

Planning and Zoning Board

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: August 28, 2019 Time: 4:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Chair Michelle Dahlke
Jeffrey Crockett

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Evan Balmer
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

Jen Olson
Judy Marfori
Citizens who did not sign in

Call Meeting to Order.

Vice Chair Astle 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 August 14, 2019 study session and regular hearing.

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

Vote: 5-0 Approved (Chair Dahlke and Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Zoning Cases: ZON19-00477 and ZON18-00687

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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 AUGUST 28, 2019 PLANNING & ZONING MEETING

- *3-a ZON19-00477 District 4.** Within the 0 to 100 blocks of East Pepper Place (both sides), the 0 to 100 blocks of East Main Street (north side), the 0 to 100 blocks of East 1st Street (south side), the 0 to 100 blocks of North Center Street (east side) and the 0 to 100 blocks of North Centennial Way (west side). Located north of Main Street and east of Center Street (4.79 ± acres). Site Plan Review. This request will allow the development of a university campus and public plaza. Holly Street Studios Architects, applicant; City of Mesa, owner.

Planner: Tom Ellsworth

Staff Recommendation: Continuance to September 25, 2019

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

Boardmember Sarkissian motioned to continue case ZON19-00308 to the September 25, 2019 meeting. The motion was seconded by Boardmember Villanueva-Saucedo.

Vote: 5-0 Approved (Chair Dahlke and Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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- *4-a ZON18-00687 District 5.** Within the 1600 through the 1800 blocks of North Higley Road (east side) and 5200 through the 5300 blocks of East McLellan Road (north side). Located south of McKellips Road on the east side of Higley Road. (21± acres). Modification of an approved PAD and associated conditions of approval. This request will allow amendment to the existing landscaping requirements. Villas at Alta Mesa Property Owner's Association, applicant; Multiple Owners.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

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

Boardmember Sarkissian motioned to approve case ZON18-00687 with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo.

That: The Board recommends the approval of case ZON18-00687 conditioned upon:

1. Compliance with Ordinance 3466 from case Z98-003, with the following modifications:
 - A. Removal of the following conditions:
 11. Provide at least one 24" box tree in the front yard of each cluster lot;
 12. Retain or plant one row of citrus (24" box) along the McLellan frontage, not in the retention basin;
 13. Provide one tree and three shrubs every 25' within the Higley Road right-of-way, to be maintained by the homeowner's association;
2. Compliance with all City development codes and regulations.
3. Compliance with the landscape plan dated 8/8/2019.

Vote: 5-0 Approved (Chair Dahlke and Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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6 Other Business.

None.

7 Adjournment.

Boardmember Allen motioned to adjourn the meeting at 4:04 pm. The motion was seconded by Boardmember Villanueva-Saucedo.

Vote: 5-0 Approved (Chair Dahlke and Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, 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