

Planning and Zoning Board

Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: December 11, 2019 Time: 4:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Vice Chair Dane Astle

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Kellie Rorex
Cassidy Welch
Evan Balmer
Rachel Prelog
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 November 13, 2019 study session and regular hearing.

- *2-a** Boardmember Villanueva-Saucedo motioned to approve the minutes from the November 13, 2019 study session and regular hearing. The motion was seconded by Boardmember Allen.

Vote: 6-0 Approved (Vice Chair Astle, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Zoning Cases: ZON19-00644, ZON19-00684, ZON19-00691, ZON19-00706, and ZON19-00710; Preliminary Plat: "Desert Place at Morrison Ranch"

MINUTES OF THE DECEMBER 11, 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 DECEMBER 11, 2019 PLANNING & ZONING MEETING

- *3-a ZON19-00644 District 6.** Within the 5400 through 5500 blocks of South Power Road (east side). Located south of Ray Road on the east side of Power Road. (0.9± acres). Site Plan Review. This request will allow for the development of a restaurant. Jeff Looker, Looker & Cappello Architects, Inc., applicant; Avalon Power, LLC, owner.

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

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

Boardmember Villanueva-Saucedo motioned to approve case ZON19-00644 with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of case ZON19-00644 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 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 1 mile of Phoenix-Mesa Gateway Airport.

Vote: 6-0 Approved (Vice Chair Astle, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE DECEMBER 11, 2019 PLANNING & ZONING MEETING

- *3-b ZON19-00684 District 5.** Within the 5800 through 5900 blocks of East Longbow Parkway (north side). Located north of McDowell Road and west of Recker Road. (1.9± acres). Site Plan Review. This request will allow for the development of a restaurant. Jeff Looker, Looker & Cappello Architects, Inc., applicant; Longbow CAS, 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 Villanueva-Saucedo motioned to approve case ZON19-00684 with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of case ZON19-00684 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Prior to application for a Building Permit, apply for and receive approval of an Administrative Use Permit to allow the number of parking spaces to exceed 125% of the maximum required parking spaces or comply with Zoning Ordinance requirements for parking.
5. 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. 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 11-69-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 1 mile of Falcon Field Airport.

Vote: 6-0 Approved (Vice Chair Astle, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE DECEMBER 11, 2019 PLANNING & ZONING MEETING

- *3-c ZON19-00691 District 5.** Within the 400 block of North Ellsworth Road (east side) and the 9200 block of East University Drive (north side). Located on the northeast corner of Ellsworth Road and University Drive (3.9± acres). Site Plan Review; and Special Use Permit. This request will allow for the development of a convenience store with associated fuel station. Will Goff, Land Development Consultants, LLC, applicant; Circle K Stores, Inc., owner.

Planner: Evan Balmer

Staff Recommendation:

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

Boardmember Villanueva-Saucedo motioned to approve case ZON19-00691 with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of case ZON19-00691 conditioned upon:

1. Compliance with the final site plan submitted.
2. Prior to application for a building permit, apply for and receive approval for an Administrative Use Permit to allow the number of parking spaces to exceed 125% of the maximum required parking spaces or comply with Zoning Ordinance requirements for parking.
3. Compliance with the plan of operation and good neighbor policy submitted.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of Design Review.

Vote: 6-0 Approved (Vice Chair Astle, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE DECEMBER 11, 2019 PLANNING & ZONING MEETING

- *4-a ZON19-00706 District 5.** Within the 2400 block of North Val Vista Drive (east side). Located south of McDowell Road on the east side of Val Vista Drive. (4.6± acres). Rezoning from RS-35 to RS-35 PAD; and Site Plan Review. This request will allow for the development of a single residence subdivision. Joe Burke, Allen Consulting Engineers, applicant; NuSash Investments, owner.

Planner: Kellie Rorex

Staff Recommendation: Continue to January 8, 2020

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

Boardmember Villanueva-Saucedo motioned to continue case ZON19-00706 to the January 8, 2020 meeting. The motion was seconded by Boardmember Allen.

Vote: 6-0 Approved (Vice Chair Astle, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE DECEMBER 11, 2019 PLANNING & ZONING MEETING

- *4-b ZON19-00710 District 6.** Within the 7000 to 7600 blocks of East Guadalupe Road (south side) and within the 2800 through 3100 blocks of South Sossaman Road (west side). Located south of Guadalupe Road and west of Sossaman Road. Rezone from NC-PAD to RS-6-PAD (6.7± acres); and modification of an existing PAD (213.7± acres). This request will allow for the development of a single-residence subdivision. Sean B. Lake, Pew & Lake, PLC, applicant; B & K Land & Investment Co., owner. **(Companion case to preliminary plat “Desert Place at Morrison Ranch”, associated with item *5-a).**

Planner: Evan Balmer

Staff Recommendation: Continue to January 8, 2020

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

Boardmember Villanueva-Saucedo motioned to continue case ZON19-00710 to the January 8, 2010 meeting. The motion was seconded by Boardmember Allen.

Vote: 6-0 Approved (Vice Chair Astle, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE DECEMBER 11, 2019 PLANNING & ZONING MEETING

- *5-a “Desert Place at Morrison Ranch” District 6.** Within the 7000 to 7600 blocks of East Guadalupe Road (south side) and within the 2800 through 3100 blocks of South Sossaman Road (west side). Located south of Guadalupe Road and west of Sossaman Road. Preliminary Plat. (6.7± acres). Sean B. Lake, Pew & Lake, PLC, applicant; B & K Land & Investment Co., owner. **(Companion case to ZON19-00710, associated with item *4-b).**

Planner: Evan Balmer

Staff Recommendation: Continue to January 8, 2020

Summary: This case was discussed with agenda item ZON19-00710 and therefore not discussed as a separate individual item.

Boardmember Villanueva-Saucedo motioned to continue preliminary plat “Desert Place at Morrison Ranch” and associated case ZON19-00710 to the January 8, 2020 meeting. The motion was seconded by Boardmember Allen.

Vote: 6-0 Approved (Vice Chair Astle, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE DECEMBER 11, 2019 PLANNING & ZONING MEETING

- *6-a** Amendments to the Mesa City Code, Title 11, Mesa Zoning Ordinance, Chapter 3 and 15 establishing a Leisure and Recreation Zone District **(Citywide)**. **Continued from November 13, 2019.**

Planner: Rachel Prelog

Staff Recommendation: Approval

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

Boardmember Villanueva-Saucedo motioned to approve 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 Boardmember Allen.

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

Vote: 6-0 Approved (Vice Chair Astle, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE DECEMBER 11, 2019 PLANNING & ZONING MEETING

7. **Adjournment.**

Boardmember Sarkissian motioned to adjourn the meeting at 4:24 pm. The motion was seconded by Boardmember Villanueva-Saucedo.

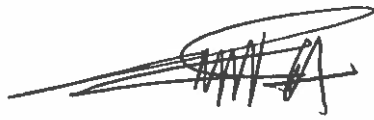
Vote: 6-0 Approved (Vice Chair Astle, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, 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