicant; David Darling, LLC, owner.

**Planner:** Kim Steadman

**Staff Recommendation:** Continued to January 17, 2018

**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 ZON17-00335 to the January 17, 2018 meeting.

**Vote:** 7-0

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- \*4-e **ZON17-00283 District 6.** The 7100 to 7300 blocks of East Ray Road (north side). Located east of Power Road on the north side of Ray Road. (56.0± acres). Rezone from LI-AF to LI-AF-PAD. This request will allow for the development of an industrial subdivision. Omar Cervantes, XCL Engineering, LLC, applicant; Phx-Mesa Gateway Airport 193, LLC, owner. (Companion Case to preliminary plat "Ray Road Commerce Center North", associated with Item \*5-b).

**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 ZON17-00283 and associated preliminary plat with conditions:

**That: The Board recommends the approval of case ZON17-00283 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. Site Plan Review through the public hearing process of future development plans as required by MZO section 11-69-2.
3. Compliance with all requirements of Design Review process for future development as required by MZO section 11-71-2.
4. Compliance with all City development codes and regulations.
5. 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.
6. All street improvements and street frontage landscaping to be installed in the first phase of construction.
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. Record a one foot Controlled Vehicular Access Easement (CVAE) along East Ray Road on the final plat.
9. 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).
10. Written notice be provided to future property owners, and acknowledgment received that the project is within 1/4 mile(s) of Phoenix-Mesa Gateway Airport.
11. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve an outdoor to indoor noise level reduction of 25 db.

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12. 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. The timing of filing this form will be determined with each site plan submittal.

**Vote: 7-0**

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- \*3-g **ZON17-00432 District 3.** The 800 and 900 blocks of West Southern Avenue (south side), the 1200 and 1300 blocks of South Extension Road (west side) and the 800 and 900 blocks of West Grove Avenue (north side). Located at the southwest corner of Southern Avenue and Extension Road. (19.3 ± acres). PAD Amendment; Site Plan Modification. This request will allow the development of a new multiple-residence building in an existing multiple-residence complex. Reese Anderson, Pew and Lake, PLC, applicant; Edward B. Frankel, Trustee of the Frankel Family Trust, owner.

**Planner: Cassidy Welch**

**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 ZON17-00432 with conditions:

**That: The Board recommends the approval of case ZON17-00423 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 all City development codes and regulations.
3. Compliance with the previous conditions of approval established in cases Z13-045 and DR13-022.
4. Review and approval through the Design Review process for landscape and hardscape plans along Grove Avenue.

**Vote: 7-0**

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- \*5-a **"MS Falcon Building B & C" District 5.** The 5000 block of East Indigo Street (south side). Located south of McKellips Road and west of Higley Road. (1.4± acres). Preliminary Plat. Vince Dalke, LGE Design Group, applicant; Jocko Development, LLC, owner. (Companion Case to ZON17-00342, associated with Item \*3-a).

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was discussed as a companion to case ZON17-00342 and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Astle to approve preliminary plat, "MS Falcon Building B & C" and associated case ZON17-00342 with conditions:

**That: The Board recommends the approval of preliminary plat "MS Falcon Building B & C", conditioned upon:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Provide a solid masonry wall at least 8-feet in height along the truck docks and loading areas in accordance with MZO section 11-30-13.
5. Compliance with all requirements of the Subdivision Technical Review Committee.

**Vote: 7-0**

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- \*5-c **"Ray Road Commerce Center North" District 6.** The 7100 to 7300 blocks of East Ray Road (north side). Located east of Power Road on the north side of Ray Road. (56.0± acres). Preliminary Plat. Omar Cervantes, XCL Engineering, LLC, applicant; Phx-Mesa Gateway Airport 193, LLC, owner. (**Companion Case to ZON17-00283, associated with Item \*4-e).**

**Planner:** Lesley Davis

**Staff Recommendation:** Approval with conditions

**Summary:** This case was discussed as a companion to case ZON17-00283 and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Astle to approve preliminary plat "Ray Road Commerce Center North" and associated case ZON17-00283 with conditions:

**That: The Board recommends the approval of preliminary plat "Ray Road Commerce Center North" 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. Site Plan Review through the public hearing process of future development plans as required by MZO section 11-69-2.
3. Compliance with all requirements of Design Review process for future development as required by MZO section 11-71-2.
4. Compliance with all City development codes and regulations.
5. 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.
6. All street improvements and street frontage landscaping to be installed in the first phase of construction.
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. Record a one foot Controlled Vehicular Access Easement (CVAE) along East Ray Road on the final plat.
9. 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).
10. Written notice be provided to future property owners, and acknowledgment received that the project is within 1/4 mile(s) of Phoenix-Mesa Gateway Airport.
11. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve an outdoor to indoor noise level reduction of 25 db.

## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

12. 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. The timing of filing this form will be determined with each site plan submittal.

