

Planning and Zoning Board

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: November 13, 2019 Time: 4:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Veronica Gonzalez
Evan Balmer
Jennifer Gniffke
Rebecca Gorton

OTHERS PRESENT:

Citizens 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 October 23, 2019 study session and regular hearing.

- *2-a Boardmember Allen motioned to approve the minutes from the October 23, 2019 study session and regular hearing. The motion was seconded by Vice Chair Astle.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

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

NAYS – None

Zoning Cases: ZON18-01016, ZON19-00621, and ZON19-00735; Preliminary Plat:
“Condominium Plat”

MINUTES OF THE NOVEMBER 13, 2019 PLANNING & ZONING MEETING

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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 NOVEMBER 13, 2019 PLANNING & ZONING MEETING

- *3-a ZON18-01016 District 4.** 330 East Southern Avenue. Located west of Mesa Drive on the north side of Southern Avenue. (1.4± acres). Site Plan Review. This request will allow for the expansion of an existing industrial development. Joshua Oehler, Arc One Associates, applicant; RMEG Investments, LLC, owner.

Planner: Veronica Gonzalez

Staff Recommendation: Approval with conditions

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

Boardmember Allen motioned to approve case ZON18-01016 with conditions of approval. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of case ZON18-01016 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Prior to application for a building permit, receive Design Review approval for building and landscape design.
4. Prior to application for a building permit, receive approval for a Substantial Conformance Improvement Permit from the Board of Adjustment to address existing non-conformities on the site, or bring all non-conformities on the site into compliance with current City development standards.
5. Prior to the issuance of a Certificate of Occupancy for either building, apply for and receive an Administrative permit to allow medical marijuana facilities from the City of Mesa in accordance with Section 11-31-34 of the Mesa Zoning Ordinance.

Vote: 7-0 Approved with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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- *3-b ZON19-00621 District 6.** Within the 8900 block of East Germann Road (north side). Located on the north side of Germann Road west of Ellsworth Road. (4.08± acres). Site Plan Review. This request will allow for the development of a multi-tenant retail building. Hector Navarro, Navarro Design Group, applicant; ETP Queen Creek Building LLC, owner.

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

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

Boardmember Allen motioned to approve case ZON19-00621 with conditions of approval. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of case ZON19-00621 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review
3. Compliance with all requirements of Ordinance #5452 (ZON18-00065).
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 the issuance of a building permit.
 - b. 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 accompany any building permit application for the property.
 - c. Prior to the issuance of a building permit, provide documentation that 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 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 2 miles of Phoenix-Mesa Gateway Airport.

Vote: 7-0 Approved with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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- *3-c ZON19-00735 District 3.** 1861 South Mesa Drive. Located north of Baseline Road on the east side of Mesa Drive. (1.7± acres). Site Plan Review. This request will allow for the development of an automobile sales facility. David Pillor, Lifted Trucks, applicant; Quicktrip Corporation, owner.

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 Allen motioned to approve case ZON19-00735 with conditions of approval. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of case ZON19-00735 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Submit and obtain administrative approval for any minor modifications to the building elevations per MZO Section 11-71-7.

Vote: 7-0 Approved with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE NOVEMBER 13, 2019 PLANNING & ZONING MEETING

- *4-a ZON19-00514 District 1.** Within the 2500 block of North Harris Drive (east side). Located west of Gilbert Road and north of McKellips Road. (9.3± acres). Rezone from AG to RS-15-PAD; and Site Plan Review. This request will allow for the development of a single-residence subdivision. Rob Stephan, Excolo Development, applicant; PBL, LLC and ALO Investments, LLC, owner. **(Companion case to preliminary plat “Overlook at Forest Knoll”, associated with item *5-a). Continued from October 23, 2019.**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

Summary: Staffmember Lesley Davis presented case ZON19-00514 and associated preliminary plat.

