

Planning and Zoning Board



Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: July 18, 2018 Time: 4:00 p.m.

MEMBERS PRESENT:

Chair Michelle Dahlke
Vice Chair Dane Astle
Tim Boyle
Shelly Allen
Deanna Villanueva-Saucedo
Jeffrey Crockett

MEMBERS ABSENT:

Jessica Sarkissian

STAFF PRESENT:

John Wesley
Tom Ellsworth
Lesley Davis
Lisa Davis
Cassidy Welch
Evan Balmer
Ryan McCann
Rebecca Gorton

OTHERS PRESENT:

Sharon Howden
Denise Sorn
Nolan Thomas
Christine Groendyn
Davis Weaver
Other citizens who did not sign

Call Meeting to Order.

Chair Dahlke declared a quorum present and the meeting was called to order at 4:00 pm.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the June 19, 2018, and June 20, 2018 study sessions and regular hearing.

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

Vote: 6-0 (Boardmember Sarkissian, absent)

Zoning Cases: ZON18-00344, ZON18-00351, ZON18-00353, ZON17-00355, ZON17-00358, ZON18-00362, ZON18-00335; ZON18-00121; ZON18-00171; ZON18-00310; and ZON18-00335; and; Preliminary Plats: "Heritage Crossing II", "Eastmark DU3/4 North Phase 1 & 2" and "Cadence at Gateway Phase 2 & 3 – DU2".

MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

It was moved by Boardmember Allen to approve the Consent Agenda. The motion was seconded by Boardmember Villanueva-Saucedo.

Zoning Cases: ZON18-00360 and Preliminary Plat "Broadway & 32nd Townhomes"

Vote: 5-0 (Boardmember Sarkissian, absent; Boardmember Astle, recused)

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MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *3-a ZON18-00344 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. (3.2± acres). Site Plan Review. This request will allow for the development of an indoor commercial recreation facility with retail uses. Dat Tran, SEVEN4 Studios, LLC, applicant; Phx-Gateway Airport 193, LLC, owner.

Planner: Evan Balmer

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 Astle to approve case ZON18-00344 to include conditions of approval discussed in the study session:

That: The Board recommends the approval of case ZON18-00344 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.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Prior to the issuance of any building permits for the site, the applicant shall complete and record the Ray Road Commerce Center North final plat.
5. Compliance with zoning case ZON17-00283.
6. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall be provided with the building permit submittal.

Vote: 6-0 (Boardmember Sarkissian, absent)

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MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *3-b ZON18-00351 District 3.** 1150 West Southern Avenue. Located north of Southern Avenue on the east side of Alma School Road. (1± acres). Site Plan Modification. This request will allow for the remodeling of an existing building. RKAA Architects, applicant; HH Poca Fiesta, 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 Allen and seconded by Vice Chair Astle to approve case ZON18-00351 with conditions:

That: The Board recommends the approval of case ZON18-00351 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.
2. Compliance with all requirements of Design Review process.
3. Approval of a Substantial Conformance Improvement Permit (SCIP) by the Board of Adjustment.
4. Compliance with all City development codes and regulations.
5. The area between the two north facing bay doors and the two external security doors shall not be used for automobile related activities or storage.
6. The two external security doors shall remain open during business hours.
7. Prior to submittal for a building permit, submit a modified site plan and elevations for review and acceptance by the Planning Director that includes the following:
 - a) Provide glass roll-up doors for the six south facing bay doors and the two external security doors.
 - b) Remove the three existing parking stalls facing Alma School Road and replace them with landscaping and plant materials.
 - c) Revise the proposed storage room and existing trash enclosure to comply with Solid Waste requirements.
 - d) Scree the exterior wall mounted equipment including the Service Entry Section (SES) per zoning code Section 11-30-9A 3.

Vote: 6-0 (Boardmember Sarkissian, absent)

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MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *3-c ZON18-00353 District 5.** The 1800 block of North Higley Road (west side) and the 5100 block of East Ingram Street (north side). Located south of McKellips Road and west of Higley Road. (5.3± acres). Site Plan Review. This request will allow for the development of an office/warehouse building. Jack Czerwinski, applicant; Dale and Dawn Zeitlin, owner.

