



## Memorandum

TO: Mayor and City Council

THROUGH: Karolyn Kent, Assistant City Manager

FROM: Christine Zielonka, Development Services Director  
John Wesley, Planning Director

SUBJECT: Ratification of the Planning and Zoning Board's Actions

DATE: January 28, 2019

Following the November meeting of the Planning and Zoning Board it was learned that the agenda for the meeting was not posted on the City Clerk's website; all other notice requirements were met. However, because of state statute notice requirements, the failure to have the agenda on the Clerk's website meant any actions taken at the November meeting were null and void.

State statute allows for the approving body to hold a public meeting, within 30 days after discovery of the violation, to ratify their previous actions. The Planning and Zoning Board met this requirement by holding a public meeting on December 13, 2018. At that meeting the Board voted to ratify all the actions taken at their November meeting. This memo contains the minutes from the December 13, 2018 public meeting as well as a detailed written description that includes the actions that were ratified, the discussions at the November meetings and all deliberations, consultations and decisions related to such action.

# Planning and Zoning Board

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## Minutes – Special Meeting

Held in the City of Mesa Council Chambers – Lower Level  
Date: December 13, 2018 Time: 4:30 p.m.

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Nana Appiah  
John Wesley  
Tom Ellsworth  
Lesley Davis  
Cassidy Welch  
Ryan McCann  
Mary Grace McNear  
Rebecca Gorton

**OTHERS PRESENT:**

Cathy Stover  
Mana Moncinas  
Kempton Fuller  
Other citizens who did not sign

- \*1-a** Ratification of the vote (7-0) to approve the Minutes from the October 16, 2018 and October 17, 2018 study sessions and regular meeting.

It was moved by Boardmember Sarkissian to approve the ratification of the vote to approve the minutes from the October 16, 2018 and October 17, 2018 study sessions and regular meeting as discussed on November 14, 2018. The motion was seconded by Boardmember Allen.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

MINUTES OF THE DECEMBER 13, 2018 PLANNING & ZONING BOARD SPECIAL MEETING

- \*1-b Ratification of the vote (7-0) to approve with conditions case ZON18-00580.** District 5. Within the 5100 block of East McKellips Road (south side). Located west of Higley Road on the south side of McKellips Road. (1± acres). Site Plan Review. This request will allow for the addition of a restaurant with drive thru.

It was moved by Boardmember Sarkissian to approve ratification of the vote to approve with conditions case ZON18-00580 as discussed on November 14, 2018. The motion was seconded by Boardmember Allen.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES –Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

- \*1-c Ratification of the vote (6-1) to approve with conditions case ZON18-00246 and to include changing the development standards for the property at 405 N. Sirrine to T4NF.** District 4. Within the 400 and 500 blocks of North Center Street (east side); and within the 400 and 500 blocks of North Pima, North Lewis, and North Sirrine (both sides); and within the 500 block of North Pasadena north of 526 North Pasadena (both sides). (35.3± acres). Rezone from RM-2, RM-2-HL, RM-4, DR-2, DR-2-HL, DR-3, DB-1, and LC to ID-2 and ID-2-HL. This request will establish a zoning designation that reflects the historic development pattern of the area.

It was moved by Boardmember Sarkissian to approve ratification of the vote to approve with conditions case ZON18-00246 as discussed on November 14, 2018. The motion was seconded by Boardmember Allen.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES –Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

- \*1-d Ratification of the vote (7-0) to approve with conditions case ZON18-00688 and preliminary plat "SSV - Olivewood Condos".** District 6. Within the 2100 to 2400 block of South Signal Butte Road (east side). Located south of Baseline Road on the east side of Signal Butte Road. (7.4 ± acres). Rezoning from RM-2-PAD to RM-2-PAD-PAD; Site Plan Review and preliminary plat "SSV - Olivewood Condos. This request will allow for an attached single-residence subdivision.

It was moved by Boardmember Sarkissian to approve ratification of the vote to approve with conditions case ZON18-00688 and preliminary plat "SSV – Olivewood Condos" as discussed on November 14, 2018. The motion was seconded by Boardmember Allen.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES –Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

MINUTES OF THE DECEMBER 13, 2018 PLANNING & ZONING BOARD SPECIAL MEETING

- \*1-e Ratification of the vote (6-1) to deny case ZON18-00689.** District 6. Within the 3200 and 3300 blocks of South Power Road (east side). Located north of Elliot Road on the east side of Power Road. (9± acres). Rezoning from LI-PAD to RM-2-PAD-AF; and Site Plan Review. This request will allow for a multi-residential development.

It was moved by Boardmember Sarkissian to approve ratification of the vote to deny case ZON18-00689 as discussed on November 14, 2018. The motion was seconded by Boardmember Allen.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES –Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

- \*1-f Ratification of the vote (7-0) to approve with conditions case ZON18-00692 and preliminary plat "1040 E. University Drive".** District 4. Within the 1000 block of East University Drive (north side). Located west of Stapley Drive on the north side of University Drive. (1± acres). Rezoning from OC to RM-4 and preliminary plat "1040 E. University Drive". This request will allow for residential development.