**Vote: 7-0**

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- \*5-d **"SWC of Ellsworth Rd. and Guadalupe Rd."** District 6. The 9000 to 9100 blocks of East Guadalupe Road (south side) and the 9000 to 9100 blocks of East Onza Avenue (north side). Located west of Ellsworth Road on the south side of Guadalupe Road. (9.9 +/- acres). Preliminary Plat. John Meissner, Threaded Studios, applicant; Dunn-Edwards Corporation, owner. (ZON17-00490)

**Planner: Veronica Gonzalez**

**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 preliminary plat "SWC of Ellsworth Rd. and Guadalupe Rd." with conditions:

**That: The Board recommends the approval of preliminary plat "SWC of Ellsworth Rd. and Guadalupe Rd." conditioned upon:**

1. Compliance with the basic development as described in the project narrative, and as shown on the previously approved site plan and preliminary plat submitted (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. 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).

**Vote: 7-0**

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- \*5-e **“Southern and Stapley” District 4.** Preliminary Plat. Helix Engineering, applicant; Stapley and Southern Partners, LLC, owner. (ZON17-00383)

**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 Vice Chair Dahlke to approve preliminary plat “Southern and Stapley” with conditions:

**That: The Board recommends the approval of preliminary plat “Southern and Stapley” conditioned upon:**

1. Compliance with the basic development as described in the project narrative and preliminary plat 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 the Subdivision Regulations.
4. 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, recused)**

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***Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa's website at [www.mesaaz.gov](http://www.mesaaz.gov)***

## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- \*5-e Proposed amendments to Chapters 1 through 5 including changes to supporting chapters as they apply.

**Planner:** Lisa Davis

**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 Astle to approve the proposed zoning ordinance amendments to Chapter 1 through 5.

**Vote:** 7-0

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- 7-a ZON17-00326 District 6.** The 8200 to 8400 blocks of East Baseline Road (north side). Located west of Hawes Road on the north side of Baseline Road. (32.6± acres). Site Plan Review. This request will allow for the development of a 198-lot single residence subdivision. Heather Davenport, Woodside Homes, applicant; Baseline Mesa, LLC, owner. (Companion Case to preliminary plat "Heritage Crossing", associated with Item \*5-b).

**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 Astle to approve case ZON17-00326 and associated preliminary plat with conditions:

**That: The Board recommends the approval of case ZON17-00326 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 Baseline Mixed Use Planned Area Development Design Booklet.
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. Building elevations shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.
7. Prior to recordation of the final plat for Parcel 2, an easement will be recorded across Lot 282 in the Casa Mia Subdivision granting emergency access to Heritage Crossing. This information shall be noted on the final plat.
8. The CC&R's of Heritage Crossing subdivision will include a requirement for the HOA to be responsible for the installation and maintenance of the emergency access drive, associated gate, and landscaping provided on Lot 282 of Casa Mia Subdivision. This shall also be noted on the final plat.
9. The design details for the emergency access drive, gate and landscaping on Lot 282 of the Casa Mia subdivision will be determined during the Subdivision Technical Review for Parcel 2 of Heritage Crossing.

**Vote:** 7-0

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

- \*5-b **"Heritage Crossing"** District 6. The 8200 to 8400 blocks of East Baseline Road (north side). Located west of Hawes Road on the north side of Baseline Road. (32.6± acres). Preliminary Plat Heather Davenport, Woodside Homes, applicant; Baseline Mesa, LLC, owner. (Companion Case to ZON17-00342, associated with Item \*3-d).

**Planner:** Wahid Alam

**Staff Recommendation:** Approval with conditions

**Summary:** This case was discussed as a companion to case ZON17-00342 and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Astle to approve preliminary plat, **"Heritage Crossing"** and associated case ZON17-00342 with conditions:

**That: The Board recommends the approval of preliminary plat "Heritage Crossing" 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 Baseline Mixed Use Planned Area Development Design Booklet.
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. Building elevations shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.
7. Prior to recordation of the final plat for Parcel 2, an easement will be recorded across Lot 282 in the Casa Mia Subdivision granting emergency access to Heritage Crossing. This information shall be noted on the final plat.
8. The CC&R's of Heritage Crossing subdivision will include a requirement for the HOA to be responsible for the installation and maintenance of the emergency access drive, associated gate, and landscaping provided on Lot 282 of Casa Mia Subdivision. This shall also be noted on the final plat.
9. The design details for the emergency access drive, gate and landscaping on Lot 282 of the Casa Mia subdivision will be determined during the Subdivision Technical Review for Parcel 2 of Heritage Crossing

**Vote:** 7-0

\* \* \* \* \*

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## MINUTES OF THE DECEMBER 20, 2017 PLANNING & ZONING MEETING

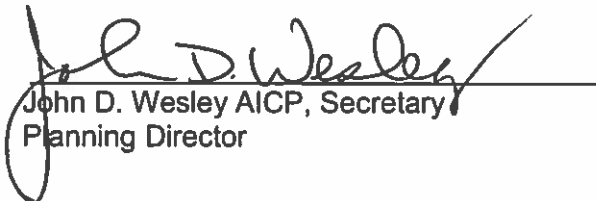
8. Other Business  
None

9. Adjournment

Boardmember Allen made a motion to adjourn the meeting at 4:47 pm. The motion was seconded by Boardmember Astle.

**Vote: 7-0**

Respectfully submitted,



John D. Wesley AICP, Secretary  
Planning Director