

Planning and Zoning Board

Meeting Minutes

Held by Virtual Platform

Date: April 22, 2020 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

(*Boardmembers and staff participated in the meeting through the use of video conference equipment)

STAFF PRESENT:

Nana Appiah
Tom Ellsworth
Charlotte McDermott
*Evan Balmer
*Wahid Alam
*Jennifer Gniffke
Rebecca Gorton

OTHERS PRESENT:

None

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 April 8, 2020 study session and regular hearing.

- *2-a** Boardmember Allen motioned to approve the minutes from the April 8, 2020 study session and regular hearing. The motion was seconded by Vice Chair Astle.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

Zoning Cases: ZON20-00004, ZON18-00483, ZON19-00871 and ZON20-00030;
Preliminary Plat “Crismon Commons”

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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

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- *3-a ZON20-00004 District 2.** Within the 4500 block of East Main Street (south side). Located east of Greenfield Road on the south side of Main Street. (0.45± acres). Site Plan Review. This request will allow for an automobile/vehicle service and repair facility. David Mason, Architects Southwest, applicant; T & R Specialists LLC, 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 Allen motioned to approve case ZON20-00004 with conditions of approval. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of case ZON20-00004 conditioned upon:

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

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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- *4-a ZON18-00483 District 6.** Within the 4800 to 5000 blocks of South Ellsworth Road (west side). Located on the west side of Ellsworth Road north of Ray Road. (74± acres). Rezoning from AG, LI, and PEP-BIZ-PAD to LI-PAD, LC-PAD and RM-4-PAD. This request will allow for a mixed-use development. Jeffery Blilie, Beus, Gilbert, McGroder PLLC, applicant; Sun Belt Land Holdings LP, 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 ZON18-000483 with conditions of approval. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of case ZON18-00483 conditioned upon:

1. Compliance with the City of Mesa Zoning Ordinance.
2. All loading docks must be located internal to the site and not visible from the right-of-way.
3. Provide a 40-foot wide landscape area between the LI and RM-4 portions of the site as shown in Figure 3 in the Ellsworth and Point Twenty-Two narrative. Thirty feet of the required 40-foot landscape area must be located on the portion of the site zoned LI and the other 10 feet must be located on the portion of the site zoned RM-4.
4. Each development is required to provide pedestrian connectivity to the adjacent property within the development by installing pedestrian walkways and open space areas. Each specific plan for development must identify the locations of the pedestrian connections and be submitted to the City for review and approval.
5. Compliance with the Ellsworth & Point Twenty-Two design guidelines dated February, 2020.
6. Prior to approval of any development, a specific plan for the development must be submitted to the City for review and approval.
7. Compliance with all requirements of Design Review.
8. Compliance with all City development codes and regulations.
9. 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.
10. All off-site improvements and street frontage landscaping, as shown in Figure 4 in the Ellsworth and Point Twenty-Two Design Guidelines must be installed in the first phase of construction.
11. Execute and comply with the development agreement addressing phasing, prohibited uses, and other regulations relating to the development of the property
12. 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

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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 one mile of Phoenix-Mesa Gateway Airport.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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- *4-b ZON19-00871 District 6.** Within the 1700 block of South Crismon Road (west side). Located north of Baseline Road on the west side of Crismon Road. (11± acres). Rezoning from LC to LC-PAD with a Council Use Permit for residential uses within a commercial zoning district; and Site Plan Review. This request will allow for the development of apartments, a hotel, and a restaurant within a mixed-use development. Michael Holman, Overland Development, applicant; Overland Senior Housing Mesa AZ LLC, owner. **(Companion case to preliminary plat “Crismon Commons”, associated with item *5-a).**

Planner: Wahid Alam

Staff Recommendation: Continuance to May 27, 2020

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

Boardmember Allen motioned to continue case ZON19-00871 and associated preliminary plat “Crismon Commons” to the May 27, 2020 meeting. The motion was seconded by Vice Chair Astle.

That: The Board recommends continuance of case ZON19-00871 to the May 27, 2020 meeting.

Vote: 7-0 Continuance to May 27, 2020

Upon tabulation of vote, it showed:

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

NAYS – None

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- *4-c ZON20-00030 District 6.** Within the 9500 block of East Southern Avenue (south side) and within the 1200 block of south 96th Street (west side). Located west of Crismon Road on the south side of Southern Avenue. (1.6± acres). Rezoning from NC to RM-3; and Site Plan Review. This request will allow for a multi-residence development. Sean Lake, Pew and Lake PLC, applicant; Holualoa Superstition Canyon Land LLC, 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 Allen motioned to approve case ZON20-00030 with conditions of approval. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of case ZON20-00030 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. 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 5 miles of Phoenix-Mesa Gateway Airport.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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- *5-a “Crismon Commons” District 6.** Within the 1700 block of South Crismon Road (west side). Located north of Baseline Road on the west side of Crismon Road. (11± acres). Preliminary Plat. Michael Holman, Overland Development, applicant; Overland Senior Housing Mesa AZ LLC, owner. **(Companion case to ZON19-00871, associated with item *4-b).**

Planner: Wahid Alam

Staff Recommendation: Continuance to the May 27, 2020 meeting.

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

Boardmember Allen motioned to continue preliminary plat “Crismon Commons” and associated case ZON20-00030 to the May 27, 2020 meeting. The motion was seconded by Vice Chair Astle.

That: The Board recommends the continuance of preliminary plat “Crismon Commons” to the May 27, 2020 meeting.

Vote: 7-0 Continuance to May 27, 2020

Upon tabulation of vote, it showed:

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

NAYS – None

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- *6-a Amendments to Chapter 58 of Title 11, the Zoning Ordinance, of the Mesa City Code to remove the limitation that certain land uses in the T5MS Transect Zone are not allowed on the ground floor and to allow certain Land Uses in the T5MS Transect Zone to occupy up to fifty percent of the ground floor if the development meets specific criteria. **(Citywide).**

Planner: Jennifer Gniffke

Staff Recommendation: Approval

Boardmember Allen made a motion to approve amendments to Mesa City Code, Title 11, Mesa Zoning Ordinance, Chapters 58 of Title 11, the Zoning Ordinance, of the Mesa City Code to remove the limitation that certain land uses in the T5MS Transect Zone are not allowed on the ground floor and to allow certain Land Uses in the T5MS Transect Zone to occupy up to fifty percent of the ground floor if the development meets specific criteria. 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

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7. **Adjournment.**

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

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', with a stylized flourish at the end.

Nana K. Appiah, AICP, Secretary
Planning Director