Catherine Stover, 2329 N. Recker, #47, spoke about the case. Ms. Stover stated she had concerns that the site was not large enough to have two separate residences on the property.

It was moved by Boardmember Crockett to approve ratification of the vote to approve with conditions case ZON18-00692 and preliminary plat "1040 E. University Drive" as discussed on November 14, 2018. The motion was seconded by Boardmember Allen.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES –Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

- \*1-g Ratification of the vote (7-0) to approve with conditions case ZON18-00693.** District 6. Within the 2800 and 2900 blocks of South Hawes Road (east side) and the 8400 block of East Guadalupe Road (south side). Located at the southeast corner of Guadalupe Road and Hawes Road. (10± acres). Rezoning from RS-43 to RM-2-PAD-AF; and Site Plan Review. This request will allow for a multi-residential development.

It was moved by Boardmember Sarkissian to approve ratification of the vote to approve with conditions case ZON18-00693 as discussed on November 14, 2018. The motion was seconded by Boardmember Allen.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES –Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

## MINUTES OF THE DECEMBER 13, 2018 PLANNING & ZONING BOARD SPECIAL MEETING

- \*1-h Ratification of the vote (7-0) to approve with conditions case ZON18-00710.** District 5. Within the 4800 block of East Jasmine Street (south side), the 4800 block of East Ingram Street (north side) and the 1700 and 1800 blocks of 48th Street (east side). Located west of Higley Road and south of McKellips Road. (6± acres). Site Plan Review and Special Use Permit for a parking reduction. This request will allow for the development of a light industrial facility.

It was moved by Boardmember Sarkissian to approve ratification of the vote to approve with conditions case ZON18-00710 as discussed on November 14, 2018. The motion was seconded by Boardmember Allen.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES –Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

- \*1-i Ratification of the vote (7-0) to approve with conditions preliminary plat “Cadence at Gateway - DU-4”.** District 6. The 5500 through 6000 blocks of South Crismon Road (east side), the 10000 through 10200 blocks of East Williams Field Road (north side). Located north of Williams Field Road and East of Crismon Road (81± acres). Preliminary Plat.

It was moved by Boardmember Sarkissian to approve ratification of the vote to approve with conditions preliminary plat “Cadence at Gateway – DU-4” as discussed on November 14, 2018. The motion was seconded by Boardmember Allen.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES –Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

### **7. Other Business.**

None.

### **9. Adjournment.**

Boardmember Villanueva-Saucedo made a motion to adjourn the meeting at 4:45 pm. The motion was seconded by Boardmember Allen.

Vote: 7-0 Approved

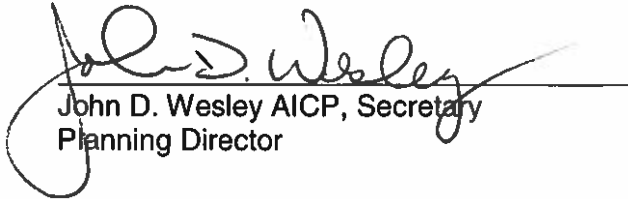
Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

MINUTES OF THE DECEMBER 13, 2018 PLANNING & ZONING BOARD SPECIAL MEETING

Respectfully submitted,



John D. Wesley AICP, Secretary  
Planning Director

\* \* \* \* \*

**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)

# Detailed Written Description

## Actions to be ratified

The Mesa Planning and Zoning Board proposes to ratify the following actions from the November 14, 2018 Planning and Zoning meeting:

1. Approval of the Minutes from the October 16, 2018 and October 17, 2018 study sessions and regular hearing. **Boardmember Crockett made a motion to approve the minutes from the October 16, 2018 and October 17, 2018 study sessions and regular hearing. The motion was seconded by Vice Chair Astle. Approved (Vote: 7-0). AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villaneuva-Saucedo. Nays – None.**
2. **Boardmember Crockett made a motion to approve with conditions case ZON18-00580. The motion was seconded by Vice Chair Astle. Motion Approved (Vote 7-0). AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villaneuva-Saucedo. Nays – None.** ZON18-00580 District 5. Within the 5100 block of East McKellips Road (south side). Located west of Higley Road on the south side of McKellips Road. (1± acres). Site Plan Review. This request will allow for the addition of a restaurant with drive thru.
3. **Boardmember Allen made a motion to approve with conditions case ZON18-00246 and to include changing the development standards for the property at 405 N. Sirrine to T4NF. The motion was seconded by Boardmember Villanueva-Saucedo. Motion Approved (6-1). AYES – Dahlke, Astle, Sarkissian, Allen, Crockett, Villaneuva-Saucedo. Nays – Boyle.** ZON18-00246 District 4. Within the 400 and 500 blocks of North Center Street (east side); and within the 400 and 500 blocks of North Pima, North Lewis, and North Sirrine (both sides); and within the 500 block of North Pasadena north of 526 North Pasadena (both sides). (35.3± acres). Rezone from RM-2, RM-2-HL, RM-4, DR-2, DR-2-HL, DR-3, DB-1, and LC to ID-2 and ID-2-HL. This request will establish a zoning designation that reflects the historic development pattern of the area.
4. **Boardmember Allen made a motion to approve with conditions case ZON18-00688 and the associated preliminary plat “SSV – Olivewood Condos”. The motion was seconded by Boardmember Villanueva-Saucedo. Motion Approved (7-0). AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villaneuva-Saucedo. Nays – None.** ZON18-00688 District 6. Within the 2100 to 2400 block of South Signal Butte Road (east side). Located south of Baseline Road on the east side of Signal Butte Road. (7.4 ± acres). Rezoning from RM-2-PAD to RM-2-PAD-PAD; Site Plan Review and preliminary plat “SSV - Olivewood Condos. This request will allow for an attached single-residence subdivision.