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 Astle to approve case ZON18-00353 with conditions:

That: The Board recommends the approval of case ZON18-00353 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 (DRB18-00356).
3. Compliance with all City development codes and regulations.
4. Provide stormwater retention and a retention bleedoff system acceptable to the City in accordance with Chapter 8 of the 2017 Engineering Procedures Manual prior to issuance of a building permit.
5. Noise attenuation measures be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
6. Due to the proximity to Falcon Field 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 Sarkissian, absent)

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MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *3-d ZON18-00355 District 6.** The 4200 to 4400 blocks of South Signal Butte Road (west side) and 10600 to 10800 blocks of East Point Twenty-Two Boulevard (north side). Located at the northwest corner of Signal Butte Road and Point Twenty-Two Boulevard. (15± acres). Site Plan Review. This request will allow for the development of a retail/commercial center. Evergreen Devco, applicant; Evergreen Devco; DMB Mesa Proving Grounds, LLC, owner.

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 Vice Chair Astle to approve case ZON18-00355 with conditions:

That: The Board recommends the approval of case ZON18-00355 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.

Vote: 6-0 (Boardmember Sarkissian, absent)

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MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *3-e ZON18-00358 District 6.** The 6100 to 6200 blocks of East Auto Park Drive (south and east sides). Located west of Superstition Springs Boulevard north of US 60 Superstition Freeway. (5± acres). Site Plan Review. This request will allow the development of a new auto dealership. Mahoney Architect, LLC, applicant; Earnhardt Arizona Properties, LLC, owner.

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 Vice Chair Astle to approve case ZON18-00358 with conditions:

That: The Board recommends the approval of case ZON18-00358 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. **Replacement of dead or missing landscape material along the Auto park Drive frontage with similar type and size to meet the originally approved landscape plan for the Superstition Springs Auto Park.**

Vote: 6-0 (Boardmember Sarkissian, absent)

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MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *3-f ZON18-00362 District 6.** The 6400 through 6600 blocks of South Mountain Road (west side). Located on the west side of Mountain Road and north of Pecos Road. (51± acres). Site Plan Modification and Special Use Permit for parking reduction. This request will allow for the expansion of an existing industrial facility. Weiss Magness Architects, applicant; Fuji Electronic Materials, USA, Inc., owner.

Planner: Wahid Alam
Withdrawn by applicant

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 Astle withdraw case ZON18-00362.

Vote: 5-0 (Boardmember Sarkissian, absent)

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MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *4-a 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. **(Continued from May 16, 2018)**

**Planner: Kim Steadman
Table**

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 Astle to table case ZON18-00362.

Vote: 6-0 (Boardmember Sarkissian, absent)

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MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *4-b ZON18-00121 District 6.** The 3600 to 5200 blocks of South Ellsworth Road (east side), the 9200 to 10800 blocks of East Elliot Road (south side), and the 3600 to 6000 blocks of the South Signal Butte Road alignment (west side). Located south of Elliot Road between Ellsworth Road and Signal Butte Road (3200± acres). Major Amendment to the Eastmark Community Plan. This request will make changes that impact Development Units (“DUs”) 1, 2, 3, and 4 related to Land Use Groups, the Land Use Budget, refinements to the DU character descriptions, and corresponding modifications to various sections of the Community Plan including the removal of the requirement for a non-potable water master plan. DMB Mesa Proving Grounds, LLC, applicant; DMB Mesa Proving Grounds, LLC, owner. **(Continued from June 20, 2018)**

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 Vice Chair Astle to approve case ZON18-00121 with conditions:

That: The Board recommends the approval of case ZON18-00121 conditioned upon:

1. Compliance with the basic development as described in the project narrative and the modified Community Plan dated July 10, 2018, except as modified below:
2. The Planning Director is authorized and directed to correct the Community Plan for grammatical, formatting, and other errors that do not affect or change the meaning of the CP's substantive requirements or standards.
3. Compliance with the Infrastructure Master Plans as approved by the City Engineer and City Traffic Engineer.
4. Any amendment to a site plan will be determined to be major when the aggregate of minor amendments to that site plan have exceeded the criteria for a major amendment.
5. The appeal of decisions made in the approval of, or amendment to, a Community Plan, Development Unit Plan, or a Site Plan will be per the requirements set forth in the City of Mesa Zoning Ordinance.
6. Add language to the Development Character Theme for DU 2, found in Section 8.4.B of the Community Plan, stating that the Village LUG would be located primarily in the southern and eastern portions of DU 2.