Resident Rosalind Kappes, 1611 E. Mallory informed the Board that the surrounding neighbors to the site have been using a path on the property to access the canal to the north of the site and inquired if the developer could continue to grant the neighbors access to the canal. The applicant, Rob Stephan, responded and informed the Board that the current access is on a private property and due to safety concerns will not be able to provide access through the development for the neighbors to continue to use the path. However, there is still a public access that the neighbors can use to access the canal. Board member Dane responded to the inquiry and said he understand that due to possible liability the developer may not want to grant public access through the development.

Boardmember Crockett motioned to approve case ZON19-00514 and associated preliminary plat “Overlook at Forest Knoll” with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of case ZON19-00514 conditioned upon:

4. Compliance with the final site plan submitted.
5. Compliance with all requirements of the Subdivision Regulations.
6. Compliance with all City development codes and regulations.
7. 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.

Vote: 7-0 Approved with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE NOVEMBER 13, 2019 PLANNING & ZONING MEETING

- *5-a “Overlook at Forest Knoll” District 1.** Within the 2500 block of North Harris Drive (east side). Located west of Gilbert Road and north of McKellips Road. (9.3± acres). Preliminary Plat. Rob Stephan, Excolo Development, applicant; PBL, LLC and ALO Investments, LLC, owner. **(Companion case to ZON19-00514, associated with item *5-a). Continued from October 23, 2019**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

Summary: This case was discussed with agenda item ZON19-00514 and therefore was not discussed as a separate individual item.

Boardmember Crockett motioned to approve preliminary plat “Overlook at Forest Knoll” and associated case ZON19-00514 with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of preliminary plat “Overlook at Forest Knoll” conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with all City development codes and regulations.
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.

Vote: 7-0 Approved with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE NOVEMBER 13, 2019 PLANNING & ZONING MEETING

- *5-b “Condominium Plat” District 6.** Within the 9000 through 9100 block of East Southern Avenue (south side). Located south of Southern Avenue west of Ellsworth Road. (1.75± acres) Preliminary Plat. Sean Lake, Pew & Lake, PLC, applicant; Ranchland Holdings, LLC, owner.

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

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

Boardmember Allen motioned to approve preliminary plat “Condominium Plat” with conditions of approval. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of preliminary plat “Condominium Plat” conditioned upon:

1. Compliance with the preliminary plat submitted.
2. Compliance with all requirements of Z07-053.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Subdivision Regulations.

Vote: 7-0 Approved with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE NOVEMBER 13, 2019 PLANNING & ZONING MEETING

- *6-a** Amendments to the Mesa City Code, Title 11, Mesa Zoning Ordinance, Chapter 59 of Article 6: Form-Based Code relating to the requirement for structured garage parking for the development of Mid-Rise and High-Rise Building types. The proposed amendment will make the construction of structured garage parking optional. **(Citywide). Continued from October 23, 2019.**

Planner: Jennifer Gniffke

Staff Recommendation: Approval

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

Boardmember Allen motioned to approve the proposed amendments to Chapter 59, Sections 14 and 15 of the Form-Based Code. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of amendments to Chapter 59, Sections 14 and 15 of the Form-Based Code.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE NOVEMBER 13, 2019 PLANNING & ZONING MEETING

- *6-b** Amendments to the Mesa City Code, Title 11, Mesa Zoning Ordinance, Chapter 3 and 15 establishing a Leisure and Recreation Zone District (**Citywide**).

Planner: Rachel Prelog

Staff Recommendation: Continue to December 11, 2019

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

Boardmember Allen motioned to continue the proposed amendments to the Mesa City Code, Title 11, Mesa Zoning Ordinance, Chapter 3 and 15 establishing a Leisure and Recreation Zone District. The motion was seconded by Vice Chair Astle.

That: The Board recommends continuing the amendments to the Mesa City Code, Title 11, Mesa Zoning Ordinance, Chapter 3 and 15 establishing a Leisure and Recreation Zone District to the December 11, 2019 meeting.

Vote: 7-0 Continued to December 11, 2019

Upon tabulation of vote, it showed:

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

NAYS – None

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7. **Adjournment.**

Boardmember Crockett motioned to adjourn the meeting at 4:17 pm. The motion was seconded by Boardmember Sarkissian.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Crockett and 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