5. **Boardmember Allen made a motion to deny case ZON18-00689. The motion was seconded by Boardmember Villanueva-Saucedo. Motion Approved (6-1). AYES – Dahlke, Sarkissian, Boyle, Allen, Crockett, Villaneuva-Saucedo. Nays – Astle.** ZON18-00689 District 6. Within the 3200 and 3300 blocks of South Power Road (east side). Located north of Elliot Road on the east side of Power Road. (9± acres). Rezoning from LI-PAD to RM-2-PAD-AF; and Site Plan Review. This request will allow for a multi-residential development.
6. **Boardmember Crockett made a motion to approve with conditions case ZON18-00692 and the associated preliminary plat “1040 E. University Drive”. The motion was seconded by Vice Chair Astle. Motion Approved (Vote 7-0). AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villaneuva-Saucedo. Nays – None.** ZON18-00692 District 4. Within the 1000 block of East University Drive (north side). Located west of Stapley Drive on the north side of University Drive. (1± acres). Rezoning from OC to RM-4 and preliminary plat “1040 E. University Drive”. This request will allow for residential development.
7. **Boardmember Allen made a motion to approve with conditions case ZON18-00693. The motion was seconded by Boardmember Villanueva-Saucedo. Motion Approved (Vote 7-0). AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villaneuva-Saucedo. Nays – None.** ZON18-00693 District 6. Within the 2800 and 2900 blocks of South Hawes Road (east side) and the 8400 block of East Guadalupe Road (south side). Located at the southeast corner of Guadalupe Road and Hawes Road. (10± acres). Rezoning from RS-43 to RM-2-PAD-AF; and Site Plan Review. This request will allow for a multi-residential development.
8. **Boardmember Crockett made a motion to approve with conditions case ZON18-00710. The motion was seconded by Vice Chair Astle. Motion Approved (Vote 7-0). AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villaneuva-Saucedo. Nays – None.** ZON18-00710 District 5. Within the 4800 block of East Jasmine Street (south side), the 4800 block of East Ingram Street (north side) and the 1700 and 1800 blocks of 48th Street (east side). Located west of Higley Road and south of McKellips Road. (6± acres). Site Plan Review and Special Use Permit for a parking reduction. This request will allow for the development of a light industrial facility.
9. **Boardmember Crockett made a motion to approve with conditions the preliminary plat “Cadence at Gateway – DU-4” . The motion was seconded by Vice Chair Astle. Motion Approved (Vote 7-0). AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villaneuva-Saucedo. Nays – None.** “Cadence at Gateway - DU-4” District 6. The 5500 through 6000 blocks of South Crismon Road (east side), the 10000 through 10200 blocks of East Williams Field Road (north side). Located north of Williams Field Road and East of Crismon Road (81± acres). Preliminary Plat.



**Below is a description of all prior deliberations, consultations, and decisions by members of the Planning and Zoning related to the actions to be ratified. The complete discussion can be viewed by going to:**

Audio recordings of the Planning & Zoning Board Study Sessions are available in the Planning Division Office for review. Planning and Zoning Board regular meetings are also “live broadcasted” through the City of Mesa’s website at [www.mesaaz.gov](http://www.mesaaz.gov)

**Planning and Zoning Board Study Session**  
**November 13, 2018 Time: 7:30 a.m.**

**MEMBERS PRESENT:**

Vice Chair Dane Astle  
Jessica Sarkissian  
Tim Boyle  
Shelly Allen  
Jeffrey Crockett  
Deanna Villanueva-Saucedo

**MEMBERS ABSENT:**

Chair Michelle Dahlke

**STAFF PRESENT:**

John Wesley  
Tom Ellsworth  
Lesley Davis  
Wahid Alam  
Cassidy Welch  
Lisa Davis  
Ryan McCann  
Veronica Gonzalez  
Charlotte McDermott  
Rebecca Gorton

**OTHERS PRESENT:**

citizens who did not sign in

1. Review items on the agenda for the November 14, 2018 regular Planning and Zoning Board Hearing.

Items on the November 14, 2018 agenda were discussed.

Staffmember Ryan McCann presented case ZON18-00580 to the Board. Mr. McCann stated there will be no order box at this time. The order will be placed at the window. The applicant will be required to apply for an Administrative Use Permit for approval to exceed the parking requirement. There were no questions from Boardmembers.