Vote: 6-0 (Boardmember Sarkissian, absent)

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MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *4-c ZON18-00171 District 6.** The 8200 to 8400 blocks of East Baseline Road (north side). Located west of South Channing (Hawes Road) alignment on the north side of Baseline Road. (54± acres). Rezoning 1.6± acres from RM-4 to RSL-2.5-PAD incorporating the acreage into the approved 52.4± acre Baseline Mixed-Use PAD (Z14-021 and ZON18-00169); and Site Plan Review. This request will allow for the incorporation of additional acreage into an existing PAD to allow for the development of a residential small-lot subdivision. Woodside Homes, applicant; Baseline Mesa, LLC, and NSHE POWELL LLC, owner. (Companion case to preliminary plat "Heritage Crossing II", associated with item *5-a) (Continued from June 20, 2018)

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 Vice Chair Astle to approve case ZON18-00171 with associated preliminary plat "Heritage Crossing II" with conditions:

That: The Board recommends the approval of case ZON18-00171 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City of Mesa Code requirements and regulations, except as modified with the approval of this PAD.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. Compliance with all requirements of zoning case Z14-021 and ZON18-00169 including the Baseline Mixed Use Planned Area Development Design Booklet.
5. Prior to submittal for a building permit, submit building product including floor plans, elevations, material, color and texture for Planning Director review and acceptance.

Vote: 6-0 (Boardmember Sarkissian, absent)

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MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *4-d ZON18-00310 District 3.** The 1700 to 1800 blocks of South Horne (west side), the 1700 to 1800 blocks of South Hobson (east side) and the 600 to 700 blocks of Auto Center Drive (south side). Located north of Baseline Road and east of Mesa Drive. (22± acres). Rezoning from LI and LI-PAD to LI-PAD; and Site Plan Review. This request will allow for the development of an industrial park. Jeff McCall, McCall and Associates Architects, Inc., applicant; Puppyfeathers Limited Partnership, 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 Vice Chair Astle to approve case ZON18-00310 with conditions:

That: The Board recommends the approval of case ZON18-00310 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 City development codes and regulations, except as modified by this PAD.
3. Compliance with all requirements of Design Review.
4. Compliance with all conditions of approval for case ZON18-00476.

Vote: 6-0 (Boardmember Sarkissian, absent)

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MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *4-e ZON18-00335 District 5.** 6606 East McKellips Road. Located west of Power Road on the north side of McKellips Road. (1± acres). Rezoning (removal of condition of approval); and Site Plan Modification. This request will remove condition #10 from the original zoning approval to allow restaurant uses; and modification of the approved site plan to add a drive-thru. Alfred Patterson, Bar Napkin Productions, applicant; Travis Hackett, Rielly Red Mountain LLC/H J Red Mountain, ETAL, owner.

Planner: Ryan McCann

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 Astle to approve case ZON18-00335 with conditions:

That: The Board recommends the approval of case ZON18-00335 conditioned upon:

1. Compliance with the basic development as described in the project narrative, the site plan, landscape plan, and preliminary elevations.
2. Compliance with all requirements of Ordinance #2639 (Z91-035), with the removal of stipulation #10: Pad building #6 shall not be used for restaurant usage.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Design Review approval.

