

# Planning and Zoning Board

## *Meeting Minutes*

Held in the City of Mesa Council Chambers – Upper Level

Date: May 8, 2019 Time: 4:00 p.m.

**MEMBERS PRESENT:**

Chair Michelle Dahlke  
Jessica Sarkissian  
Shelly Allen  
Jeffrey Crockett

**MEMBERS ABSENT:**

Vice Chair Dane Astle  
Tim Boyle  
Deanna Villanueva-Saucedo

**STAFF PRESENT:**

Nana Appiah  
Tom Ellsworth  
Cassidy Welch  
Charlotte McDermott  
Rebecca Gorton

**OTHERS PRESENT:**

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 April 16, 2019 and the April 17, 2019 study sessions and regular hearing.

- \*2-a** Boardmember Crockett motioned to approve the Consent Agenda. The motion was seconded by Boardmember Sarkissian.

Vote: 4-0 Approved (Vice Chair Astle, and Boardmembers Boyle and Villanueva-Saucedo, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Zoning Cases: ZON18-01001 and ZON19-00126

\*\*\*\*\*

**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 MAY 8, 2019 PLANNING & ZONING MEETING

- \*3-a ZON18-01001 District 6.** Within the 7200 block of South Ellsworth Road (west side). Located south of Pecos Road on the west side of Ellsworth Road. (1.3± acres). Site Plan Review. This request will allow for the development of a car wash. Cawley Architects, applicant; Sunbelt Land Holdings L.P., owner.

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Crockett motioned to approve case ZON18-01001 with conditions of approval. The motion was seconded by Boardmember Sarkissian.

**That: The Board recommends the approval of case ZON18-01001 conditioned upon:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Compliance with case Z04-001, except as modified by the conditions of approval in this report.
5. All off-site improvements and street frontage landscaping shall be installed in the first phase of construction.
6. During construction provide temporary landscaping, extruded curbs, and screen walls where parking and loading/service areas are visible from the right-of-way or any public area.
7. Prior to the submittal of a building permit, recordation with the Maricopa County Recorder's Office of a cross-access agreement with the property to the north of the subject property.
8. Prior to the submittal of a building permit, recordation with the Maricopa County Recorder's Office of a cross-access agreement with the property to the south of the subject property.
9. Provide written notice to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
10. Due to the proximity of the site to Phoenix-Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.
11. Prior to the issuance of a building permit, provide documentation by a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 db as specified in Section 11-19-5 of the Zoning Ordinance.

Vote: 4-0 Approved (Vice Chair Astle, and Boardmembers Boyle and Villanueva-Saucedo, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

## MINUTES OF THE MAY 8, 2019 PLANNING & ZONING MEETING

\* \* \* \* \*

**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 MAY 8, 2019 PLANNING & ZONING MEETING

- \*4-a ZON19-00126 District 2.** Within the 4500 block of East Banner Gateway Drive (south side) and within the 1700 and 1800 blocks of Old Greenfield Road (east side). Located north of Baseline Road and east of Greenfield Road. (4± acres). Rezoning from AG to RM-4-PAD; Site Plan Review; and a Special Use Permit to allow for a nursing home in the RM-4 district. This request will allow for the development of an assisted living facility with a nursing home. Ralph Pew, Pew & Lake, PLC, applicant; Langley Banner Gateway, LLC, owner.

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Crockett motioned to approve case ZON19-00126 which the removal of condition #6 of the conditions of approval as presented at the Study Session. The motion was seconded by Boardmember Sarkissian.

**That: The Board recommends the approval of case ZON19-00126 conditioned upon:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations, except as modified in Table 1 of the staff report.
4. Dedicate the right-of-way and easements 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. All off-site improvements and street frontage landscaping shall be installed in the first phase of construction.

Vote: 4-0 Approved (Vice Chair Astle, and Boardmembers Boyle and Villanueva-Saucedo, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

\* \* \* \* \*

**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 MAY 8, 2019 PLANNING & ZONING MEETING

**5 Other Business.**

None.

**6 Adjournment.**

Boardmember Crockett motioned to adjourn the meeting at 4:04 pm. The motion was seconded by Boardmember Sarkissian.

Vote: 4-0 Approved (Vice Chair Astle, and Boardmembers Boyle and Villanueva-Saucedo, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Nana K. Appiah', is written over a horizontal line.

Nana K. Appiah, AICP, Secretary  
Planning Director