Staffmember Lisa Davis presented case ZON18-00710 to the Board. Ms. Davis stated the request includes a Special Use Permit for reduction in parking. There were no questions from Boardmembers.

Staffmember Evan Balmer presented case ZON18-00246 to the Board. Mr. Balmer stated this is a City initiated rezoning of the Washington Park neighborhood. The residents are very active and want to preserve the community and bring economic development to the area. The residents created a Quality of Life Plan a few years ago which identified ways they could improve their community and one way was to create a Historic Designation. Mr. Balmer explained the community does not meet the qualifications for a historic neighborhood and in 2016 the City created a Heritage Neighborhood designation which will provide stability to the neighborhood. Mr. Balmer explained how staff established the ID-2 and ID-2-HL rezoning and the Form Based Code and how it will affect development in the area.

Mr. Balmer stated staff held a meeting and received feedback from the residents that attended. He received a request from the property owner at 405 N. Sirrine who is

requesting the T4NF designation be applied to his property. He has plans to develop row houses and the T4NF would fit the development standards. There was further discussion of how this would affect the other property owners and if they are aware of the plans to develop the row houses.

Staffmember Ryan McCann presented case ZON18-00688 to the Board. Mr. McCann stated this request will be an extension of the existing Sunland Springs Village HOA community. There were no questions from Boardmembers.

Staffmember Ryan McCann presented case ZON18-00692 to the Board. Mr. McCann explained this will allow for a future residential development. Boardmember Allen inquired if the zoning change would require a variance since it is such a small parcel. Mr. McCann responded residential developments at this density do not require site plans, however staff has verified staff has no concerns with this.

Staffmember Cassidy Welch presented case ZON18-00693 to the Board. Ms. Welch explained this is for 96 freestanding rental casitas. She stated staff has been contacted by a neighbor with concerns of increased traffic, open space and the long-term quality of the project. Boardmember Boyle inquired if there are fire code requirements between buildings. Planning Director John Wesley responded they will be required to meet all building codes for development.

Staffmember Lesley Davis presented preliminary plat "Cadence at Gateway – DU-4" to the Board. There were no questions from Boardmembers.

Staffmember Cassidy Welch presented case ZON18-00689 to the Board. Ms. Welch explained staff is recommending denial of the proposal. She stated staff determined it is not consistent with the review criteria of the General Plan. The site is located within the Mixed-Use Activity District/Employment area and the goal of the district is to provide for a wide range of employment opportunities and viable commercial centers. The proposal is isolated with no integrated design to the surrounding developments.

Ms. Welch stated Mesa is an exporter of employees and jobs and has historically trailed behind other valley cities in the jobs per capita. The site is located within the Inner Loop District of the Gateway Strategic Development Plan which was created to protect the development area surrounding the Phoenix-Mesa Gateway Airport and create a regional employment district. Ms. Welch stated to residential in the Inner Loop District is incompatible with the area.

Staffmember Cassidy Welch stated staff believes this development fails to comply with the General Plan, the Gateway Strategic Development Plan and we must preserve those area from residential encroachment.

Boardmember Boyle inquired what residential use would be allowed in this area. Planning Director John Wesley responded it would be easier to allow this project to come in if it was integrated with an office and commercial component, not just an isolated piece.

Boardmember Sarkissian stated her concern is that the area is within the Elliot Road Corridor and that area is intended to be high intensity. Ms. Sarkissian stated it is isolated and would feel better if there was more commercial and office surrounding it. She stated this is not the best use for this site.

**Planning and Zoning Board  
Study Session  
November 14, 2018 Time: 3:45 p.m.**

**MEMBERS PRESENT:**

Chair Michelle Dahlke  
Vice Chair Dane Astle  
Jessica Sarkissian  
Tim Boyle  
Shelly Allen  
Deanna Villanueva-Saucedo  
Jeffrey Crocket

**STAFF PRESENT:**

John Wesley  
Tom Ellsworth  
Lesley Davis  
Wahid Alam  
Cassidy Welch  
Ryan McCann  
Evan Balmer  
Charlotte McDermott  
Rebecca Gorton

**MEMBERS ABSENT:**

None

**OTHERS PRESENT:**

citizens who did not sign in

1. Review items on the agenda for the November 14, 2018 regular Planning & Zoning Hearing.

Staffmember Evan Balmer updated the Board on case ZON18-00246. Mr. Balmer provided an updated map illustrating the zoning change requested by the owner of the property at 405 N. Sirrine. Boardmember Boyle inquired if all the residents are in support of this change and how have they been informed. Planning Director John Wesley clarified staff has been careful with the process and given ample opportunity for notification. Mr. Wesley stated it is noted in the staff report we believe it will stabilize and improve property values. Any existing property owner who determines the change was not beneficial does have the option to opt-out and return their property to the existing zoning.

Staffmember Cassidy Welch provided the Board with specifics on the jobs per capita in Maricopa County. Ms. Welch stated those specifics are: Maricopa is at 0.45; Mesa is at 0.3; Tempe is at 0.94; Gilbert is at 0.28; Scottsdale is at 0.74; and Chandler is at 0.44.

