

Planning and Zoning Board



Meeting Minutes

Held in the City of Mesa Council Chambers – Upper Level

Date: February 26, 2020 Time: 4:00 p.m.

MEMBERS PRESENT:

Chair Michelle Dahlke
Tim Boyle
Jeffrey Crockett
Deanna Villanueva-Saucedo

MEMBERS ABSENT:

Vice Chair Dane Astle
Jessica Sarkissian
Shelly Allen

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Lesley Davis
Lisa Davis
Charlotte McDermott
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 February 12, 2020 study session and regular hearing.

- *2-a Boardmember Crockett motioned to approve the minutes from the February 12, 2020 study session and regular hearing. The motion was seconded by Boardmember Villanueva-Saucedo.

Vote: 4-0 Approval with conditions (Vice Chair Astle, Boardmembers Allen and Sarkissian, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Boyle, Crockett and Villanueva-Saucedo

NAYS – None

Zoning Case: ZON19-00592, ZON19-00835, ZON19-00916 and ZON19-00919; and preliminary plat "Arboreta Village"

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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 FEBRUARY 26, 2020 PLANNING & ZONING MEETING

- *3-a ZON19-00592 District 6.** Within the 4000 to 4400 blocks of South Ellsworth Road (east side); the 9200 to 9800 blocks of the East Warner Road alignment (north side) and within the 3900 to 4300 blocks of the South Eastmark Parkway alignment (west side). Located south of Elliot Road on the east side of Ellsworth Road. (181± acres). This request will approve the Development Unit Plan for Development Unit 2 within the Eastmark Community Plan, also known as the Mesa Proving Grounds Community Plan. Eric Tune, Brookfield Development, applicant; DMB Mesa Proving Grounds, LLC, owner.

Planner: Lesley Davis

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 ZON19-00592 with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo.

That: The Board recommends the approval of case ZON19-00592 conditioned upon:

1. Compliance with:
 - a. The Eastmark Development Unit 2 Development Unit Plan dated January 31, 2020.
 - b. The approved Eastmark Community Plan.
 - c. All Community Plan Utility and Transportation Master Plans as approved by the City Engineer and Transportation Engineer.
 - d. All Development Unit Utility and Transportation Master Plans as approved by the City Engineer and Transportation Engineer.
 - e. All City development codes and regulations.
2. Correction by the Planning Director to grammatical, formatting, and other errors that do not affect or change the meaning of the substantive requirements or standards of the Development Unit Plan is authorized and directed with this approval.

Vote: 4-0 Approval with conditions (Vice Chair Astle, Boardmembers Allen and Sarkissian, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Boyle, Crockett and Villanueva-Saucedo

NAYS – None

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MINUTES OF THE FEBRUARY 26, 2020 PLANNING & ZONING MEETING

- *3-b ZON19-00835 District 2.** Within the 400 block of North Greenfield Road (east side) and the 4400 block of East University Drive (north side). Located on the northeast corner of Greenfield Road and University Drive. (1± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. On Point Architecture, applicant; LC Properties 1 LLC, owner.

Planner: Lisa Davis

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 ZON19-00835 with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo.

That: The Board recommends the approval of case ZON19-00835 conditioned upon:

1. Compliance with the final site plan submitted.
2. Prior to application for a building permit, receive approval through the Board of Adjustment for a Development Incentive Permit to address the non-conformities on the site plan (i.e. the required street facing landscape standards), or bring the site into compliance with the Zoning Ordinance.
3. Compliance with all requirements of Design Review.

Vote: 4-0 Approval with conditions (Vice Chair Astle, Boardmembers Allen and Sarkissian, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Boyle, Crockett and Villanueva-Saucedo

NAYS – None

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- *3-c ZON19-00916 District 6.** Within the 5000 block of south 71st Street (west side). Located east of Power Road and north of Ray Road (5± acres). Site Plan Review. This request will allow for the development of two industrial buildings. BCMA Architecture, applicant; AEI Arizona OZ Fund LLC, owner.

Planner: Lisa Davis

Staff Recommendation: Approval with conditions

Summary: This case was discussed with preliminary plat “Arboreta Village” and on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Crockett motioned to approve case ZON19-00916 with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo.

That: The Board recommends the approval of case ZON19-00916 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Prior to issuance of a building permit, an affidavit of change to the final plat to combine lots 7 and 8 into one lot must be recorded with Maricopa County Recorder’s Office.
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: 4-0 Approval with conditions (Vice Chair Astle, Boardmembers Allen and Sarkissian, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Boyle, Crockett and Villanueva-Saucedo

NAYS – None

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MINUTES OF THE FEBRUARY 26, 2020 PLANNING & ZONING MEETING

- *4-a ZON19-00919 District 5.** Within the 7600 block of East University Drive (south side) and within the 300 block of North Sossaman Road (east side). Located on the southeast corner of University Drive and Sossaman Road. (1.7± acres). Rezone from RS-9 to RSL-3.0-BIZ. This request will allow for the development of a small-lot single residence subdivision. Jared Malone, Associated Architects, applicant; Lavigna Investments Corporation, owner. **(Companion case to preliminary plat “Arboreta Village”, associated with item *5-a).**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: This case was discussed with preliminary plat “Arboreta Village” and on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Crockett motioned to approve case ZON19-00919 with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo.

That: The Board recommends the approval of case ZON19-00919 conditioned upon:

1. Compliance with the City of Mesa Zoning Ordinance, except the development standards modified in Table 1 of the staff report.
2. Compliance with the final floor plans and elevations submitted and dated January 24, 2020.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all City development codes and regulations.
5. 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: 4-0 Approval with conditions (Vice Chair Astle, Boardmembers Allen and Sarkissian, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Boyle, Crockett and Villanueva-Saucedo

NAYS – None

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MINUTES OF THE FEBRUARY 26, 2020 PLANNING & ZONING MEETING

- *5-a "Arboreta Village" District 5.** Within the 7600 block of East University Drive (south side) and within the 300 block of North Sossaman Road (east side). Located on the southeast corner of University Drive and Sossaman Road. (1.7± acres). Preliminary Plat. Jared Malone, Associated Architects, applicant; Lavigna Investments Corporation, owner. **(Companion case to ZON19-00919, associated with items *4-a).**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: This case was discussed with ZON19-00919 and therefore was not discussed as a separate individual item.

Boardmember Crockett motioned to approve preliminary plat "Arboreta Village" with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo.

That: The Board recommends the approval of preliminary plat "Arboreta Village" conditioned upon:

1. Compliance with the City of Mesa Zoning Ordinance, except the development standards modified in Table 1 of the staff report.
2. Compliance with the final floor plans and elevations submitted and dated January 24, 2020.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all City development codes and regulations.
5. 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: 4-0 Approval with conditions (Vice Chair Astle, Boardmembers Allen and Sarkissian, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Boyle, Crockett and Villanueva-Saucedo

NAYS – None

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6. **Adjournment.**

Boardmember Villanueva-Saucedo motioned to adjourn the meeting at 4:06 pm. The motion was seconded by Boardmember Crockett.

Vote: 4-0 Approval with conditions (Vice Chair Astle, Boardmembers Allen and Sarkissian, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Boyle, 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