Vote: 6-0 (Boardmember Sarkissian, absent)

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MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *4-f ZON18-00359 District 4.** The 1100 block of South Stapley Drive (east side). Located east of Stapley Drive and north of Southern Avenue. (1.6± acres). Rezoning from LC to RM-2-PAD; and Site Plan Review. This request will allow for the development of an attached single-residence development. Dane Astle, Edifice Architecture, applicant; Stapley & Southern Partners, LLC, owner. **(Companion case to preliminary plat "Stapley & Southern Townhomes", associated with item *5-b)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: Staffmember Cassidy Welch presented case ZON18-00359 to the Board.

Ms. Welch explained this is a request to rezone the property to accommodate a single-residence attached development. Ms. Welch stated staff feels comfortable with this request due to the nature of the site and the length it has been vacant.

Sharon Howden, 1265 E. Forge Avenue, spoke in opposition. Ms. Howden stated the neighborhood was unaware of this project until recently and feels this is not an appropriate location for two-story buildings. Ms. Howden requests that this request be postponed until late October to give the residents an opportunity to attend this meeting.

Denise Sorn, 1334 E. Forge Avenue, spoke in opposition. Ms. Sorn stated the neighborhood was not notified until June of this meeting. Ms. Sorn feels there are too many homes in the area.

Reese Anderson, 1744 S. Val Vista, spoke for the applicant. Mr. Anderson responded to the citizen comments and explained this project will be for sale at market rate homes and will not be turned into a halfway home. He explained the code allows a distance of 20' for two story homes and this project will have a 40' setback with the building facing residential will not have windows. He explained continuing this project would not be feasible for the contractor or property owner. There will be no vehicular or pedestrian connection to the outlining neighborhood.

It was moved by Boardmember Allen and seconded by Boardmember Boyle to approve case ZON18-00359 and associated preliminary plat "Stapley & Southern Townhomes" with conditions of approval:

That: The Board recommends the approval of case ZON18-00359 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations, except as modified with this PAD.
3. Building elevations shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.

MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

4. Prior to issuance of a building permit, record the following easements sufficient to provide access to the arterial street(s);
 - a. Cross-access with the adjacent property to the south.
 - b. Cross-access with the adjacent property to the north.
 - c. Cross access with the adjacent property to the west.

Vote: 5-1 (Vice Chair Astle, abstain; Boardmember Sarkissian, absent)

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MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *4-g ZON18-00360 District 2.** The 3100 block of East Broadway Road (south side). Located east of Lindsay Road on the south side of Broadway Road. (3.1± acres). Rezoning from RS-9 to RM-2-PAD; and Site Plan Review. This request will allow for the development of an attached single-residence development. Dane Astle, Edifice Architect, applicant; David and Carla Weaver, owner. **(Companion case to preliminary plat "Broadway & 32nd Townhomes", associated with item *5-c)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: This was discussed with preliminary plat "Broadway & 32nd Townhomes" and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Villaneuva-Saucedo to approve case ZON18-00360 and associated preliminary plat "Broadway & 32nd Townhomes" with conditions:

That: The Board recommends the approval of case ZON18-00360 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations, except as modified with this PAD.
3. Prior to building permit submittal, submit building elevations and floor plans for Planning Director review and acceptance.

Vote: 5-1 (Vice Chair Astle, abstain; Boardmember Sarkissian, absent)

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MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *5-a “Heritage Crossing II” 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. (2± acres). Preliminary Plat. Woodside Homes, applicant; Baseline Mesa, LLC, and NSHE POWELL LLC, owner. (Companion case to ZON18-00171, associated with item *4-c) (Continued from June 20, 2018)

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

Summary: This was discussed with case ZON18-00171 and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Boyle to approve preliminary plat “Heritage Crossing II” with associated case ZON18-00171 with conditions:

That: The Board recommends the approval of preliminary plat “Heritage Crossing II” conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City of Mesa Code requirements and regulations, except as modified with the approval of this PAD.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. Compliance with all requirements of zoning case Z14-021 and ZON18-00169 including the Baseline Mixed Use Planned Area Development Design Booklet.
5. Prior to submittal for a building permit, submit building product including floor plans, elevations, material, color and texture for Planning Director review and acceptance.