**Planning and Zoning Board  
Meeting  
November 14, 2018 Time: 4:00 p.m.**

Information and backup materials for each item can be found at:  
<http://mesa.legistar.com/Calendar.aspx>

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

John Wesley  
Tom Ellsworth  
Lesley Davis  
Lisa Davis  
Cassidy Welch  
Ryan McCann  
Charlotte McDermott  
Rebecca Gorton

**OTHERS PRESENT:**

Erica Mancinas  
David Johnson  
Nancy Thompson  
Al Meloro  
Maria Mancinas  
Jack Yarrington  
Other citizens who did not sign

1. **Approval of minutes:** Consider the minutes from the October 16, 2018, and October 17, 2018 study sessions and regular hearing.

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

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES –Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

Items discussed were: Minutes from the October 16, 2018 and October 17, 2018 study sessions and regular hearing; Cases ZON18-00580, ZON18-00710, ZON18-00246, ZON18-00688, ZON18-00692, ZON18-00693, ZON18-00689; and, Preliminary Plats: “SSV – Olivewood Condos”, “1040 East University Drive” and “Cadence at Gateway – DU-4”.

- \*3-a ZON18-00580 District 5.** Within the 5100 block of East McKellips Road (south side). Located west of Higley Road on the south side of McKellips Road. (1± acres). Site Plan Review. This request will allow for the addition of a restaurant with drive thru. Yash Chaudhry, Arcore Group Inc., applicant; Montanile Properties-McKellips LLC, owner. **(Continued from October 17, 2018)**

**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 Crockett and seconded by Vice Chair Astle to approve case ZON18-00580 with conditions:

**That: The Board recommends the approval of case ZON18-00580 conditioned upon:**

1. Compliance with the basic development as shown on the site plan, landscape plan, and preliminary elevations, except as modified below.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. Obtain approval of an Administrative Use Permit to exceed the maximum number of allowed parking spaces by more than 125% or reduce the number of parking spaces to comply with MZO section 11-32-3.C.
5. A speaker box is only permitted along the west drive-thru lane if the queuing distance between the drive-thru entry and the pick-up window complies with MZO section 11-31-18.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES –Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

- \*3-b ZON18-00710 District 5.** Within the 4800 block of East Jasmine Street (south side), the 4800 block of East Ingram Street (north side) and the 1700 and 1800 blocks of 48th Street (east side). Located south of McKellips Road and west of Higley Road. (8.5± acres). Site Plan Review; and Special Use Permit for a parking reduction. This request will allow for the development of a light industrial facility. Butler Design Group, applicant; Blue Water Group, 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 Crockett and seconded by Vice Chair Astle to approve case ZON18-00710 with conditions:

**That: The Board recommends the approval of case ZON18-00710 conditioned upon:**

1. Compliance with the site plan (without guarantee of building count or lot coverage) except as modified below.
2. Compliance with all conditions of approval for zoning case Z85-034.
3. Compliance with all requirements of Design Review.
4. Compliance with all City development codes and regulations.
5. Site Plan Review through the public hearing process of future development plan of Phase II.
6. The Special Use Permit for reduced parking is based on the use and areas identified in the Special Use Permit narrative dated 10-2-2018.
7. Install a 5' landscape perimeter adjacent to all undeveloped parcels per MZO Section 11-33-2.L.
8. All off-site improvements and street frontage landscaping to be installed in the first phase of construction
9. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner shall execute and record the City's standard Avigation Easement and Release for Falcon Field Airport prior to the issuance of a building permit.
  - b. Provide written notice to future property owners that the project is within 5 mile(s) of Falcon Field Airport.
  - c. 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 or air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for a structure(s) on the property.
  - d. Prior to the issuance of a building permit, provide documentation by a registered Professional Engineer or registered Professional Architect demonstrating compliance with noise level reductions required by Section 11-19-5.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

- 4-a ZON18-00246 District 4.** Within the 400 and 500 blocks of North Center Street (east side); and within the 400 and 500 blocks of North Pima, North Lewis, and North Sirrine (both sides); and within the 500 block of North Pasadena north of 526 North Pasadena (both sides). (32.8± acres). Rezone from RM-2, RM-2-HL, RM-4, DR-2, DR-2-HL, DR-3, DB-1, and LC to ID-2 and ID-2-HL. This request will establish a zoning designation that reflects the historic development pattern of the area. City of Mesa, applicant; multiple owners.

**Planner: Evan Balmer**

**Staff Recommendation: Approval with conditions**

**Summary:** Staffmember Evan Balmer presented case ZON18-00246 to the Board. Mr. Balmer explained the residents of Washington Park have a strong sense of pride and have been working for several years to find ways of improving their neighborhood. The residents have completed a Quality of Life Plan and identified goals to improve their neighborhood and spur growth. Mr. Balmer stated one of their goals was to designate Washington Park as a Historic Neighborhood, which they do not meet certain criteria and staff felt this might not be the best route for them. In 2016 the City established a Heritage Neighborhood for Washington Park. Mr. Balmer stated there are two properties in Washington Park which has Historic Overlay; the Alston House and the former Mount Calvary Baptist Church which would not be affected by the zoning change.

