

Planning and Zoning Board

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: July 10, 2019 Time: 4:00 p.m.

MEMBERS PRESENT:

Chair Michelle Dahlke
Jessica Sarkissian
Tim Boyle
Jeffrey Crockett
Deanna Villanueva-Saucedo

MEMBERS ABSENT:

Vice Chair Dane Astle
Shelly Allen

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Rachel Prelog
Wahid Alam
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

Reena Van Slambrouck
Cassandra Ayres
Eric Fischer
Mike McCanless
Rachel Fischer
Citizen who did not sign in

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 26, 2019 study session and regular hearing and the July 1, 2019 special meeting.

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

Vote: 5-0 Approved (Vice Chair Astle and Boardmember Allen, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Zoning Cases: ZON17-00597, ZON19-00436 and ZON18-00951

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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

MINUTES OF THE JULY 10, 2019 PLANNING & ZONING MEETING

- *3-a ZON17-00597 District 2.** 1961 South Val Vista Drive. Located on the northeast corner of Val Vista Drive and Baseline Road. (1± acres). Site Plan Modification. This request will allow for a multi-tenant commercial building with a drive thru. Brad Williams, Thomas English Real Estate, LLC, applicant; Leticia Martinez, Circle K Stores, Inc., owner.

Planner: Wahid Alam

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 ZON17-00597 with conditions of approval. The motion was seconded by Boardmember Sarkissian.

That: The Board recommends the approval of case ZON17-00597 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.

Vote: 5-0 Approved (Vice Chair Astle and Boardmember Allen, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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- *4-a ZON19-00436 District 6.** The 5200 to 5300 blocks of South Ellsworth Road (east side), the 5300 through 6200 blocks of the South Crismon Road alignment (east and west sides), and the 10000 through 10200 blocks of the East Williams Field Road alignment (north and south sides). Located on the north side of the future State Route 24 freeway alignment between Ellsworth Road to approximately one-quarter mile east of the Crismon Road alignment (485± acres). Major Amendment to the Pacific Proving Grounds North Community Plan, also known as the Cadence Community Plan. This request will remove Development Unit 5 from the Cadence Community Plan (20± acres at the southeast corner of the Crismon and Williams Field Road alignments). Paul Gilbert, Beus Gilbert, PLLC, applicant; Pacific Proving, LLC, owner.

Planner: Tom Ellsworth

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 ZON19-00436 to include the modified condition of approval provided at the study session. The motion was seconded by Boardmember Sarkissian.

That: The Board recommends the approval of case ZON19-00436 conditioned upon:

1. Compliance with all conditions of approval from zoning case Z12-028 (Ordinance #5115), except as modified by this request to amend the boundaries of the Planned Community District to remove Development Unit 5 and all references to it.

Vote: 5-0 Approved (Vice Chair Astle and Boardmember Allen, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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- *4-b ZON18-00951 District 6.** The 6000 through 6400 blocks of the south Crismon Road alignment (east side), the 10000 to 10600 blocks of East Williams Field Road (south side) and the 6000 through 6400 blocks of South 222nd Street (west side). Located south of Williams Field Road and west of Signal Butte Road (182± acres). Rezone from AG and PC to PC. This request will establish the Avalon Crossing Community Plan. Paul Gilbert, Beus Gilbert PLLC, applicant; Pacific Proving, LLC, owner. **(Continued from June 26, 2019)**

Planner: Tom Ellsworth

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 ZON18-00951 to include the modifications of conditions of approval to items 11 and 12 provided at the study session. The motion was seconded by Boardmember Sarkissian.

That: The Board recommends the approval of case ZON18-00951 conditioned upon:

1. Compliance with the final Avalon Crossing Community Plan submitted.
2. Compliance with the final infrastructure master plans submitted which includes the Traffic Impact Analysis, Master Wastewater Report, Master Water Report, and Master Drainage Report.
3. Compliance with all City development codes and regulations except those modified with the approval of the Community Plan or those identified as requiring future review and approval by the City Engineer if approval is granted by the City Engineer.
4. Future development shall fully comply with all requirements of the Community Plan.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. 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.
7. All preliminary subdivision plats require approval by the Planning and Zoning Board.
8. Compliance with all requirements of the Design Review process for development proposals including the following:
 - a. Buildings 4 or more stories in height.
 - b. Multiple-residence and attached single residence projects that exceed the standard density of the RM-2 density range.
 - c. Mixed-use, commercial and/or industrial projects that have frontage on an arterial or collector street or that are a part of an existing or planned development that has frontage on an arterial or collector street.
 - d. Mixed Use, commercial and/or industrial projects that have, or will have, greater than 20,000 square feet of gross floor area.
9. All non-residential buildings shall be architecturally designed to comply with the approved design guidelines for each Development Unit.

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10. 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.
11. All street improvements and street frontage landscaping to be installed in the first phase of construction for each approved site plan.
12. Any proposed permanent, or temporary structure, as required by the FAA, 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. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
13. Provide a 4-foot x 4-foot sign at the entrance to the sales office for residential developments, with notice to all prospective buyers that the project is within an Overflight Area Phoenix-Mesa Gateway Airport as specified in Section 11-19-5 of the Zoning Ordinance.
14. 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.
15. All final subdivision plats shall include the following notice: "This property, due to its proximity to Phoenix- Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.
16. Execute a development agreement addressing the development unit phasing schedule, infrastructure phasing plan, and other terms to ensure that the future development fulfills the purposes of the Community Plan.

Vote: 5-0 Approved (Vice Chair Astle and Boardmember Allen, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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5 Other Business.

None.

6 Adjournment.

Boardmember Sarkissian motioned to adjourn the meeting at 4:05 pm. The motion was seconded by Boardmember Villanueva-Saucedo.

Vote: 5-0 Approved (Vice Chair Astle and Boardmember Allen, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,

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

Nana K. Appiah, AICP, Secretary
Planning Director