Vote: 6-0 (Boardmember Sarkissian, absent)

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MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *5-b “Stapley & Southern Townhomes” District 4.** The 1100 block of South Stapley Drive (east side). Located east of Stapley Drive and north of Southern Avenue. (1.6± acres). Preliminary Plat. Dane Astle, applicant; Stapley & Southern Partners, LLC, owner. (Companion case to ZON18-00359, associated with item *4-f)

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: This case was discussed with case ZON18-00359.

It was moved by Boardmember Allen and seconded by Boardmember Boyle to approve preliminary plat “Stapley & Southern Townhomes” and associated case ZON18-00359 with conditions of approval:

That: The Board recommends the approval of case ZON18-00359 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations, except as modified with this PAD.
3. Building elevations shall be subject to approval from the Planning Director prior to submitting for building permits for the homes.
4. Prior to issuance of a building permit, record the following easements sufficient to provide access to the arterial street(s);
 - a. Cross-access with the adjacent property to the south.
 - b. Cross-access with the adjacent property to the north.
 - c. Cross access with the adjacent property to the west.

Vote: 5-1 (Vice Chair Astle, abstain; Boardmember Sarkissian, absent)

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MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *5-c “Broadway & 32nd Townhomes” District 2.** The 3100 block of East Broadway Road (south side). Located east of Lindsay Road on the south side of Broadway Road. (3.1± acres). Preliminary Plat. Dane Astle, applicant; David and Carla Weaver, owner. (Companion case to ZON18-00360, associated with item *4-g)

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: This was discussed with case ZON18-00360 and therefore was not discussed on an individual basis.

It was moved by Boardmember Allen and seconded by Boardmember Villaneuva-Saucedo to approve preliminary plat “Broadway & 32nd Townhomes” and associated case ZON18-00360 with conditions:

That: The Board recommends the approval of preliminary plat “Broadway & 32nd Townhomes” conditioned upon:

6. 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).
7. Compliance with all City development codes and regulations, except as modified with this PAD.
8. Prior to building permit submittal, submit building elevations and floor plans for Planning Director review and acceptance.

Vote: 5-1 (Vice Chair Astle, abstain; Boardmember Sarkissian, absent)

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MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

- *5-d “Eastmark DU 3/4 North Phase 1 & 2” District 6.** The 9500 to 9900 blocks of East Point Twenty-Two (north side), the 4500 to 4800 blocks of South Inspirian Parkway (west side), the 4300 to 4800 blocks of South Inspirian Parkway (east side), the 4200 to 4700 blocks of South Eastmark Parkway (west side) and the 9400 to 9700 blocks of the future East Warner Road (south side). Located on the north of Ray Road and East of Ellsworth Road. (184± acres). Preliminary Plat. Eric Tune, Brookfield Residential, applicant; DMB Mesa Proving Grounds, LLC, owner. **(ZON18-00347)**

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 Astle to approve preliminary plat “Eastmark DU 3/4 North Phase 1 & 2” with conditions:

That: The Board recommends the approval of preliminary plat “Eastmark DU ¾ North Phase 1 & 2” conditioned upon:

1. Compliance with the basic development as described in the project narrative and preliminary plat submitted (without guarantee of lot yield).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.
4. Development within the proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 3/4 (DU3/4) of the Mesa Proving Grounds Community Plan.

Vote: 6-0 (Boardmember Sarkissian, absent)

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

MINUTES OF THE JULY 18, 2018 PLANNING & ZONING MEETING

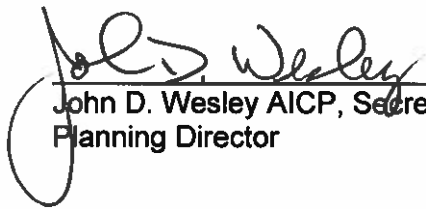
6 Other Business.
None.

7 Adjournment.

Boardmember Allen made a motion to adjourn the meeting at 4:28 pm. The motion was seconded by Boardmember Boyle.

Vote: 6-0 (Boardmember Sarkissian, absent)

Respectfully submitted,



John D. Wesley AICP, Secretary
Planning Director