Mr. Balmer explained the goal of the Heritage Neighborhood is to keep new development in Washington Park consistent with the existing area. He stated there has been a request by the owner of 405 N. Sirrine to apply the T4NF development standards to the property.

Boardmember Boyle stated he has a concern making this area historical and not allowing changes or growth. Mr. Boyle explained his concern when the surrounding areas bring in new development and Washington Park residents have restraints for change.

Mr. Balmer explained the residents of Washington Park have been actively involved in looking for ways to maintain the neighborhood and have developed a Quality of Life Plan which include strategies to keep the character of the neighborhood as well as ways to spur new development. Mr. Balmer stated this project originated from the residents and feedback staff has received by the neighbors have been positive.

Maria Mancinas, 542 N. Lewis Street, spoke as the representative of the neighbors of the Washington Park area. Ms. Mancinas explained in 2012 they received funding to organize the neighborhood. She stated with the help of local non-profit organizations, they developed and created a Quality of Life Plan for Washington Park. The neighborhood is not eligible to be recognized at the local or national level as a historic district, and with the help of the City and residents, they have been able to obtain the Heritage Neighborhood designation. Ms. Mancinas requested the Board approve the request.



Boardmember Boyle stated his concerns that some of the neighborhoods with historic designations to restrict future development and eventually the homes are unlivable without the ability to renovate them. Ms. Mancinas gave an example that a developer has purchased several properties in the neighborhood and has worked closely with the residents on maintaining the character of the area.

Planning Director John Wesley explained the difference between a Heritage Neighborhood and a Historic District. Mr. Wesley stated the emphasis is to maintain the basic building character and how they engage the street. He explained in a historic district you have to retain the structures and in a heritage neighborhood, it reinforces maintaining the context and pattern that has been there.

Boardmember Villanueva-Saucedo commented this is a prime example of a neighborhood coming together and designating what they want to see for the future of their neighborhood.

Reese Anderson, 1744 S. Val Vista, spoke for Mr. David Johnson, owner of the property at 405 N. Sirrine. Mr. Johnson has requested his property be designated with the T4NF designation.

Erica Mancinas, 542 N. Lewis, spoke in support. Ms. Mancinas stated she grew up in this neighborhood and after studying and living in New York City for 8 years, she has returned home to live in Mesa. She explained this is a unique community with multi-generational families that have been and continue to raise their families with many residents leaving and returning.

Nancy Thompson, 417 N. Sirrine, spoke in support. Ms. Thompson stated she has one of the oldest homes in the area and her home is very special because of the community. Ms. Thompson stated everyone in the Washington Park was involved and have worked together to be a great neighborhood.

It was moved by Boardmember Allen to approve case ZON18-00246 with conditions of approval and to include changing the development standards for the property at 405 N. Sirrine to T4NF. The motion was seconded by Boardmember Villanueva-Saucedo.

**That: The Board recommends the approval of case ZON18-00246 conditioned upon:**

1. Compliance with the Infill Incentive Plan submitted.
2. Correction by the Planning Director to grammatical, formatting, and other errors that do not affect or change the meaning of the substantive requirements or standards of the Infill Plan is authorized and directed with this approval.

Vote: 6-1 Approved

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Allen, Crockett, Villanueva-Saucedo

NAYS – Boyle

- 4-b ZON18-00688 District 6.** Within the 2100 to 2400 block of South Signal Butte Road (east side). Located south of Baseline Road on the east side of Signal Butte Road. (7.4 ± acres). Rezoning from RM-2-PAD to RM-2-PAD-PAD; and Site Plan Review. This request will allow for an attached single-residence subdivision. Tim Nielsen, Farnsworth Construction Company, applicant; Sunland Springs Golf Company, LLP, owner.  
**(Companion Case to preliminary plat "SSV - Olivewood Condos", associated with item #5-a).**

**Planner: Ryan McCann**

**Staff Recommendation: Approval with conditions**

**Summary:** Staffmember Ryan McCann presented case ZON18-00688 and preliminary plat to the Board. Mr. McCann explained this request is to allow for an attached single-residence subdivision. Mr. McCann stated at the time of the report, staff has not had any contact from residents in the area. He explained the property lies within the Sunland Springs Village Master Plan and will be included in the overall SSV HOA community and have access to all of the community amenities.

Jack Yarrington, 10960 E. Monte, #229, spoke about the project. Mr. Yarrington inquired if the development would have trees, plants and grass that require the use of water. Mr. Yarrington stated grass and trees should be removed because this is the desert and plants waste water.

Applicant Craig Allstrom, 2233 S. Springwood Blvd., responded to the resident. Mr. Allstrom stated this project will have a mix of grass and desert vegetation. He explained the residents enjoy the mix and they comply with City of Mesa codes in respect to the landscape of their projects.

It was moved by Boardmember Allen and seconded by Boardmember Villanueva-Saucedo to approve case ZON18-00688 and preliminary plat "SSV – Olivewood Condos" with conditions:

**That: The Board recommends the approval of case ZON18-00688 conditioned upon:**

1. Compliance with the site plan and preliminary plat submitted, except as modified below (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Z95-109 and Z00-093 except as modified below.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Subdivision Technical Review Committee.
5. Compliance with the following code modifications approved as part of this Planned Area Development:
  - a. A minimum 20' setback along the west property line next to Signal Butte Road
  - b. A minimum 12' separation between buildings; and,
  - c. Allowing individual lots to be accessed by a private drive.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – Non

- \*4-c ZON18-00692 District 4.** Within the 1000 block of East University Drive (north side). Located west of Stapley Drive on the north side of University Drive. (1± acres). Rezoning from OC to RM-4. This request will allow for residential development. Kempton Fuller, Arthereal Design, applicant; Wallin Holdings, LLC, owner. **(Companion Case to preliminary plat "1040 E. University Dr.", associated with item \*5-b).**

**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 Crockett and seconded by Vice Chair Astle to approve case ZON18-00692 with conditions:

**That: The Board recommends the approval of case ZON18-00692 conditioned upon:**

1. Compliance with the 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.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

- 4-d ZON18-00693 District 6.** Within the 2800 and 2900 blocks of South Hawes Road (east side) and the 8400 block of East Guadalupe Road (south side). Located at the southeast corner of Guadalupe Road and Hawes Road. (10± acres). Rezoning from RS-43 to RM-2-PAD-AF; and Site Plan Review. This request will allow for a multi-residential development. Brennan Ray, Burch & Cracchiolo, applicant; Hawes Section Corner, LTD, Partnership, owner.

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

**Summary:** Staffmember Cassidy Welch presented case ZON18-00693 to the Board. Ms. Welch explained the project will allow for the development of 96 multi-residential units.

Resident Al Meloro, 8602 E. Ocaso, is opposed to the project. Mr. Meloro is concerned about the effect of increased traffic, greenhouse gases and safety this development will bring to the area. Mr. Meloro stated he also has concerns there is no playground area for children.

Applicant Brennan Ray, 702 E. Osborn Road, presented to the Board. Mr. Ray explained they have requested deviations to setbacks because this is a unique and more dense type of project. He explained they have provided an appropriate amount of amenities for the residents and there is no question traffic will increase. However, they are making necessary improvements to the adjacent roadways. They are required to put in an additional lane on Hawes Road and improvements along the Guadalupe frontage. The traffic generated will be significantly less than a commercial development would create.

It was moved by Boardmember Allen and seconded by Boardmember Villanueva-Saucedo to approve case ZON18-00693 with conditions:

**That: The Board recommends the approval of case ZON18-00693 conditioned upon:**

1. Compliance with the site plan submitted (without guarantee of lot yield, building count, lot coverage) except as modified below.
2. Compliance with all City development codes and regulations, except as modified in Table 1 of the staff report.
3. Dedicate the right-of-way and easements 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.
4. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner shall execute and record the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - b. Written notice be provided to future property owners, and acknowledgment received that the project is within 3 mile(s) of Phoenix-Mesa Gateway Airport.
  - c. 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 a structure(s) on the property.

- d. Prior to the issuance of a building permit, provide documentation by a registered Professional Engineer or registered Professional Architect demonstrating compliance with noise level reductions required by Section 11-19-5 of the zoning ordinance.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

- 5-a "SSV - Olivewood Condos" District 6.** Within the 2100 to 2400 block of South Signal Butte Road (east side). Located south of Baseline Road on the east side of Signal Butte Road. (7.4 ± acres). Preliminary Plat. Tim Nielsen, Farnsworth Construction Company, applicant; Sunland Springs Golf Company, LLP and Sunland Springs Village Homeowners Association, owner. **(Companion Case to ZON18-00688, associated with item \*4-b).**

**Planner: Ryan McCann**

**Staff Recommendation: Approval with conditions**

**Summary:** This preliminary plat was discussed with case ZON18-00688.

It was moved by Boardmember Allen and seconded by Boardmember Villanueva-Saucedo to approve preliminary plat "SSV – Olivewood Condos" and case ZON18-00688 with conditions:

**That: The Board recommends the approval of preliminary plat "SSV – Olivewood Condos" conditioned upon:**

1. Compliance with the site plan and preliminary plat submitted, except as modified below (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Z95-109 and Z00-093 except as modified below.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Subdivision Technical Review Committee.
5. Compliance with the following code modifications approved as part of this Planned Area Development:
  - a. A minimum 20' setback along the west property line next to Signal Butte Road
  - b. A minimum 12' separation between buildings; and,
  - c. Allowing individual lots to be accessed by a private drive.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

- \*5-b “1040 E. University Dr.” District 4.** Within the 1000 block of East University Drive (north side). Located west of Stapley Drive on the north side of University Drive. (1± acres). Preliminary Plat. Kempton Fuller, Arthereal Design, applicant; Wallin Holdings, LLC, owner. **(Companion Case to ZON18-00692, associated with item \*4-c).**

**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 Crockett and seconded by Vice Chair Astle to approve preliminary plat “1040 E. University Dr.” with associated case ZON18-00692 with conditions:

**That: The Board recommends the approval of preliminary plat “1040 E. University Dr.” conditioned upon:**

1. Compliance with the 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.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

- \*5-c “Cadence at Gateway - DU-4” District 6.** The 5500 through 6000 blocks of South Crismon Road (east side), the 10000 through 10200 blocks of East Williams Field Road (north side). Located north of Williams Field Road and East of Crismon Road (81± acres). Preliminary Plat. Susan E. Demmitt, Gammage & Burnham, applicant; PPGN-Williams, LLLP, PPGN-Ray, LLLP., owner. **(ZON18-00373)**

**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 Crockett and seconded by Vice Chair Aslte to approve preliminary plat “Cadence at Gateway – DU-4” with conditions:

**That: The Board recommends the approval of preliminary plat “Cadence at Gateway – DU-4” conditioned upon:**

1. Compliance with the 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 DU-4 of the Pacific Proving Grounds North Community Plan.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None



- 6-a ZON18-00689 District 6.** Within the 3200 and 3300 blocks of South Power Road (east side). Located north of Elliot Road on the east side of Power Road. (9± acres). Rezoning from LI-PAD to RM-2-PAD-AF; and Site Plan Review. This request will allow for a multi-residential development. Brennan Ray, Burch & Cracchiolo, applicant; Garage Town, USA, LLC, owner.

**Planner: Cassidy Welch**

**Staff Recommendation: Denial**

**Summary:** Staffmember Cassidy Welch presented case ZON18-00689 to the Board. Ms. Welch stated to rezone to allow for 99 freestanding rental units for multi-residential development and is within the Mixed Use Activity/Employment District and Inner Loop District of the Gateway Strategic Development Plan. The development is not consistent with the General Plan or the Gateway Strategic Development Plan and fails to create a great neighborhood and is isolated and has no connection to adjacent neighborhoods. In addition, Ms. Welch stated staff feels this project fails to protect and advance the employment areas and job growth in the City. Ms. Welch stated staff believes approval of this request will significantly impact adjacent properties for job growth.

Aric Bopp, Deputy Director of Strategic Initiatives, in the Economic Development spoke. Mr. Bopp stated this area was recently designated as an opportunity zone which will have an economic benefit moving forward and they want to see how this facilitates employment growth in this area. Mr. Bopp added this area is on the western edge of the Elliot Road Technology Corridor and would be an entry point for the Technology Corridor when it is extended. The Economic Department feels there is a higher and better use for this area.

Vice Chair Astle inquired what the Economic Development feels would be highest and best use for this property. Mr. Bopp responded some type of support office, retail, or commercial activity. Chair Dahlke asked Mr. Bopp to speak about the Opportunity Zone and Mr. Bopp stated this is a new Federal program and the rules are still being written. He explained this has generated a lot of increased interest from investors and companies for development in Mesa and has real tax implementations. He stated the Phoenix-Mesa area has been named one of the top ten areas in the U.S. for this type of investment.

Applicant Brennan Ray, 702 E. Osborn Road spoke on behalf of the applicant. Mr. Ray explained he did not understand this site was the key to the future growth and development of the Elliot Road Corridor. He stated he believes this project has a unique characteristic and contrary to the opinion of staff, feels it is an appropriate use for this mid-block site and should be looked at on a case by case basis.

Mr. Ray stated because it is an isolated parcel with a self-storage facility surrounding it, feels this is the highest and best use for the property. He explained this development would employ more people than the self-storage facility. With respect to the General Plan, Mr. Ray stated this is on the outer edge of the Mixed-Use Activity Employment and feels the multi-residential development would fit within the area.

Boardmember Sarkissian inquired how long the Opportunity Zone has been in place at this location. Aric Bopp responded legislation was passed this year and the rules and program are still being developed. Mr. Bopp clarified the zone surrounds the Phoenix-Mesa Gateway Airport and includes this specific property.

Boardmember Allen stated she feels we need to protect our employment zones and is imperative we look at projects on a case by case basis. Ms. Allen stated she is not sure this type of development is sustainable over a long period of time. She stated she does not feel this type of development complies with the General Plan and is leaning toward supporting staff recommendation for denial.

Vice Chair Astle stated he agrees employment districts are crucial to the City, however, he feels this development will employ more people than the storage facility. Mr. Astle stated he feels this could be a viable fit at this location.

Boardmember Villanueva-Saucedo stated she likes the type of housing option and the location of the dog park. However, Ms. Villanueva-Saucedo stated with the Opportunity Zone being so new, this area could be completely changed and supports staff recommendation for denial.

Boardmember Sarkissian stated she also likes this type of housing product but not at this location. Ms. Sarkissian stated the Mesa Inner Loop project was just completed and it was elected that this area is to remain an employment district.

It was moved by Boardmember Allen and seconded by Boardmember Villanueva-Saucedo to deny case ZON18-00689.

Vote: 6-1 Denied

Upon tabulation of vote, it showed:

AYES – Dahlke, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – Astle